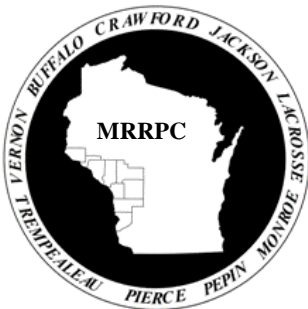


TOWN OF ARCADIA

Comprehensive Plan 2017-2037

Trempealeau County, Wisconsin

November 2017



**Prepared by the Mississippi River Regional Planning
Commission and the Trempealeau County Department of
Land Management under the direction of the Arcadia Town
Board and Town Planning Committee - November 2017**

ABSTRACT

Title: **Town of Arcadia Comprehensive Plan 2017-2037**

Summary: The Town of Arcadia Comprehensive Plan 2017-2037 responds to and is consistent with the State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes. The comprehensive plan is made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the Town that will in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

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ISSUES AND OPPORTUNITIES ELEMENT

1.1 Introduction

An important part of the comprehensive planning process is collecting and analyzing demographic information to establish a clear understanding of the planning area's population and characteristics. Equally important is gathering public input on the needs and desires of the residents of the planning area. Critical to the Town of Arcadia plan is that the Town recognizes that the Town and its municipal neighbors are a community and positive economic activities that take place in the area, regardless of location in a specific municipality, benefit the entire Arcadia area. With this understanding, plan recommendations encourage the development of a "complete community" in the Arcadia area. The term "complete community" refers to an area that has adequate housing, employment opportunities, and community services to meet the needs of area residents.

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

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 Arcadia's population has fluctuated up and down since 1960, Table 1.1. The 1980 census reported the highest population for the Town (1,919 residents) but by the 2000 census the Town's population had decreased by over 20% to 1,555. The 2010 census again reported an increase in the Town's population to 1,779, an increase of 14.4% since the 2000 census.

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

| | Population | | | | | | % Chg | % Chg | % Chg | % Chg | % Chg |
|--------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------|-------------|--------------|-------------|-------------|
| | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 | 60-70 | 70-80 | 80-90 | 90-00 | 00-10 |
| T. Cross (Buffalo Co.) | 395 | 363 | 393 | 325 | 366 | 377 | -8.1 | 8.3 | -17.3 | 12.6 | 3.0 |
| T. Glencoe (Buffalo Co.) | 528 | 515 | 558 | 502 | 478 | 485 | -2.5 | 8.3 | -10.0 | -4.8 | 1.5 |
| T. Arcadia | 1,851 | 1,697 | 1,919 | 1,710 | 1,555 | 1,779 | -8.3 | 13.1 | -10.9 | -9.1 | 14.4 |
| T. Burnside | 708 | 693 | 639 | 653 | 529 | 511 | -2.1 | -7.8 | 2.2 | -19.0 | -3.4 |
| T. Dodge | 471 | 432 | 399 | 397 | 414 | 389 | -8.3 | -7.6 | -0.5 | 4.3 | -6.0 |
| T. Ettrick | 1,316 | 1,268 | 1,420 | 1,309 | 1,284 | 1,237 | -3.6 | 12.0 | -7.8 | -1.9 | -3.7 |
| T. Gale | 1,257 | 1,255 | 1,553 | 1,563 | 1,426 | 1,695 | -0.2 | 23.7 | 0.6 | -8.8 | 18.9 |
| T. Lincoln | 882 | 811 | 935 | 889 | 829 | 823 | -8.0 | 15.3 | -4.9 | -6.7 | -0.7 |
| T. Preston | 1,060 | 1,027 | 1,112 | 963 | 951 | 953 | -3.1 | 8.3 | -13.4 | -1.2 | 0.2 |
| T. Trempealeau | 1,044 | 1,082 | 1,504 | 1,341 | 1,618 | 1,756 | 3.6 | 39.0 | -10.8 | 20.7 | 8.5 |
| C Arcadia | 2,084 | 2,159 | 2,109 | 2,166 | 2,402 | 2,925 | 3.6 | -2.3 | 2.7 | 10.9 | 21.8 |
| 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 | 4.0 | 9.6 | 6.0 |
| United States | 179,323,175 | 203,302,031 | 226,542,199 | 248,709,873 | 281,421,906 | 308,745,538 | 13.4 | 11.4 | 9.8 | 13.2 | 9.7 |

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

Population Projections

The population projections shown 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. Arcadia, Surrounding Municipalities, County, State and Nation Population Projections

| | 2010 ⁽¹⁾ | 2015 ⁽²⁾ | 2020 ⁽²⁾ | 2025 ⁽²⁾ | 2030 ⁽²⁾ | % Chg 10-15 | % Chg 15-20 | % Chg 20-25 | % Chg 25-30 | % Chg 10-30 |
|--------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------|----------------|----------------|----------------|----------------|
| T. Cross (Buffalo Co.) | 377 | 427 | 446 | 463 | 479 | 13.3 | 4.4 | 3.8 | 3.5 | 27.1 |
| T. Glencoe (Buffalo Co.) | 485 | 490 | 491 | 490 | 487 | 1.0 | 0.2 | -0.2 | -0.6 | 0.4 |
| T. Arcadia | 1,779 | 1,651 | 1,656 | 1,654 | 1,642 | -7.2 | 0.3 | -0.1 | -0.7 | -7.7 |
| T. Burnside | 511 | 531 | 529 | 526 | 518 | 3.9 | -0.4 | -0.6 | -1.5 | 1.4 |
| T. Dodge | 389 | 462 | 478 | 492 | 503 | 18.8 | 3.5 | 2.9 | 2.2 | 29.3 |
| T. Ettrick | 1,237 | 1,318 | 1,326 | 1,330 | 1,325 | 6.5 | 0.6 | 0.3 | -0.4 | 7.1 |
| T. Gale | 1,695 | 1,605 | 1,643 | 1,674 | 1,695 | -5.3 | 2.4 | 1.9 | 1.3 | 0.0 |
| T. Lincoln | 823 | 838 | 836 | 830 | 819 | 1.8 | -0.2 | -0.7 | -1.3 | -0.5 |
| T. Preston | 953 | 952 | 949 | 943 | 930 | -0.1 | -0.3 | -0.6 | -1.4 | -2.4 |
| T. Trempealeau | 1,756 | 2,002 | 2,124 | 2,236 | 2,336 | 14.0 | 6.1 | 5.3 | 4.5 | 33.0 |
| C. Arcadia | 2,925 | 2,511 | 2,583 | 2,640 | 2,686 | -14.2 | 2.9 | 2.2 | 1.7 | -8.2 |
| Trempealeau Co. | 28,816 | 29,789 | 30,746 | 31,577 | 32,219 | 3.4 | 3.2 | 2.7 | 2.0 | 11.8 |
| State of Wis. | 5,686,986 | 5,988,420 | 6,202,810 | 6,390,900 | 6,541,180 | 5.3 | 3.6 | 3.0 | 2.4 | 15.0 |
| United States | 308,745,538 | NA | NA | NA | NA | NA | NA | NA | NA | NA |

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

Factors Affecting Population Change

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

1.3 Age Distribution and Demographic Trends

Gender Characteristics

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

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

| | Male | | Female | | Total |
|--------------------------|--------------------|-------------|--------------------|-------------|--------------------|
| | Number | Percent | Number | Percent | |
| T. Cross (Buffalo Co.) | 199 | 52.8 | 178 | 47.2 | 377 |
| T. Glencoe (Buffalo Co.) | 260 | 53.6 | 225 | 46.4 | 485 |
| T. Arcadia | 943 | 53.0 | 836 | 47.0 | 1,779 |
| T. Burnside | 272 | 53.2 | 239 | 46.8 | 511 |
| T. Dodge | 206 | 53.0 | 183 | 47.0 | 389 |
| T. Ettrick | 652 | 52.7 | 585 | 47.3 | 1,237 |
| T. Gale | 866 | 51.1 | 829 | 48.9 | 1,695 |
| T. Lincoln | 445 | 54.1 | 378 | 45.9 | 823 |
| T. Preston | 509 | 53.4 | 444 | 46.6 | 953 |
| T. Trempealeau | 913 | 52.0 | 843 | 48.0 | 1,756 |
| C. Arcadia | 1,517 | 51.9 | 1,408 | 48.1 | 2,925 |
| 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 (19.1%), 5-14 (15.4%), 35-44 (14.5%), 55-64 (14%), 65 and over (12.6%), 15-24 (9.9%), 25-34 (8.5%), and under 5 years (6%).

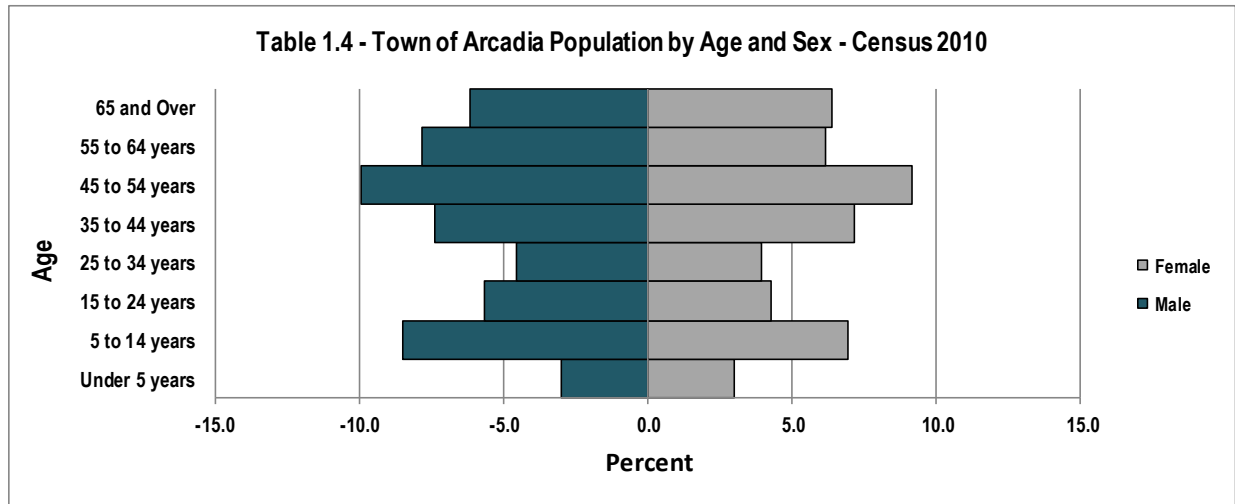
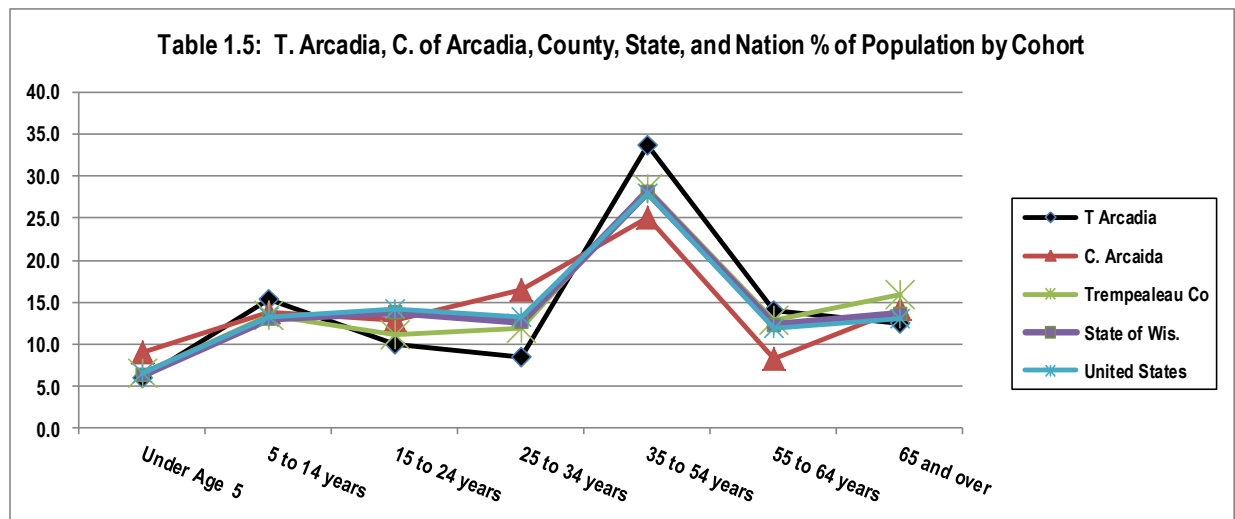


Table 1.5 compares the age of Town residents with the City of Arcadia, County, State and Nation as of the 2010 census. The Town had more residents in the 35-54 and 5-14 age groups and less in the 25-34 age group than the City of Arcadia, County, State and Nation.



Race

As of the 2010 census 94.6% of the Town's population was White alone. The County, State, and Nation all had lower numbers of the White alone population group at 94.5%, 86.2% and 72.4%. The City of Arcadia had a significantly lower White alone population at 73.4% as of the 2010 census.

Table 1.6: T. Arcadia, 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. Cross (Buffalo Co.) | 377 | 374 | 1 | 0 | 0 | 0 | 2 | 0 | 99.2% | 0.8% |
| T. Glencoe (Buffalo Co.) | 485 | 449 | 0 | 0 | 0 | 0 | 34 | 2 | 92.6% | 7.4% |
| T. Arcadia | 1,779 | 1,683 | 2 | 0 | 3 | 3 | 75 | 13 | 94.6% | 5.4% |
| T. Burnside | 511 | 483 | 0 | 1 | 0 | 0 | 23 | 4 | 94.5% | 5.5% |
| T. Dodge | 389 | 382 | 1 | 0 | 3 | 0 | 3 | 0 | 98.2% | 1.8% |
| T. Ettrick | 1,237 | 1,227 | 1 | 0 | 3 | 0 | 2 | 4 | 99.2% | 0.8% |
| T. Gale | 1,695 | 1,656 | 3 | 4 | 6 | 0 | 19 | 7 | 97.7% | 2.3% |
| T. Lincoln | 823 | 795 | 3 | 3 | 4 | 0 | 14 | 4 | 96.6% | 3.4% |
| T. Preston | 953 | 940 | 1 | 1 | 2 | 0 | 7 | 2 | 98.6% | 1.4% |
| T. Trempealeau | 1,756 | 1,740 | 0 | 2 | 5 | 0 | 4 | 5 | 99.1% | 0.9% |
| C. Arcadia | 2,925 | 2,148 | 22 | 9 | 17 | 0 | 668 | 61 | 73.4% | 26.6% |
| Trempealeau Co. | 28,816 | 27,230 | 62 | 63 | 123 | 4 | 1,086 | 248 | 94.5% | 5.5% |
| State of Wis. | 5,686,986 | 4,902,067 | 359,148 | 54,526 | 129,234 | 1,827 | 135,867 | 104,317 | 86.2% | 13.8% |
| 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 | 72.4% | 27.6% |

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

1.4 Household Characteristics

As of the 2010 Census the Town had 665 households; (75 %) were family households and (25%) 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. The City of Arcadia had the highest percentage of nonfamily households at 41.7%. This may be a result of numerous entry level employment opportunities in community.

Table 1.7: T. Arcadia, 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. Cross (Buffalo) | 142 | 76.1 | 69.0 | 3.5 | 3.5 | 23.9 | 16.9 | 34.5 | 20.4 |
| T. Glencoe (Buffalo) | 184 | 77.2 | 64.7 | 7.1 | 5.4 | 22.8 | 19.6 | 34.2 | 27.2 |
| T. Arcadia | 665 | 75.0 | 63.6 | 6.3 | 5.1 | 25.0 | 20.3 | 34.0 | 24.8 |
| T. Burnside | 194 | 75.8 | 66.0 | 5.7 | 4.1 | 24.2 | 19.6 | 33.5 | 23.7 |
| T. Dodge | 175 | 64.6 | 54.9 | 2.9 | 6.9 | 35.4 | 29.1 | 23.4 | 19.4 |
| T. Ettrick | 509 | 72.3 | 64.6 | 4.3 | 3.3 | 27.7 | 21.0 | 28.3 | 26.5 |
| T. Gale | 648 | 75.8 | 65.3 | 6.5 | 4.0 | 24.2 | 18.1 | 32.4 | 26.4 |
| T. Lincoln | 254 | 73.6 | 60.6 | 7.9 | 5.1 | 26.4 | 19.7 | 36.6 | 24.0 |
| T. Preston | 342 | 77.5 | 64.3 | 6.7 | 6.4 | 22.5 | 17.8 | 33.0 | 30.7 |
| T. Trempealeau | 689 | 76.1 | 67.6 | 4.5 | 3.9 | 23.9 | 19.9 | 30.9 | 24.1 |
| C. Arcadia | 1,114 | 58.3 | 38.8 | 8.3 | 11.1 | 41.7 | 32.4 | 34.3 | 25.6 |
| Trempealeau Co. | 11,524 | 67.0 | 53.1 | 5.9 | 7.9 | 33.0 | 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 | 24.0 |
| United States | 116,716,292 | 66.4 | 48.4 | 5.0 | 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, City of Arcadia and Trempealeau County is Manufacturing, Table 1.8. Other major employment sectors in the Town include Agriculture, Forestry, Fishing and Hunting, and Mining; Education Services, and Health Care and Social Assistance; and Retail Trade.

Table 1.8: T. of Arcadia, C. of Arcadia, and Trempealeau County Employment by Industry (2011-2015 ACS Estimates)

| | Town of Arcadia | | | City of Arcadia | | | Trempealeau County | | |
|---|-----------------|---------|-------------------------|-----------------|---------|-------------------------|--------------------|---------|-------------------------|
| | Est. | Percent | Percent Margin of Error | Est. | Percent | Percent Margin of Error | Est. | Percent | Percent Margin of Error |
| Civilian employed population 16 years and over | 967 | 967 | (X) | 1,445 | 1,445 | (X) | 15,166 | 15,166 | (X) |
| Agriculture, forestry, fishing and hunting, & mining | 132 | 13.7% | +/-11.2 | 111 | 7.7% | +/-14.5 | 1227 | 8.1% | +/-2.7 |
| Construction | 29 | 3.0% | +/-40.4 | 30 | 2.1% | +/-39.7 | 909 | 6.0% | +/-2.7 |
| Manufacturing | 304 | 31.4% | +/-9.3 | 704 | 48.7% | +/-8.9 | 4,248 | 28.0% | +/-2.4 |
| Wholesale trade | 17 | 1.8% | +/-43.6 | 4 | 0.28% | +/-100 | 337 | 2.2% | +/-8.5 |
| Retail trade | 133 | 13.8% | +/-14.3 | 86 | 6.0% | +/-13.7 | 1,426 | 9.4% | +/-4.4 |
| Transportation and warehousing, and utilities | 20 | 2.1% | +/-20.6 | 67 | 4.6% | +/-30.9 | 634 | 4.2% | +/-5.4 |
| Information | 6 | 0.6% | +/-50.0 | 4 | 0.3% | +/-100 | 178 | 1.2% | +/-11.0 |
| Finance & insurance, & real estate & rental & leasing | 64 | 6.6% | +/-13.9 | 39 | 2.7% | +/-34.3 | 630 | 4.2% | +/-4.7 |
| Professional, scientific, and mgt. and admin. and waste management services | 29 | 3.0% | +/-36.2 | 48 | 3.3% | +/-38.1 | 700 | 4.6% | +/-6.5 |
| Educational services, and health care & social assist. | 189 | 19.5% | +/-9.1 | 205 | 14.2% | +/-12.2 | 3,222 | 21.2% | +/-1.7 |
| Arts, entertainment, and recreation, and accommodation and food services | 23 | 2.4% | +/-28.8 | 123 | 8.5% | +/-16.9 | 738 | 4.9% | +/-6.3 |
| Other services, except public administration | 11 | 1.1% | +/-39.1 | 20 | 1.4% | +/-29.9 | 495 | 3.3% | +/-6.5 |
| Public administration | 10 | 1.0% | +/-68.8 | 4 | 0.28% | +/-100 | 422 | 2.8% | +/-7.2 |

Source: 2011-2015 American Community Survey 5-yr Estimates - (Data are based on a sample and are subject to sampling variability).

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

Table 1.9: Trempealeau County Employment by Industry

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

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

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

Trempealeau County Employment Forecasts

Tables 1.10 and 1.11 illustrate that industry employment and occupation projections for the Western Wisconsin Workforce Development Area for 2012-2022. Employment for this region is projected to increase by 8.3% during this period and sectors with the highest projected growth are 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 | \$60,042 |
| 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 | 11.5% | 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 | 0.59% | 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 the May 2014 OES Survey and annual data 2012 QCEW data. Unpublished data from the US Bureau of Labor Statistics 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 Nonfarm Industries | 139,677 | 151,338 | 11,661 | 8.35% |
| 1133, 21, 23 | Natural Resources and Mining | 1,064 | 1,026 | -38 | -3.57% |
| 31-33 | Construction | 4,542 | 5,512 | 970 | 21.36% |
| 311 | Manufacturing | 22,935 | 22,623 | -312 | -1.36% |
| 333 | Trade Transportation and Utilities | 29,490 | 31,423 | 1,933 | 6.55% |
| 51 | Information | 1,481 | 1,535 | 54 | 3.65% |
| 52-53 | Financial Activities | 5,472 | 5,988 | 516 | 9.43% |
| 54-56 | Professional and Business Services | 8,996 | 11,521 | 2,525 | 28.07% |
| 61-62 | Education and Health Services | 27,922 | 31,986 | 4,064 | 14.55% |
| 52-53 | Leisure and Hospitality | 13,083 | 14,349 | 1,266 | 9.68% |
| 61-62 | 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 and the City of Arcadia are employed in the Production, Transportation and Material Moving occupation according to the 2006-2010 American Community Survey 5-year estimates, Table 1.12.

Table 1.12: T. of Arcadia, C. of Arcadia and Trempealeau County Occupations (2011-2015 ACS Estimates)

| | Town of Arcadia | | | City of Arcadia | | | Trempealeau County | | |
|---|-----------------|-------|-------------------|-----------------|--------|-------------------|--------------------|-------|-------------------|
| | Estimate | % | % Margin of Error | Estimate | % | % Margin of Error | Estimate | % | % Margin of Error |
| Civilian employed population 16 years and over | 967 | | (X) | 1,445 | 1,445 | (X) | 15,166 | | (X) |
| Mgt. business, science, and arts occupations | 359 | 37.1% | +/-8.4 | 278 | 19.2% | +/-12.7 | 4,588 | 30.3% | +/-2.1 |
| Service occupations | 115 | 11.9% | +/-15.2 | 197 | 13.63% | +/-12.8 | 2,172 | 14.3% | +/-3.3 |
| Sales and office occupations | 177 | 18.3% | +/-11.3 | 190 | 13.15% | +/-12.5 | 2,778 | 18.3% | +/-2.5 |
| Natural resources, construction, & maint. occupations | 123 | 12.7% | +/-11.6 | 162 | 11.2% | +/-5.5 | 1,775 | 11.7% | +/-1.7 |
| Prod., transportation, & material moving occupations | 193 | 20.0% | +/-7.9 | 618 | 42.8% | +/-12.8 | 3,853 | 25.4% | +/-2.8 |

Source: 2011-2015 American Community Survey 5-yr Estimates - (Data are based on a sample and are subject to sampling variability).

Labor Force Trends

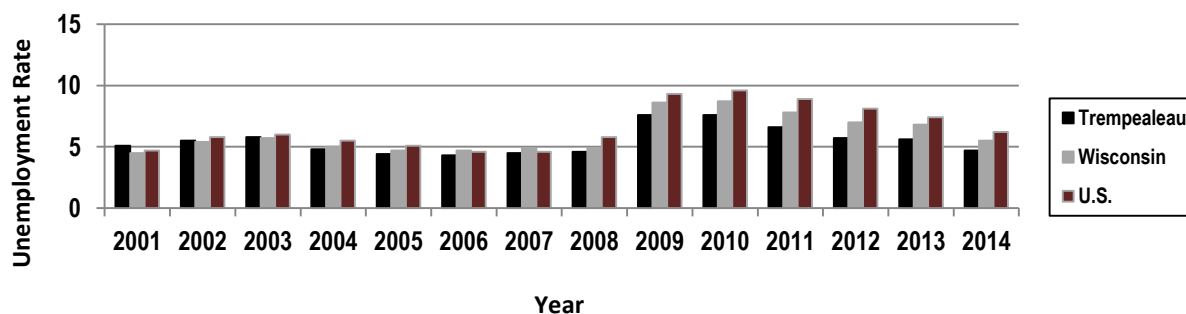
Labor force is the population of employed or unemployed citizens 16 years and older. The county's labor force increased by 6.6% from 2000 to 2014 while the number employed increased by 5.9%. Since 2004 the County's unemployment rate has been below that of the State and Nation, Table 1.13 and 1.14.

Table 1.13: Trempealeau County Civilian Labor Force

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

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

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



Household Income

Estimates in Table 1.13 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, and the second largest in the City of Arcadia. About 20% of Town residents were in the \$100,000 to \$149,999 group.

Table 1.15: T. of Arcadia, C. of Arcadia, County and State Household Income 2011-2015 ACS Estimates

| | Town of Arcadia | | | City of Arcadia | | | Trempealeau County | | | State of Wis. | | |
|------------------------|-----------------|-------|-------------------|-----------------|-------|-------------------|--------------------|-------|-------------------|---------------|-------|-------------------|
| | Est. | % | % Margin of Error | Est. | % | % Margin of Error | Est. | % | % Margin of Error | Est. | % | % Margin of Error |
| Total households | 654 | | (X) | 1,076 | | (X) | 11,796 | | (X) | 2,299,107 | | (X) |
| Less than \$10,000 | 13 | 2.0% | +/-1.9 | 34 | 3.2% | +/-1.8 | 497 | 4.2% | +/-0.6 | 135,178 | 5.9% | +/-0.1 |
| \$10,000 to \$14,999 | 44 | 6.7% | +/-4.0 | 72 | 6.7% | +/-3.0 | 661 | 5.6% | +/-0.8 | 118,516 | 5.2% | +/-0.1 |
| \$15,000 to \$24,999 | 57 | 8.7% | +/-2.8 | 133 | 12.4% | +/-3.9 | 1,309 | 11.1% | +/-0.9 | 246,425 | 10.7% | +/-0.1 |
| \$25,000 to \$34,999 | 55 | 8.4% | +/-3.5 | 153 | 14.2% | +/-3.7 | 1,390 | 11.8% | +/-0.9 | 243,212 | 10.6% | +/-0.1 |
| \$35,000 to \$49,999 | 63 | 9.6% | +/-3.7 | 281 | 26.1% | +/-6.6 | 1,920 | 16.3% | +/-1.2 | 330,623 | 14.4% | +/-0.1 |
| \$50,000 to \$74,999 | 153 | 23.4% | +/-5.3 | 202 | 18.8% | +/-4.6 | 2,500 | 21.2% | +/-1.2 | 452,627 | 19.7% | +/-0.1 |
| \$75,000 to \$99,999 | 84 | 12.8% | +/-3.7 | 85 | 7.9% | +/-3.0 | 1,550 | 13.1% | +/-1.1 | 310,541 | 13.5% | +/-0.1 |
| \$100,000 to \$149,999 | 129 | 19.7% | +/-5.2 | 108 | 10.0% | +/-3.8 | 1463 | 12.4% | +/-0.9 | 297,963 | 13.0% | +/-0.1 |
| \$150,000 to \$199,999 | 26 | 4.0% | +/-2.8 | 5 | 0.5% | +/-0.6 | 282 | 2.4% | +/-0.3 | 88,992 | 3.9% | +/-0.1 |
| \$200,000 or more | 30 | 4.6% | +/-2.6 | 3 | 0.3% | +/-0.4 | 224 | 1.9% | +/-0.4 | 75,030 | 3.3% | +/-0.1 |

Source: 2011-2015 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 level in Trempealeau County was estimated below the State and Nation for 2013.

Table 1.17: 2013 Poverty Estimates

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

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

1.6 Educational Attainment

It's estimated that about 90.5% of Town residents graduated from high school and about 25.8% have a bachelor's degree or higher, Table 1.18..

Table 1.18: T. Arcadia, C. Arcadia, County and State of Wis. Educational Attainment, ACS Est. 2011-2015

| Subject | Town of Arcadia | | City of Arcadia | | Trempealeau County | | State of Wis. | |
|---|-----------------|-----------------|-----------------|-----------------|--------------------|-----------------|------------------|-----------------|
| | Est. | Margin of Error | Est. | Margin of Error | Est. | Margin of Error | Est. | Margin of Error |
| Population 25 years and over | 1,182 | +/-102 | 1,783 | +/-104 | 20,161 | +/-33 | 3,873,119 | +/-804 |
| Less than 9th grade | 5.1% | +/-2.1 | 12.2% | +/-3.4 | 4.8% | +/-0.5 | 3.1% | +/-0.1 |
| 9th to 12th grade, no diploma | 4.4% | +/-1.9 | 10.2% | +/-3.0 | 6.7% | +/-0.8 | 5.8% | +/-0.1 |
| High school graduate (includes equivalency) | 38.7% | +/-4.7 | 42.6% | +/-5.0 | 38.8% | +/-1.1 | 32.0% | +/-0.2 |
| Some college, no degree | 13.9% | +/-2.9 | 14.5% | +/-3.8 | 19.6% | +/-0.9 | 21.1% | +/-0.1 |
| Associate's degree | 12.1% | +/-3.0 | 6.3% | +/-2.1 | 10.9% | +/-0.6 | 10.1% | +/-0.1 |
| Bachelor's degree | 20.6% | +/-4.9 | 9.7% | +/-3.1 | 13.2% | +/-0.8 | 18.4% | +/-0.1 |
| Graduate or professional degree | 5.2% | +/-2.4 | 4.5% | +/-1.9 | 6.0% | +/-0.6 | 9.4% | +/-0.1 |
| Percent high school graduate or higher | 90.5% | +/-2.9 | 77.7% | +/-3.9 | 88.5% | +/-0.8 | 91.0% | +/-0.1 |
| Percent bachelor's degree or higher | 25.8% | +/-5.3 | 14.2% | +/-3.6 | 19.2% | +/-1.0 | 27.8% | +/-0.2 |

Source: 2011-2015 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 Arcadia's goal is to guide the growth of the community while preserving a healthy and sustainable rural lifestyle.

HOUSING ELEMENT

2.1 Introduction

Typically, in rural towns, there are a high percentage of single family homes and this is the case with the Town of Arcadia. With numerous employment opportunities in the Arcadia area, it is challenging to meet the housing needs of the workforce. This element will analyze the housing needs and identify policies and/or actions to address future housing needs.

2.2 Existing Housing Stock Characteristics

The 2010 census reported almost a 20% increase in housing units in the Town since the 2000 census. This exceeds increases in all surrounding municipalities, the City of Arcadia, Trempealeau County, the State and Nation.

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

| | TOTAL HOUSING UNITS | | | | | % Chg | % Chg | % Chg | % Chg |
|--------------------------|---------------------|-------------------|--------------------|--------------------|--------------------|-------------|-------------|-------------|-------------|
| | 1970 | 1980 | 1990 | 2000 | 2010 | 70-80 | 80-90 | 90-00 | 00-10 |
| T. Cross (Buffalo Co.) | 96 | 118 | 118 | 141 | 165 | 22.9 | 0.0 | 19.5 | 17.0 |
| T. Glencoe (Buffalo Co.) | 130 | 175 | 171 | 180 | 208 | 34.6 | -2.3 | 5.3 | 15.6 |
| T. Arcadia | 492 | 611 | 595 | 610 | 731 | 24.2 | -2.6 | 2.5 | 19.8 |
| T. Burnside | 192 | 201 | 219 | 202 | 209 | 4.7 | 9.0 | -7.8 | 3.5 |
| T. Dodge | 129 | 145 | 146 | 176 | 201 | 12.4 | 0.7 | 20.5 | 14.2 |
| T. Ettrick | 384 | 482 | 501 | 526 | 555 | 25.5 | 3.9 | 5.0 | 5.5 |
| T. Gale | 365 | 504 | 595 | 592 | 694 | 38.1 | 18.1 | -0.5 | 17.2 |
| T. Lincoln | 179 | 267 | 262 | 271 | 279 | 49.2 | -1.9 | 3.4 | 3.0 |
| T. Preston | 312 | 367 | 340 | 372 | 400 | 17.6 | -7.4 | 9.4 | 7.5 |
| T. Trempealeau | 414 | 599 | 582 | 707 | 730 | 44.7 | -2.8 | 21.5 | 3.3 |
| C. Arcadia | 714 | 838 | 970 | 1,112 | 1,207 | 17.4 | 15.8 | 14.6 | 8.5 |
| 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. Nine percent of housing units were vacant in the Town as compared to 7.7% in the City of Arcadia and 8.7% in the County. The State and Nation both had higher vacancy rates reporting 13.1% and 11.4% respectively.

Seasonal Homes

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

Table 2.2: T. Arcadia, 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. Cross (Buffalo Co.) | 165 | 142 | 86.1 | 23 | 13.9 |
| T. Glencoe (Buffalo Co) | 208 | 184 | 88.5 | 24 | 11.5 |
| T. Arcadia | 731 | 665 | 91.0 | 66 | 9.0 |
| T. Burnside | 209 | 194 | 92.8 | 15 | 7.2 |
| T. Dodge | 201 | 175 | 87.1 | 26 | 12.9 |
| T. Ettrick | 555 | 509 | 91.7 | 46 | 8.3 |
| T. Gale | 694 | 648 | 93.4 | 46 | 6.6 |
| T. Lincoln | 279 | 254 | 91.0 | 25 | 9.0 |
| T. Preston | 400 | 342 | 85.5 | 58 | 14.5 |
| T. Trempealeau | 730 | 689 | 94.4 | 41 | 5.6 |
| C. Arcadia | 1207 | 1114 | 92.3 | 93 | 7.7 |
| 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. Arcadia, 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. Cross (Buffalo Co.) | 23 | 8.7 | 0 | 4.3 | 0 | 65.2 | 0 | 21.7 |
| T. Glencoe (Buffalo Co) | 24 | 25 | 0 | 4.2 | 4.2 | 37.5 | 0 | 29.2 |
| T. Arcadia | 66 | 1.5 | 3 | 1.5 | 1.5 | 50 | 1.5 | 40.9 |
| T. Burnside | 15 | 0 | 0 | 13.3 | 0 | 53.3 | 0 | 33.3 |
| T. Dodge | 26 | 38.5 | 0 | 3.8 | 7.7 | 23.1 | 0 | 26.9 |
| T. Ettrick | 46 | 2.2 | 0 | 13 | 4.3 | 43.5 | 0 | 37 |
| T. Gale | 46 | 13 | 0 | 15.2 | 2.2 | 37 | 2.2 | 30.4 |
| T. Lincoln | 25 | 32 | 0 | 4 | 0 | 16 | 4 | 44 |
| T. Preston | 58 | 5.2 | 3.4 | 3.4 | 1.7 | 72.4 | 3.4 | 10.3 |
| T. Trempealeau | 41 | 7.3 | 0 | 17.1 | 2.4 | 43.9 | 0 | 29.3 |
| C. Arcadia | 93 | 64.5 | 2.2 | 9.7 | 1.1 | 4.3 | 0 | 18.3 |
| Trempealeau County | 1,095 | 27.8 | 1.6 | 11.1 | 2.7 | 32.2 | 0.5 | 24.1 |
| State of Wis. | 344,590 | 18.4 | 1.1 | 9.9 | 1.7 | 56 | 0.1 | 12.9 |
| United States | 14,988,438 | 27.6 | 1.4 | 12.7 | 2.8 | 31 | 0.2 | 24.4 |

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

Owner Occupied and Renter-Occupied Housing Units

In 2010, 83.3% of housing units in the Town were owner occupied and 16.7% were renter occupied. The City of Arcadia's renter occupancy was at 41.8% as of the 2010 census. This percentage exceeded 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. Arcadia, Surrounding Municipalities, County, State and Nation 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. Cross (Buffalo Co.) | 119 | 83.8 | 75 | 52.8 | 44 | 31 | 23 | 16.2 |
| T. Glencoe (Buffalo Co) | 159 | 86.4 | 79 | 42.9 | 80 | 43.5 | 25 | 13.6 |
| T. Arcadia | 554 | 83.3 | 316 | 47.5 | 238 | 35.8 | 111 | 16.7 |
| T. Burnside | 158 | 81.4 | 79 | 40.7 | 79 | 40.7 | 36 | 18.6 |
| T. Dodge | 131 | 74.9 | 93 | 53.1 | 38 | 21.7 | 44 | 25.1 |
| T. Ettrick | 449 | 88.2 | 289 | 56.8 | 160 | 31.4 | 60 | 11.8 |
| T. Gale | 550 | 84.9 | 392 | 60.5 | 158 | 24.4 | 98 | 15.1 |
| T. Lincoln | 205 | 80.7 | 119 | 46.9 | 86 | 33.9 | 49 | 19.3 |
| T. Preston | 288 | 84.2 | 173 | 50.6 | 115 | 33.6 | 54 | 15.8 |
| T. Trempealeau | 600 | 87.1 | 417 | 60.5 | 183 | 26.6 | 89 | 12.9 |
| C. Arcadia | 648 | 58.2 | 392 | 35.2 | 256 | 23 | 466 | 41.8 |
| Trempealeau Co. | 8,559 | 74.3 | 5,594 | 48.5 | 2,965 | 25.7 | 2,965 | 25.7 |
| State of Wis. | 1,551,558 | 68.1 | 1,082,099 | 47.5 | 469,459 | 20.6 | 728,210 | 31.9 |
| United States | 75,986,074 | 65.1 | 52,979,430 | 45.4 | 23,006,644 | 19.7 | 40,730,218 | 34.9 |

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

Decline in Inhabitants per Occupied Housing Unit

There has been a decline in persons per housing unit in the Town since 1980. In 1980 the Town's average household size was 4.21, in 2000 it declined to 2.80, and in 2010 the average household size declined to 2.68. The 2010 census reported household sizes of 2.55, 2.46 and 2.43 for City of Arcadia, Trempealeau County, and the State of Wisconsin.

Housing Unit Trends

From 1980 to 2010 Housing units in the Town of Arcadia increased by 120 units, an increase of almost 20%. As the City of Eau Claire expands many people are moving to the rural areas. These housing trends show a steady increase of housing units within the Town. Housing unit projections are presented in Section 8.6 of this plan.

Table 2.5 Town of Arcadia Housing Trends

| | 1980 | 1990 | 2000 | 2010 | % Chg 1980- 1990 | % Chg 1990- 2000 | % Chg 2000- 2010 | % Chg 1980- 2010 |
|--|------|------|------|------|------------------------|------------------------|------------------------|------------------------|
| Total Housing Units | 611 | 595 | 608 | 731 | -2.6 | 2.2 | 20.2 | 19.6 |
| Total Occupied Housing Units (Households) | 583 | 553 | 569 | 665 | -5.1 | 2.9 | 16.9 | 14.1 |
| Single Family Units (Owner Occupied Units) | 456 | 445 | 471 | 554 | -2.4 | 5.8 | 17.6 | 21.5 |
| Renter Occupied Housing Units | 127 | 108 | 98 | 111 | -15.0 | -9.3 | 13.3 | -12.6 |
| Seasonal Units | 9 | 6 | 19 | 33 | -33.3 | 216.7 | 73.7 | 266.7 |
| Average Household Size | 4.21 | 3.09 | 2.8 | 2.68 | | | | |

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

Town of Arcadia Comprehensive Plan

Housing start data provided by Trempealeau County illustrates a more detailed picture of housing starts in the Town of Arcadia over the last fourteen years (Table 2.6). In 2000 twenty seven new homes were constructed in the town which was the most in the last fourteen years. On average 12.9 new homes have been constructed each year in the Town of Arcadia over the last fourteen years.

Table 2.6: New Housing Starts in Town of Arcadia 1998-2011

| Jurisdiction | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 |
|-----------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Town of Arcadia | 12 | 15 | 27 | 12 | 16 | 5 | 18 | 19 | 17 | 8 | 12 | 10 | 7 | 3 |

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 Arcadia, City of Arcadia, 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 \$198,200. That median housing value was higher than the City of Arcadia and Trempealeau County.

Table 2.7: Town of Arcadia, C. Arcadia, County and State of Wisconsin Value Owner Occupied Units, 2011-2015 ACS Est.

| | Town of Arcadia | | | City of Arcadia | | | Trempealeau County | | | State of Wisconsin | | |
|-----------------------------|-----------------|-------|-------------------|-----------------|-------|-------------------|--------------------|-------|-------------------|--------------------|-------|-------------------|
| | Est. | % | % Margin of Error | Est. | % | % Margin of Error | Est. | % | % Margin of Error | Est. | % | % Margin of Error |
| Owner-occupied units | 563 | | (X) | 628 | | (X) | 8,603 | | (X) | 1,547,197 | | (X) |
| Less than \$50,000 | 27 | 4.8% | +/-2.5 | 41 | 6.5% | +/-3.6 | 582 | 6.8% | +/-0.8 | 86,903 | 5.6% | +/-0.1 |
| \$50,000 to \$99,999 | 73 | 13.0% | +/-4.4 | 239 | 38.1% | +/-7.8 | 1,818 | 21.1% | +/-1.4 | 224,900 | 14.5% | +/-0.1 |
| \$100,000 to \$149,999 | 65 | 11.5% | +/-3.2 | 210 | 33.4% | +/-7.4 | 2,220 | 25.8% | +/-1.5 | 341,383 | 22.1% | +/-0.2 |
| \$150,000 to \$199,999 | 119 | 21.1% | +/-4.8 | 88 | 14.0% | +/-6.9 | 1,746 | 20.3% | +/-1.3 | 325,457 | 21.0% | +/-0.2 |
| \$200,000 to \$299,999 | 171 | 30.4% | +/-6.0 | 40 | 6.4% | +/-3.0 | 1,516 | 17.6% | +/-1.2 | 341,329 | 22.1% | +/-0.2 |
| \$300,000 to \$499,999 | 68 | 12.1% | +/-4.1 | 10 | 1.6% | +/-2.3 | 496 | 5.8% | +/-0.7 | 170,480 | 11.0% | +/-0.1 |
| \$500,000 to \$999,999 | 30 | 5.3% | +/-2.6 | 0 | 0.0% | +/-2.7 | 170 | 2.0% | +/-0.4 | 46,512 | 3.0% | +/-0.1 |
| \$1,000,000 or more | 10 | 1.8% | +/-1.5 | 0 | 0.0% | +/-2.7 | 55 | 0.6% | +/-0.2 | 10,233 | 0.7% | +/-0.1 |
| Median (dollars) | 198,200 | (X) | (X) | 107,000 | (X) | (X) | 140,800 | (X) | (X) | 165,800 | (X) | (X) |

Source: 2011-2015 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

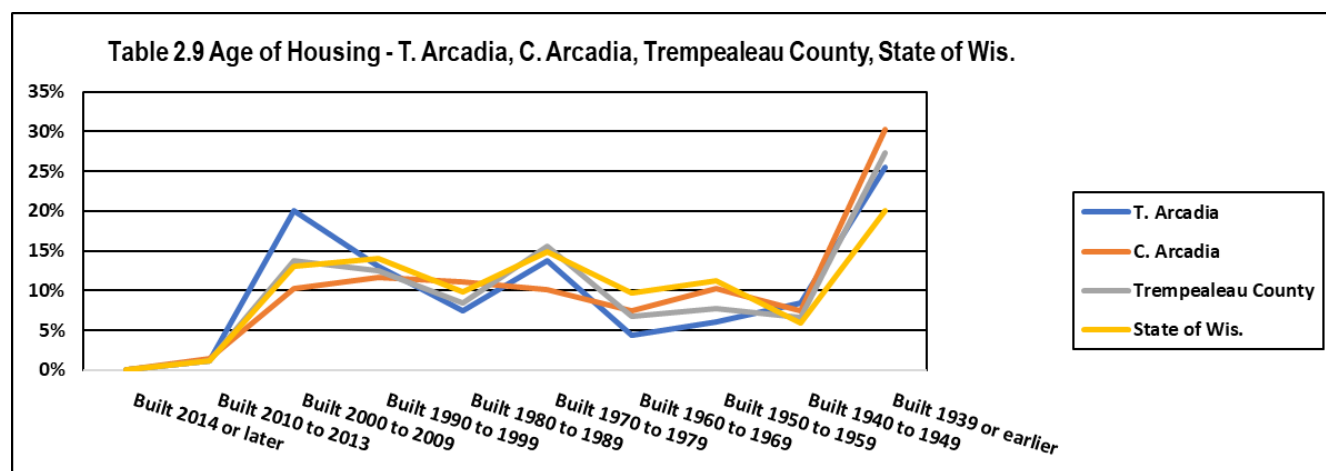
Estimates show that since 1990 the Town had had a higher percentage of new homes built than the City of Arcadia, Trempealeau County, or the State, Tables 2.8 and 2.9.

Table 2.8: T. of Arcadia, C. of Arcadia, County and State of Wis. Year Structure Built, 2011-2015 ACS Est.

| | Town of Arcadia | | | City of Arcadia | | | Trempealeau County | | | State of Wis. | | |
|-----------------------|-----------------|--------|-------------------|-----------------|--------|-------------------|--------------------|--------|-------------------|------------------|--------|-------------------|
| | Est. | % Est. | % Margin of Error | Est. | % Est. | % Margin of Error | Est. | % Est. | % Margin of Error | Est. | % Est. | % Margin of Error |
| Total: | 702 | | | 1,149 | | (X) | 12,764 | | (X) | 2,641,627 | | |
| Built 2014 or later | 0 | 0.0% | +/-2.5 | 0 | 0.0% | +/-1.5 | 18 | 0.1% | +/-0.2 | 1,658 | 0.1% | +/-0.1 |
| Built 2010 to 2013 | 8 | 1.1% | +/-1.2 | 16 | 1.4% | +/-1.0 | 145 | 1.1% | +/-0.3 | 28,192 | 1.1% | +/-0.1 |
| Built 2000 to 2009 | 141 | 20.1% | +/-5.2 | 118 | 10.3% | +/-4.4 | 1,757 | 13.8% | +/-1.0 | 346,082 | 13.1% | +/-0.1 |
| Built 1990 to 1999 | 91 | 13.0% | +/-3.2 | 135 | 11.7% | +/-4.6 | 1,600 | 12.5% | +/-1.0 | 369,677 | 14.0% | +/-0.1 |
| Built 1980 to 1989 | 53 | 7.5% | +/-4.1 | 127 | 11.1% | +/-3.7 | 1,090 | 8.5% | +/-0.9 | 261,129 | 9.9% | +/-0.1 |
| Built 1970 to 1979 | 96 | 13.7% | +/-3.3 | 116 | 10.1% | +/-3.0 | 1,988 | 15.6% | +/-0.9 | 392,952 | 14.9% | +/-0.1 |
| Built 1960 to 1969 | 31 | 4.4% | +/-2.2 | 86 | 7.5% | +/-3.4 | 855 | 6.7% | +/-0.7 | 256,919 | 9.7% | +/-0.1 |
| Built 1950 to 1959 | 43 | 6.1% | +/-3.0 | 117 | 10.2% | +/-3.9 | 981 | 7.7% | +/-0.7 | 298,364 | 11.3% | +/-0.1 |
| Built 1940 to 1949 | 60 | 8.5% | +/-3.6 | 86 | 7.5% | +/-3.7 | 846 | 6.6% | +/-0.6 | 155,203 | 5.9% | +/-0.1 |
| Built 1939 or earlier | 179 | 25.5% | +/-6.3 | 348 | 30.3% | +/-5.5 | 3,484 | 27.3% | +/-1.1 | 531,451 | 20.1% | +/-0.1 |

Source: 2011-2015 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.

Town of Arcadia Comprehensive Plan

American Community Survey Estimates for 2011-2015 shown in Table 2.10 estimate that 88.5% of the Town's housing units are one unit structures and 3.0% are multi-unit structures. It's estimated mobile homes comprise 8.5% of the Town's housing stock.

Table 2.10: T. Arcadia, City of Arcadia, Trempealeau County, State of Wis. Units in Structure, 2011-2015 ACS Est.

| | Town of Arcadia | | | City of Arcadia | | | Trempealeau County | | | State of Wis. | | |
|---------------------|-----------------|--------|-------------------|-----------------|--------|-------------------|--------------------|--------|-------------------|---------------|--------|-------------------|
| | Est. | % Est. | % Margin of Error | Est. | % Est. | % Margin of Error | Est. | % Est. | % Margin of Error | Est. | % Est. | % Margin of Error |
| Total housing units | 702 | | (X) | 1,149 | | (X) | 12,764 | | (X) | 2,641,627 | | (X) |
| 1-unit, detached | 621 | 88.5% | +/-3.7 | 656 | 57.1% | +/-6.5 | 9,787 | 76.7% | +/-1.2 | 1,761,206 | 66.7% | +/-0.1 |
| 1-unit, attached | 9 | 1.3% | +/-1.2 | 49 | 4.3% | +/-2.7 | 251 | 2.0% | +/-0.4 | 113,940 | 4.3% | +/-0.1 |
| 2 units | 9 | 1.3% | +/-1.3 | 133 | 11.6% | +/-4.8 | 607 | 4.8% | +/-0.7 | 173,234 | 6.6% | +/-0.1 |
| 3 or 4 units | 3 | 0.4% | +/-0.6 | 45 | 3.9% | +/-2.9 | 392 | 3.1% | +/-0.7 | 99,724 | 3.8% | +/-0.1 |
| 5 to 9 units | 0 | 0.0% | +/-2.5 | 91 | 7.9% | +/-3.4 | 490 | 3.8% | +/-0.5 | 129,236 | 4.9% | +/-0.1 |
| 10 to 19 units | 0 | 0.0% | +/-2.5 | 36 | 3.1% | +/-2.1 | 294 | 2.3% | +/-0.4 | 89,625 | 3.4% | +/-0.1 |
| 20 or more units | 0 | 0.0% | +/-2.5 | 72 | 6.3% | +/-3.4 | 151 | 1.2% | +/-0.4 | 179,061 | 6.8% | +/-0.1 |
| Mobile home | 60 | 8.5% | +/-3.5 | 67 | 5.8% | +/-2.6 | 792 | 6.2% | +/-0.6 | 95,128 | 3.6% | +/-0.1 |
| Boat, RV, van, etc. | 0 | 0.0% | +/-2.5 | 0 | 0.0% | +/-1.5 | 0 | 0.0% | +/-0.1 | 473 | 0.0% | +/-0.1 |

Source: 2011-2015 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 (48.9%) and Wood (21.7%).

Table 2.11: T. of Arcadia, C. of Arcadia, County and State of Wis. Heating Fuel, 2011-2015 ACS Est.

| | Town of Arcadia | | | City of Arcadia | | | Trempealeau County | | | State of Wis. | | |
|-------------------------------|-----------------|-------|-------------------|-----------------|-------|-------------------|--------------------|-------|-------------------|------------------|-------|-------------------|
| | Est. | % | % Margin of Error | Est. | % | % Margin of Error | Est. | % | % Margin of Error | Est. | % | % Margin of Error |
| Occupied housing units | 654 | | (X) | 1,076 | | (X) | 11,796 | | (X) | 2,299,107 | | (X) |
| Utility gas | 87 | 13.3% | +/-4.7 | 757 | 70.4% | +/-5.5 | 5,578 | 47.3% | +/-1.3 | 1,500,090 | 65.2% | +/-0.2 |
| Bottled, tank, or LP gas | 320 | 48.9% | +/-6.2 | 10 | 0.9% | +/-1.0 | 2,177 | 18.5% | +/-1.0 | 251,459 | 10.9% | +/-0.1 |
| Electricity | 20 | 3.1% | +/-1.6 | 239 | 22.2% | +/-5.3 | 1,678 | 14.2% | +/-1.0 | 347,709 | 15.1% | +/-0.2 |
| Fuel oil, kerosene, etc. | 58 | 8.9% | +/-3.3 | 43 | 4.0% | +/-2.2 | 902 | 7.6% | +/-0.7 | 69,988 | 2.8% | +/-0.1 |
| Coal or coke | 0 | 0.0% | +/-2.6 | 0 | 0.0% | +/-1.6 | 3 | 0.0% | +/-0.1 | 331 | 0.0% | +/-0.1 |
| Wood | 142 | 21.7% | +/-4.8 | 27 | 2.5% | +/-1.8 | 1,254 | 10.6% | +/-0.8 | 102,623 | 4.5% | +/-0.1 |
| Solar energy | 2 | 0.3% | +/-0.6 | 0 | 0.0% | +/-1.6 | 7 | 0.1% | +/-0.1 | 721 | 0.0% | +/-0.1 |
| Other fuel | 23 | 3.5% | +/-1.8 | 0 | 0.0% | +/-1.6 | 178 | 1.5% | +/-0.4 | 21,588 | 0.9% | +/-0.1 |
| No fuel used | 2 | 0.3% | +/-0.6 | 0 | 0.0% | +/-1.6 | 19 | 0.2% | +/-0.1 | 10,598 | 0.5% | +/-0.1 |

Source: 2011-2015 American Community Survey 5-yr Estimates, DP04-Selected Housing Characteristics

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

Year Householder Moved In

According estimates in Table 2.12 over half of householders have moved into their present home since 2000.

Table 2.12: T. of Arcadia, C. of Arcadia, County and State of Wis. Year Householder Moved In, 2011-2015 ACS Est.

| | Town of Arcadia | | | City of Arcadia | | | Trempealeau County | | | State of Wis. | | |
|-------------------------------|-----------------|-------|-------------------|-----------------|-------|-------------------|--------------------|-------|-------------------|------------------|-------|-------------------|
| | Est. | % | % Margin of Error | Est. | % | % Margin of Error | Est. | % | % Margin of Error | Est. | % | % Margin of Error |
| Occupied housing units | 654 | | (X) | 1,076 | | (X) | 11,796 | | (X) | 2,299,107 | | (X) |
| Moved in 2015 or later | 6 | 0.9% | +/-1.2 | 17 | 1.6% | +/-1.5 | 131 | 1.1% | +/-0.5 | 31,830 | 1.4% | +/-0.1 |
| Moved in 2010 to 2014 | 55 | 8.4% | +/-4.0 | 379 | 35.2% | +/-6.1 | 2,773 | 23.5% | +/-1.2 | 646,231 | 28.1% | +/-0.2 |
| Moved in 2000 to 2009 | 259 | 39.6% | +/-6.5 | 362 | 33.6% | +/-6.5 | 4,141 | 35.1% | +/-1.4 | 816,540 | 35.5% | +/-0.2 |
| Moved in 1990 to 1999 | 156 | 23.9% | +/-5.7 | 199 | 18.5% | +/-5.0 | 2,121 | 18.0% | +/-1.1 | 388,257 | 16.9% | +/-0.2 |
| Moved in 1980 to 1989 | 79 | 12.1% | +/-3.3 | 30 | 2.8% | +/-1.6 | 1,061 | 9.0% | +/-0.7 | 183,118 | 8.0% | +/-0.1 |
| Moved in 1979 or earlier | 99 | 15.1% | +/-4.2 | 89 | 8.3% | +/-2.2 | 1,569 | 13.3% | +/-0.8 | 233,131 | 10.1% | +/-0.1 |

Source: 2011-2015 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 18.2% of residents had costs of 35% or more if they had a mortgage and 6.9% had costs of 35% or more if there was no mortgage. Over 17% of residents in the City of Arcadia with no mortgage had costs over 35%.

Table 2.13: T. of Arcadia, C. of Arcadia, County and State of Wis. Selected Monthly Owner Costs as % Household Income, 2011-2015 ACS Est.

| | Town of Arcadia | | | City of Arcadia | | | Trempealeau County | | | State of Wis. | | |
|---|-----------------|-------|-------------------|-----------------|-------|-------------------|--------------------|-------|-------------------|------------------|-------|-------------------|
| | Est. | % | % Margin of Error | Est. | % | % Margin of Error | Est. | % | % Margin of Error | Est. | % | % Margin of Error |
| Housing units with a mortgage (excluding units where SMOCAPI cannot be computed) | 286 | | (X) | 420 | | (X) | 5,174 | | (X) | 1,012,775 | | (X) |
| Less than 20.0 percent | 88 | 30.8% | +/-9.0 | 167 | 39.8% | +/-9.8 | 2,171 | 42.0% | +/-2.1 | 413,435 | 40.8% | +/-0.3 |
| 20.0 to 24.9 percent | 64 | 22.4% | +/-7.6 | 64 | 15.2% | +/-7.0 | 907 | 17.5% | +/-1.5 | 181,932 | 18.0% | +/-0.2 |
| 25.0 to 29.9 percent | 45 | 15.7% | +/-8.2 | 50 | 11.9% | +/-6.7 | 658 | 12.7% | +/-1.5 | 123,770 | 12.2% | +/-0.2 |
| 30.0 to 34.9 percent | 37 | 12.9% | +/-6.9 | 13 | 3.1% | +/-4.6 | 362 | 7.0% | +/-1.3 | 77,965 | 7.7% | +/-0.1 |
| 35.0 percent or more | 52 | 18.2% | +/-6.8 | 126 | 30.0% | +/-11.1 | 1,076 | 20.8% | +/-1.8 | 215,673 | 21.3% | +/-0.2 |
| Not computed | 0 | (X) | (X) | 0 | (X) | (X) | 8 | (X) | (X) | 3,459 | (X) | (X) |
| Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed) | 274 | | (X) | 208 | | (X) | 3,388 | | (X) | 525,810 | | (X) |
| Less than 10.0 percent | 103 | 37.6% | +/-9.0 | 65 | 31.3% | +/-11.2 | 1,139 | 33.6% | +/-2.7 | 181,945 | 34.6% | +/-0.3 |
| 10.0 to 14.9 percent | 65 | 23.7% | +/-8.8 | 44 | 21.2% | +/-10.0 | 720 | 21.3% | +/-2.1 | 116,758 | 22.2% | +/-0.3 |
| 15.0 to 19.9 percent | 36 | 13.1% | +/-7.0 | 22 | 10.6% | +/-7.3 | 468 | 13.8% | +/-1.6 | 70,565 | 13.4% | +/-0.2 |
| 20.0 to 24.9 percent | 23 | 8.4% | +/-4.0 | 7 | 3.4% | +/-4.9 | 333 | 9.8% | +/-1.4 | 46,133 | 8.8% | +/-0.2 |
| 25.0 to 29.9 percent | 14 | 5.1% | +/-3.8 | 15 | 7.2% | +/-5.9 | 175 | 5.2% | +/-1.0 | 29,017 | 5.5% | +/-0.1 |
| 30.0 to 34.9 percent | 14 | 6.1% | +/-5.0 | 19 | 9.1% | +/-6.9 | 141 | 4.2% | +/-1.0 | 19,773 | 3.8% | +/-0.1 |
| 35.0 percent or more | 19 | 6.9% | +/-4.0 | 36 | 17.3% | +/-8.1 | 412 | 12.2% | +/-1.6 | 61,619 | 11.7% | +/-0.2 |
| Not computed | 3 | (X) | (X) | 0 | (X) | (X) | 33 | (X) | (X) | 5,153 | (X) | (X) |

Source: 2011-2015 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 38.5% of renters had costs of 35% or higher. This was a higher percentage than shown for the City of Arcadia (18.2%), and Trempealeau County (27.2%).

Table 2.14: T. of Arcadia, C. of Arcadia, County, and State of Wis. Gross Rent as % Household Income, 2011-2015 ACS Est.

| | Town of Arcadia | | | City of Arcadia | | | Trempealeau County | | | State of Wis. | | |
|--|-----------------|-------|-------------------|-----------------|-------|-------------------|--------------------|-------|-------------------|----------------|-------|-------------------|
| | Est. | % | % Margin of Error | Est. | % | % Margin of Error | Est. | % | % Margin of Error | Est. | % | % Margin of Error |
| Occupied units paying rent (excluding units where GRAPI cannot be computed) | 65 | | (X) | 439 | | (X) | 2,861 | | (X) | 706,863 | | (X) |
| Less than 15.0 percent | 14 | 21.5% | +/-17.3 | 88 | 20.0% | +/-8.0 | 584 | 20.4% | +/-2.9 | 96,919 | 13.7% | +/-0.3 |
| 15.0 to 19.9 percent | 10 | 15.4% | +/-21.6 | 39 | 8.9% | +/-3.8 | 445 | 15.6% | +/-1.9 | 97,650 | 13.8% | +/-0.3 |
| 20.0 to 24.9 percent | 9 | 13.8% | +/-16.2 | 95 | 21.6% | +/-9.4 | 480 | 16.8% | +/-2.8 | 93,013 | 13.2% | +/-0.2 |
| 25.0 to 29.9 percent | 4 | 6.2% | +/-7.7 | 80 | 18.2% | +/-8.0 | 381 | 13.3% | +/-2.1 | 83,402 | 11.8% | +/-0.2 |
| 30.0 to 34.9 percent | 3 | 4.6% | +/-7.3 | 57 | 13.0% | +/-6.9 | 192 | 6.7% | +/-1.4 | 61,007 | 8.6% | +/-0.2 |
| 35.0 percent or more | 25 | 38.5% | +/-18.4 | 80 | 18.2% | +/-8.1 | 779 | 27.2% | +/-2.6 | 274,872 | 38.9% | +/-0.4 |
| Not computed | 26 | (X) | (X) | 9 | (X) | (X) | 332 | (X) | (X) | 45,047 | (X) | (X) |

Source: 2011-2015 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 Arcadia area is home to numerous large employers. The area has a relatively limited housing base which has created housing issues (shortage, lack of rentals, higher cost of housing, etc). The housing issues in turn lead to employees having to travel long distances to work putting a strain on the transportation system. The lack of housing also creates employment challenges for local businesses trying to fill positions. It is recommended that the Town of Arcadia focus on policies and initiatives that will provide a wide range of housing opportunities for first time home buyers, renters, as well as mid to high income individuals.

The Arcadia area also faces a challenge with regard to housing for elderly residents. Population trends indicate that people are living longer and maintaining the ability of elderly residents to remain in their homes or in the area by living in assisted living facilities is critical to maintaining the fabric of the community. In addition, there is no longer a medical facility (hospital) in the City of Arcadia that provides needed services to elderly residents. To address these issues, the Town of Arcadia developed goals based on public input from survey information, public meeting participation, committee and resident knowledge. 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 1: Promote housing that meets the needs of existing and future community residents, while maintaining a predominantly rural atmosphere.

- a. Encourage high quality construction standards for housing through the continued enforcement of the Wisconsin Uniform Dwelling Code. A key to a stable and growing tax base is the construction and maintenance of new and existing housing. The quality of construction and proper maintenance of housing units will prolong the life of the structures, keep them safe and a vital part of the tax base. In 2003, the State of Wisconsin required that all units of government enforce the State of Wisconsin One and Two Family Building Code by providing housing inspections during construction. The Town of Arcadia complied with the state law and supports the requirement in order to maintain the quality and safety of housing stock in the town. The implementation of the state building code ensures that structures will meet minimum requirements providing access to all age groups and residents with special needs.
- b. Encourage siting homes in areas that will not negatively impact the environment (erosion, runoff, etc.) or adversely impact agricultural operations in the town.
 - 1. Require the use of Best Management Practices and erosion control and stormwater management plans for residential development proposals to minimize potential impacts to waterways and groundwater resources.
- c. Promote clustering houses in rural areas or creating conservation subdivisions.
 - 1. Another method to help preserve agricultural land is the promotion of cluster development/conservation subdivisions. A cluster/conservation subdivision can be described as a development with common open space and compact clustered lots. A purpose of cluster/conservation subdivisions is to preserve agricultural land/open space/natural resources while allowing for residential development. Cluster/conservation subdivisions, when proposed/developed in the Town of Arcadia will minimize future maintenance and service costs for the Town, and the cluster/conservation subdivision will help preserve the rural character of the Town. In contrast, traditional rural land use regulations and non-regulated rural developments typically create scattered development patterns resulting in development that consumes large amounts of land. More detail is provided on cluster/conservation subdivisions in the Land Use Element.
- d. Encourage housing development patterns that grow out from areas of existing residential development.

Goal 2: Encourage a diversity of housing options in the Town of Arcadia.

- a. Pursue development of elderly/assisted living housing in the Town of Arcadia
 - 1. The Town of Arcadia area is comprised of an aging population. Meeting input made it clear that opportunities for elderly/assisted living housing in the Town is important to consider when planning for the future. The Plan recommends that the Town actively pursue builders/developers to construct assisted living facilities in the Arcadia area and make every effort to promote housing development that is sensitive to the needs of older residents.
 - 2. Encourage the development of multi-family apartments and rental units in the Town of Arcadia to assist in providing housing opportunities for all income levels. Multi-family housing and rental units make up a small portion of the housing stock in the Town of Arcadia. Such units are not more prevalent because the town is rural. The Town of Arcadia recognizes that multi-family housing developments provide diversified housing opportunities.

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TRANSPORTATION ELEMENT

3.1 Introduction

The efficient movement of people and goods is the goal of transportation planning. The Arcadia area is home to several large employers, industries, and agricultural operations that rely on the local transportation system to get people to work and products to market places. To provide and maintain an efficient transportation system social, economic, and environmental concerns all need to be considered. To help analyze these concerns and improve the efficiency of transportation, this chapter of the plan inventories all the various modes of transportation that exist in the Town and identifies goals and strategies relating to Transportation.

3.2 Facilities Inventory and Characteristics

Road Network

The Town of Arcadia's roadway network is comprised of approximately 189 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 Arcadia 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 Arcadia 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-03) Jan. 1, 2017

| Road Name | Gross Miles | County Miles | Municipal Miles | County Jurisdiction | | | Municipal Jurisdiction | | |
|---------------------|-------------|--------------|-----------------|---------------------|-----------|-------|------------------------|-----------|-------|
| | | | | Arterial | Collector | Local | Arterial | Collector | Local |
| Amber Ln | 0.28 | | 0.28 | | | | | | 0.28 |
| American Heights Ln | 1.08 | | 1.08 | | | | | | 1.08 |
| Amundson Ln | 0.81 | | 0.81 | | | | | | 0.81 |
| Andre Ln | 0.14 | | 0.14 | | | | | | 0.14 |
| Angus Ln | 0.1 | | 0.1 | | | | | | 0.1 |
| Armstrong Ln | 0.5 | | 0.5 | | | | | | 0.5 |
| Belgian Ln | 0.47 | | 0.47 | | | | | | 0.47 |
| Ben Slaby Ln | 0.44 | | 0.44 | | | | | | 0.44 |
| Bergerson Ln | 0.48 | | 0.48 | | | | | | 0.48 |
| Berg Ln | 0.2 | | 0.2 | | | | | | 0.2 |
| Berzinski Ln | 0.53 | | 0.53 | | | | | | 0.53 |
| Bigelow Ln | 0.14 | | 0.14 | | | | | | 0.14 |
| Bills Valley Rd | 2.01 | | 2.01 | | | | | | 2.01 |
| Bisek Rd | 2.76 | | 2.76 | | | | | | 2.76 |
| Blaze Ln | 0.86 | | 0.86 | | | | | | 0.86 |
| Boberg Ln | 1.9 | | 1.9 | | | | | | 1.9 |
| Bucholz Ln | 0.54 | | 0.54 | | | | | | 0.54 |
| Burlington Rd | 2.88 | | 2.88 | | | | | | 2.88 |
| Carsten Rd | 0.95 | | 0.95 | | | | | | 0.95 |
| Christine Ln | 0.15 | | 0.15 | | | | | | 0.15 |
| Church Hill Rd | 4.76 | | 4.76 | | | | | | 4.76 |
| Claude Jackson Rd | 1.23 | | 1.23 | | | | | | 1.23 |
| Coddie Klink Rd | 1.01 | | 1.01 | | | | | | 1.01 |
| Creek Rd | 0.41 | | 0.41 | | | | | | 0.41 |
| Cross Rd | 1.17 | | 1.17 | | | | | | 1.17 |
| CTH A | 1.65 | 1.65 | | | 1.65 | | | | |
| CTH F | 1.26 | 1.26 | | | | 1.26 | | | |
| CTH G | 4.5 | 4.5 | | | 4.5 | | | | |
| CTH J | 10.23 | 10.23 | | | 10.23 | | | | |
| CTH JJ | 5.12 | 5.12 | | | | 5.12 | | | |
| CTH N | 3.01 | 3.01 | | | 3.01 | | | | |
| CTH T | 5.39 | 5.39 | | | 5.39 | | | | |
| CTH XX | 2.22 | 2.22 | | | | 2.22 | | | |
| Cyril Sobotta Ln | 0.73 | | 0.73 | | | | | | 0.73 |
| Dale Ln | 0.05 | | 0.05 | | | | | | 0.05 |
| Donald Veto Ln | 0.5 | | 0.5 | | | | | | 0.5 |
| Doris Guza Rd | 0.5 | | 0.5 | | | | | | 0.5 |
| Dotta Ln | 0.17 | | 0.17 | | | | | | 0.17 |
| Eden Heights Ln | 0.54 | | 0.54 | | | | | | 0.54 |
| Edmund Slaby Ln | 0.12 | | 0.12 | | | | | | 0.12 |
| Edmund Suchla Ln | 0.3 | | 0.3 | | | | | | 0.3 |
| Erickson Ln | 0.22 | | 0.22 | | | | | | 0.22 |
| Feltes Ln | 0.2 | | 0.2 | | | | | | 0.2 |
| Filla Ln | 0.24 | | 0.24 | | | | | | 0.24 |
| Flo-Ger Ln | 0.49 | | 0.49 | | | | | | 0.49 |
| Gandyra Ln | 0.18 | | 0.18 | | | | | | 0.18 |
| Gaveney Rd | 0.31 | | 0.31 | | | | | | 0.31 |
| George Ln | 1.03 | | 1.03 | | | | | | 1.03 |
| Gerry Ln | 0.28 | | 0.28 | | | | | | 0.28 |

Table 3.1: State of Wisconsin Department of Transportation Wisconsin Information System for Local Roads (WISLR)

City/Village/Town/County Certified Mileage List - (R-03) Jan. 1, 2017

| Road Name | Gross Miles | County Miles | Municipal Miles | County Jurisdiction | | | Municipal Jurisdiction | | |
|-----------------------|-------------|--------------|-----------------|---------------------|-----------|-------|------------------------|-----------|-------|
| | | | | Arterial | Collector | Local | Arterial | Collector | Local |
| Geske Ln | 0.15 | | 0.15 | | | | | | 0.15 |
| Giemza Ln | 0.29 | | 0.29 | | | | | | 0.29 |
| Gilbert Halvorson Ln | 0.21 | | 0.21 | | | | | | 0.21 |
| Gilbertson Ln | 0.28 | | 0.28 | | | | | | 0.28 |
| Glodowski Rd | 1.79 | | 1.79 | | | | | | 1.79 |
| Golf Ln | 0.1 | | 0.1 | | | | | | 0.1 |
| Grossman Ln | 0.39 | | 0.39 | | | | | | 0.39 |
| Grulkowski Ln | 0.93 | | 0.93 | | | | | | 0.93 |
| Haines Ln | 1.05 | | 1.05 | | | | | | 1.05 |
| Harvest Dr | 0.1 | | 0.1 | | | | | | 0.1 |
| Hickory Hill Rd | 2.1 | | 2.1 | | | | | | 2.1 |
| Holcomb Coulee Rd | 4.01 | | 4.01 | | | | | | 4.01 |
| Howley Ln | 0.15 | | 0.15 | | | | | | 0.15 |
| Irvins Coulee Rd | 0.89 | | 0.89 | | | | | | 0.89 |
| Jaszewski Ln | 0.45 | | 0.45 | | | | | | 0.45 |
| Joe Rossa Ln (1) | 0.6 | | 0.6 | | | | | | 0.6 |
| Joe Rossa Ln (2) | 0.13 | | 0.13 | | | | | | 0.13 |
| Kamrowski Rd | 1.79 | | 1.79 | | | | | | 1.79 |
| KGB Ln | 0.44 | | 0.44 | | | | | | 0.44 |
| Korpai Ln | 0.47 | | 0.47 | | | | | | 0.47 |
| Korpai Valley Rd | 1.47 | | 1.47 | | | | | | 1.47 |
| Kujak Ln | 0.71 | | 0.71 | | | | | | 0.71 |
| Kukowski Ln | 0.62 | | 0.62 | | | | | | 0.62 |
| Kurth Valley Rd | 1.12 | | 1.12 | | | | | | 1.12 |
| Lewis Valley Rd | 4.51 | | 4.51 | | | | | | 4.51 |
| Linden Rd | 1.47 | | 1.47 | | | | | | 1.47 |
| Linrude Rd | 0.36 | | 0.36 | | | | | | 0.36 |
| Lisowski Ln | 0.32 | | 0.32 | | | | | | 0.32 |
| Locomotive Ln | 0.24 | | 0.24 | | | | | | 0.24 |
| Loesel Ln | 0.11 | | 0.11 | | | | | | 0.11 |
| Lorch Ln | 0.16 | | 0.16 | | | | | | 0.16 |
| Losinski Ln | 0.16 | | 0.16 | | | | | | 0.16 |
| Lower River Bridge Rd | 0.26 | | 0.26 | | | | | | 0.26 |
| Mahutga Ln | 0.6 | | 0.6 | | | | | | 0.6 |
| Mesa Ln | 0.28 | | 0.28 | | | | | | 0.28 |
| Middle Rd | 2.84 | | 2.84 | | | | | | 2.84 |
| Mill Rd | 0.23 | | 0.23 | | | | | | 0.23 |
| Molitor Ln | 0.45 | | 0.45 | | | | | | 0.45 |
| Myers Valley Rd | 3.08 | | 3.08 | | | | | 3.08 | |
| Nelson Dr | 0.19 | | 0.19 | | | | | | 0.19 |
| Nelson Rd | 0.21 | | 0.21 | | | | | | 0.21 |
| Nicholls Ln | 0.66 | | 0.66 | | | | | | 0.66 |
| North Creek Rd | 7.79 | | 7.79 | | | | | | 7.79 |
| Norway Valley Rd | 5.48 | | 5.48 | | | | | | 5.48 |
| Oak Ridge Dr | 3.37 | | 3.37 | | | | | | 3.37 |
| Old CTH J | 0.02 | 0.02 | | | | 0.02 | | | |
| Orion Ln | 0.17 | | 0.17 | | | | | | 0.17 |
| Pampuch Ln | 0.2 | | 0.2 | | | | | | 0.2 |
| Parkview Ln | 0.21 | | 0.21 | | | | | | 0.21 |

Town of Arcadia 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-03) Jan. 1, 2017

| | | | | County Jurisdiction | | | Municipal Jurisdiction | | |
|----------------------|---------------|--------------|-----------------|---------------------|--------------|-------------|------------------------|-------------|---------------|
| Road Name | Gross Miles | County Miles | Municipal Miles | Arterial | Collector | Local | Arterial | Collector | Local |
| Patzner Ln | 0.52 | | 0.52 | | | | | | 0.52 |
| Paul Sonsalla Ln | 0.99 | | 0.99 | | | | | | 0.99 |
| Pellowski Ln | 0.27 | | 0.27 | | | | | | 0.27 |
| Pierzina Ln | 0.88 | | 0.88 | | | | | | 0.88 |
| Pine Creek Ridge Rd | 1.55 | | 1.55 | | | | | | 1.55 |
| Plum Creek Rd | 1.61 | | 1.61 | | | | | | 1.61 |
| Pronschinske Ln | 0.32 | | 0.32 | | | | | | 0.32 |
| Puchalla Ln | 0.5 | | 0.5 | | | | | | 0.5 |
| Pyka Rd | 1.45 | | 1.45 | | | | | | 1.45 |
| Rainey Valley Rd (1) | 0.11 | | 0.11 | | | | | | 0.11 |
| Rainey Valley Rd (2) | 3.08 | | 3.08 | | | | | | 3.08 |
| Randy Ln | 0.31 | | 0.31 | | | | | | 0.31 |
| Reit Ln | 0.75 | | 0.75 | | | | | 0.75 | |
| River Valley Rd | 5.82 | | 5.82 | | | | | | 5.82 |
| Rudy Ln | 0.75 | | 0.75 | | | | | | 0.75 |
| Rumpel Ln | 0.35 | | 0.35 | | | | | | 0.35 |
| Schank Ln (1) | 0.25 | | 0.25 | | | | | | 0.25 |
| Schank Ln (2) | 0.46 | | 0.46 | | | | | | 0.46 |
| Schmidt Ln | 0.16 | | 0.16 | | | | | | 0.16 |
| Schultz Ln | 0.19 | | 0.19 | | | | | | 0.19 |
| Shepherd Ln | 0.6 | | 0.6 | | | | | | 0.6 |
| Soppa Rd | 2.32 | | 2.32 | | | | | | 2.32 |
| Sorlie Ln | 0.24 | | 0.24 | | | | | | 0.24 |
| Square Bluff Rd | 4.03 | | 4.03 | | | | | | 4.03 |
| Stelmach Ln | 0.1 | | 0.1 | | | | | | 0.1 |
| Stevens Ln | 0.31 | | 0.31 | | | | | | 0.31 |
| Stover Ln | 0.1 | | 0.1 | | | | | | 0.1 |
| Swartz Ln | 0.23 | | 0.23 | | | | | | 0.23 |
| Swenson Ln | 0.11 | | 0.11 | | | | | | 0.11 |
| Sydlo Ln | 0.16 | | 0.16 | | | | | | 0.16 |
| W Tamarack Ln | 1.23 | | 1.23 | | | | | | 1.23 |
| Thomas Ln | 0.53 | | 0.53 | | | | | | 0.53 |
| Thompson Valley Rd | 4.87 | | 4.87 | | | | | | 4.87 |
| Trout Run Rd | 4.9 | | 4.9 | | | | | | 4.9 |
| Valley Ln | 0.46 | | 0.46 | | | | | | 0.46 |
| Vincent Ln | 0.27 | | 0.27 | | | | | | 0.27 |
| Vold Ln | 0.07 | | 0.07 | | | | | | 0.07 |
| Waletzko Ln | 0.18 | | 0.18 | | | | | | 0.18 |
| Weaver Ln | 0.84 | | 0.84 | | | | | | 0.84 |
| Whitetail Ln | 0.12 | | 0.12 | | | | | | 0.12 |
| Wilber Rd | 0.93 | | 0.93 | | | | | | 0.93 |
| Willard Ln | 0.08 | | 0.08 | | | | | | 0.08 |
| Wilson Ave | 0.08 | | 0.08 | | | | | | 0.08 |
| Woychik Ln | 0.2 | | 0.2 | | | | | | 0.2 |
| Woychik Sonsalla Ln | 0.25 | | 0.25 | | | | | | 0.25 |
| Wozney Bautch Rd (1) | 1.42 | | 1.42 | | | | | | 1.42 |
| Wozney Bautch Rd (2) | 1.11 | | 1.11 | | | | | | 1.11 |
| TOTAL MILES | 162.34 | 33.40 | 128.94 | 0.00 | 24.78 | 8.62 | 0.00 | 7.09 | 121.85 |

Source: Wisconsin Dept. of Transportation (WISLR) January 1, 2017

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 Town Arcadia from 2009- 2015. The traffic count data available shows the traffic counts increased and decreased during this period.

Table 3.2 Arcadia Annual Average Daily Traffic Counts 2009-2015

| | 2009 | 2012 | 2014 | 2015 |
|------------------------|-------|-------|------|-------|
| STH 93 N of Arcadia | 6,600 | 7,000 | NA | 5,900 |
| STH 93 S of Arcadia | 8,800 | 4200 | 4600 | 4300 |
| STH 95 W of STH 93 N | 9400 | NA | 8500 | 9100 |
| STH 95 E of STH 93 | 3000 | NA | 3400 | NA |
| STH 93 South of CTH A | 5100 | 5100 | NA | 5100 |
| STH 93 South of CTH XX | 6600 | 7000 | NA | 5900 |

Source: Wis. DOT AADT 2009, 2012, 2014, 2015

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 ATV trails in the Town of Arcadia.

3.5 Elderly and Disabled Transportation

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

The county maintains a volunteer driver program that provides transportation for medical appointments for anyone age 60 or over who lives in their own home and is unable to get to their appointments on their own. Persons with disabilities may use this program when a Dr. 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. STH 93, a designated long truck route extends through the Town of Arcadia north to south. STH 95, another designated long truck route, travels through the town east to west; however the section of STH 95 from the west town line to CTH A at the City of Arcadia is designated a 65' restricted truck route (48' trailer, no double bottoms).

3.8 Rail System

There is currently a railway in the Town of Arcadia and possibly plans for future expansion of a spur. The Canadian National Railroad serves Trempealeau County and the Town of Arcadia. The City of Arcadia also has the only inter-modal system between Milwaukee and the Twin Cities.

3.9 Water Transportation

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

3.10 Summary of Existing Transportation Plans

As part of Wisconsin Department of Transportation's long range transportation plan "Connection 2030" a series of system-level priority corridors were identified. The corridors are critical to Wisconsin's travel patterns and support the state's economy. One of these corridors, the *Trempealeau River Corridor – La Crosse to Eau Claire* travels through the Town of Arcadia 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 2017. There is some work to be done in the Town of Arcadia but it should not affect the town's comprehensive plan.

3.11 Transportation Element Goals and Actions

The Town of Arcadia 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 1: Maintain the existing road network and level of service (road condition and road maintenance).

- a. Continue to enforce ordinances which guide and control the type of road access to all residential, institutional, commercial, and industrial properties within the Town. Such regulations stipulate maximum slope of the roadway, maximum and minimum width of the roadway, minimum degree of curvature, and the drainway specifications.
- b. Continue to require a level of accessibility on all private access drives sufficient to accommodate emergency response vehicles of the type reasonably used in the area served.
- c. It is recommended that the Town of Arcadia formalize "road maintenance sharing agreements" with neighboring towns to ensure the services continue to be provided efficiently and any liability issues are addressed.

- d. Continue to support County transportation programs that provide transportation options for the elderly and disabled. Specifically support the Trempealeau County mini-bus and volunteer driver programs that provide a needed service to elderly and/or disabled residents.
- e. Town Roads. Proposed town roads must be constructed to the specifications and requirements of the Town of Arcadia. The slope shall be no greater than 10%. The developer is responsible for the costs associated with the construction of a proposed road. The Town of Arcadia will not consider accepting a town road unless the town will receive state aid for the proposed road.

Goal 2: Strive to maintain funding for roads and continue to improve the safety of transportation facilities to meet the needs of multiple users.

- a. The Town of Arcadia Board supports any policy or legislative action that will bring an equitable share of state and federal aide to western Wisconsin. The Town of Arcadia and Trempealeau County are home to numerous business employers (agriculture, non-metallic mining, manufacturing) that rely on local, state and federal transportation facilities. It is critical that the transportation infrastructure is maintained and improved in western Wisconsin.
- b. Continue applying and researching funding opportunities.
- c. Continue to maintain a good working relationship with the County Highway Department and meet annually to discuss transportation issues effecting the town and county.
- d. Continue to biannually update the Town of Arcadia Road System on State of Wisconsin Department of Transportation's Wisconsin Information System for Local Roads (WISLR) program.
- e. Maintain communications with neighboring municipalities and continually monitor road impacts from potential business or residential expansion in the area.
- f. At the discretion of the Town Board, support state and county plans and programs to facilitate bicycle and pedestrian facilities on public roads and/or designated trails.
- g. Review development proposals to ensure public roads provide sufficient access/turn arounds for emergency vehicles, school buses, etc.

UTILITIES & COMMUNITY FACILITIES ELEMENT

4.1 Introduction

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

Water Supply

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

On-Site Waste Disposal Facilities

The disposal of commercial and domestic wastewater is controlled by septic systems in the Town of Arcadia. The Wisconsin Department of Commerce (COMM) regulates siting, design, installation, and inspection of most private on-site sewage systems in the state. COMM 83 was adopted in 2000 which is the revised rules that allows for conventional sewage systems and advanced pre-treatment sewage systems. There are five types of on-site disposal system designs authorized for use today: conventional (underground), mound, pressure distribution, at-grade holding tank, and sand filter systems. It is state law to have a sanitary permit for these sanitary systems which a licensed master plumber must acquire the permit. Trempealeau County has a Sanitary and Private Sewage System Ordinance 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.

Solid Waste Disposal and Recycling Facilities

Town of Arcadia residents are allowed to drop off garbage (no recyclables and garbage must be in bags) in the Town of Arcadia dumpster located at the Arcadia Recycling Center in the City of Arcadia. Recyclables are also dropped off at the Arcadia Recycling Center.

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 and the Town of Arcadia also has Ordinance No. 1998.1 "Policy for Minimum Highway Design Standards" in place to provide for adequate drainage on roadways.

Law Enforcement

The Town of Arcadia 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 of Arcadia does not foresee having a law enforcement department in the near future.

Town of Arcadia Comprehensive Plan

Fire and Rescue

Fire protection is provided by the Town of Arcadia, City of Arcadia, and Town of Glencoe (Buffalo County) Fire Departments. There are 30 people on the fire department, whom are all volunteers. This district has 2 pumpers, 2 tankers, 1 equipment van, 1 rescue truck, 1 ladder truck, and 2 ATV's. There are no first responders on the fire department. The Independence Fire Department services the northern part of the Town of Arcadia.

Libraries

The Town of Arcadia does not have a library, but the residents utilize the City of Arcadia's library located at 406 E. Main Street.

Town Hall/Garage

The town hall is located near the intersection of Highway 93 and 95 at W26051 State Road 95. The Town Garage is adjacent to the Town Hall. The Town Hall is available to rent for private events. The Town Board holds meetings twice a month, on a regularly set schedule.



Arcadia Town Hall

Cemeteries

The Town of Arcadia has seven cemeteries located in the town. The cemeteries are Arcadia Public Cemetery, Calvary (OLPH), Cortland, St. Stanislaus, Tamarack Lutheran, Williamsburg, and St. Michael's.

Communications Facilities

In the past wireless communication towers have been constructed in the town. Currently there are about half a dozen cellular towers in the Town of Arcadia ranging from a height of 82 feet to 105 feet above ground. Trempealeau County has an ordinance in place for the construction of communication towers.

Local telephone communications is 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 of Arcadia. Arcadia Public Utilities mainly services the City of Arcadia but the company has about 3 miles of line that supplies power to town residents. Midwest Natural Gas serves the area surrounding the City of Arcadia as follows: City of Arcadia going northeast to Rainey Valley Road (County Road A), City of Arcadia going south on Highway 93 to Glen Reit (N27516 State Road 93), City of Arcadia, going north on Highway 93 to the new Bethel Lutheran Church (N29280 Loesel Ln), City of Arcadia, going east on Highway 95 to the Guenther Chicken Barns, City of Arcadia, going southwest on Highway 95 to the Larry Sobotta Chicken Barns.

Power Plants, Substations, and Transmission Lines

There is a substation located at W25808 State Road 95 and another substation is located at N24938 River Valley Road.

4.3 Medical/Health Care and Other Facilities

There are no medical facilities located in the Town of Arcadia. Residents can receive care at Prevea or the Mayo Clinic Health System located in the City of Arcadia. Ashley Furniture, a manufacturer located in the City of Arcadia has its own health and wellness center that offers medical care to local employees and family members of Ashley's health plans. Pilgrim's Pride also

has their own medical facilities for their employees. There are also clinics in the City of Independence and Blair, and the City of Winona, Minnesota. Other hospitals where residents may attain care include Tri-County Memorial in Whitehall, Gundersen Lutheran in Onalaska and La Crosse, Mayo Clinic Health System in La Crosse and Onalaska and Winona Community Memorial Hospital in Winona, Minnesota.

Senior Care Facilities

There are no services for senior care in the Town of Arcadia.

Child Care Facilities

There are child care facilities located in the Town of Arcadia: Beverly Hoch on State Road 95, and Donna Sonsalla on Mill Road.

4.4 Educational Facilities

Most children of school age attend the Arcadia School District. The 206-2017 school census for the Arcadia School District was 1,247. Since the 2012-2013 school year enrollment in the Arcadia school district has increased by 6.5%. Other public school districts that children from the Town of Arcadia attend are: Independence, Blair-Taylor, G-E-T School Districts. Private schools that children attend include S.S. Peter and Paul Catholic School, located in Independence and Holy Family Catholic School located in Arcadia.

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

4.5 Recreational Facilities

Parks

Pietrek Park is located in the Town of Arcadia on Highway 93. This 100 acre county park located on the Trempealeau River has 20 plus campsites, showers, picnic area, two shelters, dumping facilities, nature trails, playground equipment, and a canoe landing. Pietrek Park is adjacent to the 4-H horse arena, and horseback riding trails.

Trails

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

Horse Trails: The Trempealeau County Horse Club has developed a horse trail along the Trempealeau River. A 140 by 300 foot arena is also available to rent for horse activities.

Bike Trails: There are 17 bike loops designated in Trempealeau County as offering road biking opportunities. Several of these loops travel through the Town of Arcadia (<http://www.ridebctc.com/>). The St. Paul Pioneer Press identified these loops as "The Best Road Cycling in the Midwest". A map of all recreational trails in the county can be found on the County's Land Records website at <http://www.trempeleaucounty.com/landrecords/>.

4.6 Utilities and Community Facilities Element Goals and Actions

The Town of Arcadia 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 1: Continue to maintain community services/facilities and explore opportunities to enhance services/facilities that increase social, physical, and educational opportunities for town residents.

- a. Monitor the changing needs of the Town of Arcadia and provide adequate community services as needed.
- b. Continue to monitor the growth of the Town of Arcadia to ensure new development does not affect the ability of the Town to provide community services. Expansion of Town services will be undertaken only when a clear need is identified and that protection of public health, safety, and welfare of the Town are important criteria upon which to base future investments.
- c. During the planning process residents indicated that they were satisfied with the existing level of public services provided by the Town of Arcadia. As a policy the plan recommends that the Town Board strive to maintain the existing level of services over the planning period within the constraints of the budget.
- d. It is recommended that when the Comprehensive Plan is updated that communication with residents is facilitated to determine if the utility and community facility needs of residents are continuing to be met. This communication can be in the form of a survey or public meeting(s).
- e. Continue to allow utility companies (e.g. Riverland Energy, Midwest Natural Gas, Centurylink, etc.) to use road right-of-ways for utility line expansion.
- f. Encourage and support the burial of utility lines when and where feasible. Provide utility companies with the Town of Arcadia Comprehensive Plan and work with them to bury lines when possible.
- g. Support and encourage improvements to the County Park. The County Park in the Town of Arcadia provides recreational opportunities for residents and visitors. The Town of Arcadia recognizes the value (and potential value) of the park. It is recommended that the Town of Arcadia continue to work with Trempealeau County on projects that will improve and enhance the park.
- h. Continue to work with Trempealeau County every five years on the updates to the Trempealeau County Outdoor Recreation Plan. Participation in the plan maintains eligibility for the Town and County to apply for DNR recreational grant funding to improve parks. In addition to park grants, the Town may request DNR recreational grant funding for bike/pedestrian trails in the Town.

NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES ELEMENT

5.1 Introduction

This element looks at the natural, agricultural and cultural resources in the Town of Arcadia such as topography, slopes, soils, land cover, agricultural areas, water resources, and cultural town resources. The Town of Arcadia has an abundance of natural resources such as forests, streams, and agricultural land. Public input throughout the planning process stressed the importance of these resources to the quality of life Town residents enjoy. Maintaining the natural resource base is critical to the town's future.

5.2 Natural Resources

Background

The Town of Arcadia is approximately 76,000 acres. Arcadia is located in the western part of Trempealeau County. Arcadia became a town in 1856 and received its name because of its resemblance to the state of Arcadia in ancient Greece.

Topography

The Town of Arcadia is in the unglaciated (driftless) region of Wisconsin. Narrow tree-covered and broad, rolling valleys are characteristic landscape features. The elevations range from approximately 690 feet to approximately 1,348 feet based on USGS topographic map elevations. Oak Ridge is the highest point in Trempealeau County which is located in the Town of Arcadia.



Driftless Area Landscape

Slopes

Steep slopes are common in Trempealeau County. Approximately 23% of the total acres in the Town of Arcadia have slopes between 46% and 90% slope. 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 Arcadia Contours/Slope Map).

Soils

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

"The upland soils of the Town of Arcadia consist of stony and rocky land-Seaton-Palsgrove and Fayette- LaFarge-Eleva associations. The first is exclusively drained to well drained soils that have a subsoil loam, silt loam, silty clay loam, or clay; shallow and deep over limestone and sandstone. The Fayette-LaFarge- Eleva soils are well drained soils that have a subsoil of sandy loam to silty clay loam which are moderately deep to deep over sandstone. The soils on the valley benches and valley bottoms are of the Ettrick-Pilot- Meridian associations which are poorly drained and well drained soils that have a subsoil of loam to silty clay loam over silt loam and sand.

Both the uplands as well as the stream and river terraces have scattered pockets of soils which the Soil Conservation Service lists as having moderate limitations for on-site septic disposal systems. These same soils, however, are listed as having a very high crop productivity rating making these soils best suited for continued agricultural production."

Forest Resources

According to the 2010 Statement of Assessments, 24.4 % of Trempealeau County is covered by forest. In 2010 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 - 2016

| | Ag Forest | | Forest | | Total | |
|---------------------------|---------------|------------|---------------|------------|---------------|------------|
| | No. of Acres | % Land Use | No. of Acres | % Land Use | No. of Acres | % Land Use |
| T. Arcadia | 12,754 | 17.6 | 1,999 | 9.4 | 14,753 | 15.7 |
| Trempealeau County | 72,664 | | 21,188 | | 93,852 | |

Source: Wis. Dept. of Revenue, 2016 Statement of Assessments

County-Owned Forest Lands

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

State-Owned Forest Lands

There are approximately 218 acres of forested state-owned land in the Town of Arcadia. These acres are found in the Tamarack Creek Wildlife Area and the Tamarack Creek Bog State Natural Area. The Tamarack Wildlife Area consists of upland hardwoods, marsh, bog, and grassland and offers opportunities for hunting, trapping, and hiking. The Tamarack Creek Bog consists of one of the largest tamarack swamps in the Driftless Area outside the Glacial Lake Wisconsin area. Both properties are owned by the State of Wisconsin Department of Natural Resources.

Federally-Owned Forest Lands

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

Mineral Resources

There are currently 5 active Industrial Sand operations in the Town of Arcadia. Back in 2011, there was a dramatic increase in the number of mining operations in Trempealeau County due to a surge in the hydrofracking industry. Hydrofracking is a technique used by the petroleum industry to extract natural gas and/or crude oil from rock formations. Many locations in Wisconsin, including the Town of Arcadia possess the high-quality sand resources required for the hydrofracking processes taking place in other states. Although, the industry has slowed in the last year business has remained relatively steady. As of October 2017 the following frac sand mines are listed as active with Trempealeau County Land Management in the Town of Arcadia; Alpine Sands, D95 North, Patzner Sand, Rossa Sand, and Soppa Sand. Besides industrial frac sand, the Town of Arcadia also sustains several active sites for limestone, shale, and gravel construction aggregate mines. These aggregates mines are vital for road construction and agricultural purposes.

Surface Water Resources

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

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

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

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

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

| Water Resource | Status | Municipality |
|-------------------------|--------|----------------|
| Abraham Coulee Creek | ERW | Gale |
| Bear Creek | ERW | Ettrick |
| Buffalo River | ERW | Sumner - Unity |
| Dutch Creek | ERW | Gale |
| Joe Coulee Creek | ERW | Ettrick |
| Johnson Valley Creek | ERW | Unity |
| Vosse Coulee Creek | ERW | Preston |
| Washington Coulee Creek | ERW | Ettrick |

Source: Wisconsin DNR

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

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

| Waterbody Name | Type | Start Mile | End Mile | Length/size | Units | Pollutant | Status | TMDL Priority | Listing Detail |
|--|-------|------------|----------|-------------|-------|-------------------|-------------------|---------------|-----------------------------------|
| Buffalo River | River | 0 | 42.38 | 42.38 | Miles | Total Phosphorus | 303d Listed | Low | TMDL Needed (5A) |
| Mississippi (Reach 2) Buffalo – Whitewater – Chippewa River to LD 6 (lower Pool 4 to Pool 6) | River | 714.2 | 763.4 | 49.2 | Miles | Mercury | 303d Listed | Low | TMDL Needed (5A) |
| " " | River | 714.2 | 763.4 | 49.2 | Miles | PCBs | 303d Listed | Low | TMDL Needed (5A) |
| " " | River | 714.2 | 763.4 | 49.2 | Miles | PFOs | 303d Listed | Low | TMDL Needed (5A) |
| Timber Creek | River | 0 | 4 | 4 | Miles | Unknown Pollutant | Proposed for List | Low | TMDL Needed (5A) |
| Trump Coulee Creek | River | 0 | 7.71 | 7.71 | Miles | Total Phosphorus | 303d Listed | Low | TMDL Needed (5A) |
| Black River | River | 0 | 24.44 | 24.44 | Miles | PCBs | 303d Listed | Low | TMDL Needed (5A) |
| Buffalo River | River | 57.06 | 70.13 | 13.07 | Miles | Total Phosphorus | 303d Listed | Low | TMDL Needed (5A) |
| Buffalo River | River | 44.94 | 57.06 | 12.12 | Miles | Total Phosphorus | 303d Listed | Low | TMDL Needed (5A) |
| Elk Creek | River | 0 | 21.51 | 21.51 | Miles | Total Phosphorus | 303d Listed | Low | TMDL Needed (5A) |
| Hawkinson Creek | River | 0 | 4 | 4 | Miles | Unknown Pollutant | Proposed for List | Low | TMDL Needed (5A) |
| Irvin Creek | River | 0 | 5.31 | 5.31 | Miles | Unknown Pollutant | 303d Listed | Low | TMDL Needed (5A) |
| Marinuka Lake | Lake | | | 116.56 | Acres | Total Phosphorus | 303d Listed | Low | TMDL Needed (5A) |
| Meyers Valley Creek | River | 2.14 | 5.88 | 3.74 | Miles | Unknown Pollutant | 303d Listed | Low | TMDL Needed (5A) |
| North Fork of Beaver Creek | River | 0 | 11.59 | 11.59 | Miles | Total Phosphorus | Proposed for List | Medium | TMDL Needed (5A) |
| Pigeon Creek | River | 0 | 7.93 | 7.93 | Miles | Total Phosphorus | 303d Listed | Low | TMDL Needed (5A) |
| Tamarack Creek | River | 0 | 6.31 | 6.31 | Miles | Total Phosphorus | 303d Listed | Low | TMDL Needed (5A) |
| Trempealeau River | River | 0 | 31.28 | 31.28 | Miles | Mercury | 303d Listed | Low | TMDL Needed (5A) |
| Trempealeau River | River | 0 | 31.28 | 31.28 | Miles | Total Phosphorus | 303d Listed | Medium | TMDL Needed (5A) |
| Trout Run Creek | River | 0 | 3.8 | 3.8 | Miles | Total Phosphorus | 303d Listed | Low | TMDL Needed (5A) |
| Trout Run Creek | River | 3.8 | 6.05 | 2.25 | Miles | Unknown Pollutant | 303d Listed | Low | TMDL Needed (5A) |
| Trout Run Creek | River | 0 | 3.8 | 3.8 | Miles | Unknown Pollutant | 303d Listed | Low | TMDL Needed (5A) |
| Turton Creek (American Valley Crk) | River | 0 | 3.6 | 3.6 | Miles | Total Phosphorus | 303d Listed | Low | TMDL Needed (5A) |
| Mississippi (Reach 3) La Crosse-Pine – LD 6 to Root River (Pool 7 to upper Pool 8) | River | 693.7 | 714.2 | 20.5 | Miles | Mercury | 303d Listed | Low | TMDL Needed (5A) |
| " " | River | 693.7 | 714.2 | 20.5 | Miles | PCBs | 303d Listed | Low | TMDL Needed (5A) |
| Black River | River | 0 | 24.44 | 24.44 | Miles | Mercury | 303d Listed | Low | Mercury Atm. Dep. (5B) |
| Marinuka Lake | Lake | | | 116.56 | Acres | Mercury | 303d Listed | Low | Mercury Atm. Dep. (5B) |
| " " | River | 714.2 | 763.4 | 49.2 | Miles | Total Phosphorus | 303d Listed | Low | Phosphorus Listed (5P) |
| Black River | River | 0 | 24.44 | 24.44 | Miles | Total Phosphorus | 303d Listed | Low | Phosphorus Listed (5P) |
| Irvin Creek | River | 0 | 5.31 | 5.31 | Miles | Sediment/TSS | TMDL Approved | N/A | TMDL approved by EPA in 2003 (4A) |
| North Creek | River | 0 | 7.59 | 7.59 | Miles | Sediment/TSS | TMDL Approved | N/A | TMDL approved by EPA in 2003 (4A) |
| Tappen Coulee Creek | River | 0 | 5.06 | 5.06 | Miles | Sediment/TSS | TMDL Approved | N/A | TMDL approved by EPA in 2003 (4A) |
| Newcomb Valley Creek | River | 0 | 5.76 | 5.76 | Miles | Sediment/TSS | TMDL Approved | N/A | TMDL approved by EPA in 2003 (4A) |
| Welch Coulee Creek | River | 0 | 5.37 | 5.37 | Miles | Sediment/TSS | TMDL Approved | N/A | TMDL approved by EPA in 2003 (4A) |
| Trump Coulee Creek | River | 0 | 7.71 | 7.71 | Miles | Sediment/TSS | TMDL Approved | N/A | TMDL approved by EPA in 2003 (4A) |
| Hardies Creek | River | 1.64 | 3.54 | 1.9 | Miles | Sediment/TSS | TMDL Approved | N/A | TMDL approved by EPA in 2003 (4A) |
| Hardies Creek | River | 0 | 1.64 | 1.64 | Miles | Sediment/TSS | TMDL Approved | N/A | TMDL approved by EPA in 2003 (4A) |

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

TSS = Total Suspended Solids TMDL = Total maximum daily loads (TMDLs)

Watersheds

A watershed is a land area that drains to a particular body of water. There are two watersheds located in the Town of Arcadia. The northern watershed is known as the Middle Trempealeau River Watershed. The southern watershed is the Lower Trempealeau River Watershed which is located on the southwestern edge of Arcadia along the Trempealeau River.

Town of Arcadia Lakes and Streams

There are no lakes in the Town of Arcadia.

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

Floodplains

Floodplains are lands adjacent to rivers or streams that are naturally subject to flooding. Development in these areas is strongly discouraged because of the flood damage potential. Leaving these areas in their natural state preserves flood water storage basins helping to protect other areas from flooding.

In September 2010 the Trempealeau River crested at 10.1 feet at Arcadia. Storms dumped 6.92 inches of rain on the Arcadia area, flooding downtown city blocks, causing extensive damage to roads, homes and businesses and prompting city officials to urge more than half of Arcadia's 2,400 residents to evacuate. Storms in July of 2017 caused similar problems with 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. However, the maps for the Town of Arcadia were developed in 1976 and were based off of 20 foot contour topographic maps with no specific floodplain elevation data. The maps were updated in 2014 but still have only 10 foot contours. The maps have questionable accuracy and provide administrative difficulties for zoning staff and landowners. The City of Arcadia flood plain map was revised in 1991 and shows more detail than the flood plain map for the unincorporated areas of Trempealeau County.

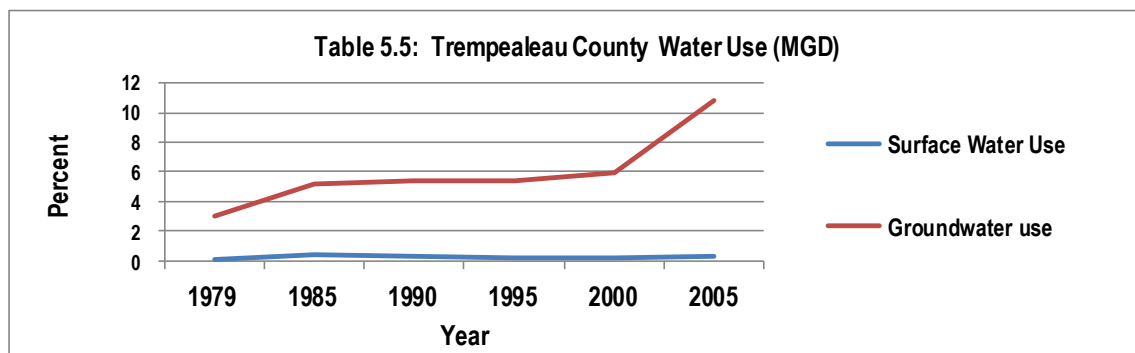
Groundwater

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 Arcadia are located in the Western Coulee and Ridges ecological landscape. This landscape is characterized by highly eroded, unglaciated topography. Steep-sided valleys are heavily forested and often managed for hardwood production. Agricultural activities, primarily dairy and beef farming, are typically confined to valley floors and ridge tops. Large, meandering rivers with broad floodplains are also characteristic of this landscape.¹ Two legacy places are located in the Town of Arcadia, Table 5.6.

Table 5.6 Legacy Places

| Name | Size | Description |
|-------------------------|---------------|--|
| 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. |

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

Wetlands

A wetland is a low-lying area of land that is saturated with moisture. Examples of wetlands are bogs, swamps, and marsh lands. The Town of Arcadia has wetlands along some of the streams. Wetlands are classified into 8 classes. Those located in

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

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 2007 Agricultural Census the number one agricultural product was corn (from grain) followed by hay and alfalfa. The census also showed that from 1992-2007 poultry production increased by 120% while milk cows declined by 26%. Beef cattle production also rose by 12%.



Pilgrim's Pride Arcadia Feed Mill

The County saw a 2% decline in total farm acres from 1992 through 2007. The number of farms increased by over 20% 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. These programs provide tax benefits to farmland owners, who may be eligible to claim both credits.

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. In the Town of Arcadia cultural heritage includes the Miss Arcadia Pageant, Arcadia Broiler Days, Ashley for the Arts, and the Soppa Horse Pull. The Arcadia Memorial Bike Tour is held annually in conjunction with Arcadia Broiler Days. The City of Arcadia is home to Memorial Park, a beautiful 54 acre park paying tribute to veterans of all wars and conflicts.

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 26 sites in the Town of Arcadia as of July 2012. The sites include bridges, churches, outbuildings and houses etc. The inventory is found at Wisconsin Historical Society website at: <http://www.wisconsinhistory.org/ahi/>.

5.5 Agriculture, Natural and Cultural Resources Element Goals and Actions

The Town of Arcadia 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 1: Preservation of valuable and productive farmland for existing and future agricultural activity.

- a. Continue to support family farming and agricultural activities and discourage non-compatible land uses near farming. This can be accomplished by adhering to recommendations in the land use element and land use map.
- b. Support continuation of state programs for farmland preservation. The State of Wisconsin has transitioned 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. Trempealeau County adopted its updated Farmland Preservation Plan in December 2016. In the future, land owners that wish to be eligible for tax credits must be located in area designated as an "Agriculture Enterprise Area", or AEA.
- c. The Town of Arcadia will support at their discretion Federal, State and County agricultural conservation programs.
- d. Promote the use of Agricultural Best Management Practices (BMPs) by landowners and agricultural producers in the Town of Arcadia.
- e. Support the implementation of the Trempealeau County Land and Water Resource Plan (updated in December 2016).

Goal 2: Preserve, protect, manage, and improve the town's natural resources.

- a. Continue forestry and conservation plans, through assistance of NRCS (USDA Natural Resources Conservation Service), County Department of Land Management, and county funds.
- b. Woodlots and forested lands enhance the town's natural beauty and provide excellent habitat for wildlife. In addition, the productive forests support the local economy by providing valuable forest products. The Town of Arcadia Comprehensive Plan recommends that landowners utilize Forest Best Management Practices in maintaining the town's forests and woodlots. Forest BMP's will enhance woodlots and forested lands and ensure they remain a valuable natural resource.
- c. Support the continued enforcement of the County's Floodplain, Shoreland and Wetland ordinances by the Trempealeau County Department of Land Management. Enforcement of such ordinance protects surface and groundwater resources in the Town.
 1. Flood Plain Mapping -Support efforts to have the FEMA flood plain maps revised to provide accurate information for landowners.
- d. Maintain existing regulations of private on-site sewer systems and private wells to protect the environment and future ground water supplies. Continue to bring septic systems within the Town of Arcadia up to current sanitary code standards.
- e. Protect stream banks from harmful land uses and maintain shoreland buffers. Support policies, programs and ordinances that will maintain the creeks and streams in the Town of Arcadia as these features are recognized as important recreational resources.

Goal 3: Preserve historical and cultural sites in the Town of Arcadia.

- a. It is recommended that development be avoided on lands that are of cultural, religious, or historical significance. This can be achieved by reviewing State Historical Society databases pertaining to historic structures and sites prior to approving development proposals.
- b. It is recommended that the Town of Arcadia support the preservation of existing cultural and historic sites and activities in the Town (cemeteries, historic structures, etc.). As sites are identified, maintain a list and develop a map of historic or culturally significant sites.

ECONOMIC DEVELOPMENT ELEMENT

6.1 Introduction

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

6.2 Labor Force

Unemployment Statistics are only available at the County Level. From 2000 through 2011 Trempealeau County's labor force increased by 6.3% and the number employed increased by 3.8%. The number of unemployed in the County increased by 68.4% and the unemployment rate ranged from a low of 3.9% in 2000 to a high of 7.7% in 2009, Table 6.1.

Table 6.1: Trempealeau County Civilian Labor Force

| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | % Chg. 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

There are 1,222 citizens living in the Town of Arcadia who are 25 years of age and older. Of those 1,222 citizens, its estimated 1,060 have received their high school diploma and approximately 20% have obtained their Bachelor's Degree.

6.3 Economic Base

The 2012 Trempealeau County workforce profile projected that over 43% of the County's employment was (Manufacturing) and another 18.48% was (Education and Health Services). Manufacturing and Trade, Transportation & Utilities had the highest average wage by industry, Tables 6.2 and 6.3.

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

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

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

Table 6.3: Average Wages by Industry in 2012

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

Source: Trempealeau County Workforce Profile 2011, Wisconsin Department of Workforce Development, Office of Economic Advisers

Town of Arcadia Comprehensive Plan

Over the last six 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 Arcadia is located in the western part of the county. State Highways 93 and 95 divide the town in quarters making a commute easy to major employment opportunities located in the cities of Arcadia, WI, and Winona, MN. The Town of Arcadia completely surrounds the City of Arcadia. Major employers in the City of Arcadia and the Town, both public and private are listed below in Table 6.5.

Table 6.5: Major Employers (Public And Private)

| Employer | Employment | Industry |
|-------------------------------------|------------|--|
| CITY OF ARCADIA EMPLOYERS | | |
| Ashley Furniture Industries Inc | 1000+ | Nonupholstered Wood Household Furniture Manufacturing |
| Pilgrim's Pride | 250 - 499 | Poultry Processing |
| Ashley Distribution Services Ltd | 250 - 499 | General Freight Trucking, Long-Distance, Truckload (NAICS |
| School District of Arcadia | 100 - 249 | Elementary And Secondary Schools |
| Nelson Global Products Inc | 100 - 249 | All Other Miscellaneous General Purpose Machinery |
| Pilgrim's Pride Ltd Ptrshp LLP | 100 - 249 | Support Activities For Animal Production |
| Pehler & Sons Inc | 50 - 99 | General Freight Trucking, Local |
| Mayo Clinic Health System | 50 - 99 | Offices Of Physicians (Except Mental Health Specialists |
| Arcadia Grocery Store | 50 - 99 | Supermarkets And Other Grocery |
| Courtesy Corp (McDonald's) | 50 - 99 | Limited-Service Restaurants |
| Packers Sanitation Services Inc LTD | 50 - 99 | Other Services To Buildings And Dwellings |
| Blaschko Enterprises Inc | 50 - 99 | Commercial Gravure Printing |
| Dairyland Laboratories Inc | 50 - 99 | Testing Laboratories |
| City of Arcadia- Trempealeau County | 50 - 99 | Executive And Legislative Offices, Combined |
| Arcadia Coop Assn | 20 - 49 | Farm Supplies; Gasoline Stations With Convenience Stores |
| ORC Industries Inc | 20 - 49 | Vocational Rehabilitation Services |
| State Bank of Arcadia | 20 - 49 | Commercial Banking |
| Ocean Nutrition (US) Inc | 20 - 49 | Medicinal And Botanical Manufacturing |
| Riverland Energy Coop | 20 - 49 | Electric Power Distribution |
| Shopko | 20 - 49 | All Other General Merchandise Stores |
| Ashley Furniture Homestore | 20 - 49 | Furniture Stores |
| Styrene Products Inc. | 20 - 49 | Polystyrene Foam Product Mfg |
| Bi State Inc. | 20 - 49 | Commercial and Institutional Building Construction |
| Arcadia Credit Union | 10-19 | Credit Union |
| Badgerland Financial | 10-19 | Real Estate Credit |
| Waumandee State Bank | | |
| Subway | 10-19 | Limited Service Restaurants |
| TOWN OF ARCADIA EMPLOYERS | | |
| Industrial Packaging Corp | 20 - 49 | Corrugated And Solid Fiber Box Manufacturing |
| Hehli-Vold Corp | 20 - 49 | Farm And Garden Machinery And Equipment Merchant Wholesalers |
| Wilber Trucking Inc | 10-19 | Specialized Freight (Except Used Goods) Trucking, Local |
| D & D Farm Supply Inc | 10-19 | Farm Supplies Merchant Wholesalers |
| Kampa Construction | 5-9 | Residential Framing Contractors |
| Schank Riverview Dairy LLP | 5-9 | Dairy Cattle And Milk Production |
| Town Of Arcadia-Trempealeau Co | 5-9 | Executive And Legislative Offices, Combined |
| William C Smith | 1-4 | Dairy Cattle And Milk Production |
| T & R Trucking | 1-4 | General Freight Trucking, Long-Distance, Truckload |
| NBD Transportation Inc | 1-4 | General Freight Trucking, Long-Distance, Truckload |

Source: Wis. Dept. of Workforce Development - Wis. Large Employer Search (June 2012)

Farming operations are predominant in the Town of Arcadia and many rural businesses exist in the town as well. Of these rural businesses, eleven are considered service related businesses, five are retail sales, three are both service and retail sales, three are restaurant/bar establishments, and one industrial business.

Town of Arcadia Comprehensive Plan

Service related businesses:

| | |
|---------------------|---------------------|
| Riverland Energy | WI Haulers |
| Wilber Trucking Inc | Barth Trucking |
| Kampa Construction | Suchla's Garage |
| Sokup Excavating | Sokup Landscaping |
| Grulkowski Trucking | Schmidtkecht Bio Ag |
| T & R Trucking | Geske Electric |
| NBD Trucking | |



Pilgrim's Pride Arcadia Feed Mill

Retail Sales:

| | |
|--------------------|-------------------|
| Tulips & Treasures | Hoesley Fireworks |
| Tuschner Seed | |
| D & J Equipment | |

Service and Retail Sales:

| | |
|-----------------|------------------------------|
| Value Implement | Schank S & S Feeds (organic) |
|-----------------|------------------------------|

Restaurant/bar establishments:

Newcomb Valley Inn
Tamarack Bar

Industrial:

Pilgrim's Pride

6.5 Attracting and Retaining Business and Industry

There are many advantages to locating a business or industry in the Town of Arcadia. The town has low taxes, good services and roads, access to State Highways 93/95, and rail access. The town is within 45 minutes of La Crosse, Winona, and Eau Claire and within 2 hours driving time of Minneapolis, MN. The Arcadia area offers a rural lifestyle and numerous recreational and community resources.

The Town of Arcadia 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. Larger businesses looking to locate in the Town of Arcadia will most likely locate along the State Highway corridor and adjacent to the City of Arcadia. The Town of Arcadia is actively seeking businesses that would like to locate in the area. The best location for most types of businesses to locate would be on State Highway 93 near Gold'n Plump and Riverland Energy Cooperative.



Riverland Energy Cooperative

Due to large existing employers in the area housing supply is a challenge. The Town of Arcadia has already begun to address this issue with existing housing subdivisions located outside the City of Arcadia. These subdivisions have brought a younger population into the Town of Arcadia which is desirable for future business growth.

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 Arcadia 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 1: Promote businesses that are compatible with the Town's rural setting and lifestyle which provide for a healthy, diversified, and sound economy.

a. Home/Small Businesses

Home/small businesses were also identified during the planning process as being important to the town's rural lifestyle. Home/small businesses being described as small home offices, craft outlets, repair businesses, etc. Generally, these businesses can be described as family operated, one to five employees and having a limited visual impact on the community. These businesses are often times important because they provide supplemental income to existing farm operations and allow the land to remain in productive agriculture rather than being sold to competing uses (residential) that may detract from the rural atmosphere.

b. Continue to support county and state recreational facilities in the Town of Arcadia as a means to provide recreational opportunities for visitors and tourists.

c. Support Passive Tourism and Recreation

Recreational uses and tourism are important to the local economy. Passive recreation and tourism uses (fishing, sightseeing, biking, etc.) that will not detract from the rural qualities of the town are the most desired uses. It is important that the town maintain the qualities that people are attracted to (scenery, rural atmosphere, etc.) in order for such uses to flourish.

d. Promote entrepreneurship and the growth of small businesses within the town.

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

f. Non-metallic Mining

1. Evaluate a non-metallic mining licensing ordinance for the Town. Non-metallic mine siting is a divisive issue in a community. The development and adoption of a licensing ordinance would set consistent standards within the Town for prospective mine operations. A licensing ordinance would allow the Town to enter into mining agreements with mine operators and provide the opportunity for financial reimbursement for mine impacts.

Goal 2: Sustain existing agricultural businesses and encourage alternative agriculture businesses in the Town (farmers market, value added ag., etc.).

a. Promote and Enhance Productive Agriculture

The Town of Arcadia is a rural town and agriculture related businesses (animal agriculture, cash cropping, etc.) have been the backbone of the local economy. Residents during the planning process have indicated that they wish for the town to remain rural and that agriculture remain a vital part of the local economy.

- b. As part of the Comprehensive planning process and future updates, it is recommended that town utilize the “Agricultural” land use designations within the land use plan in an effort to preserve and enhance forests and agriculture lands.
- c. Support various forms of agriculture such as organic agriculture, orchards, vineyards, value added agriculture, etc. as a way of providing more agricultural opportunities in the local economy.

Goal 3: Assist existing businesses to grow and expand.

- a. Annually meet with local business owners to determine their future growth needs and discuss business concerns. These meetings would provide the opportunity for the Town Board or designated committee to inform local business leaders of any upcoming projects or issues in the Town. To accomplish this list of businesses and business representatives should be developed in order to maintain regular contact with business owners.
- b. Continue to monitor County, Regional and State programs that promote the desired businesses identified during the planning process by town residents. Specific programs to promote/monitor:

Regional Programs

Western Wisconsin Technology Zone

Federal Economic Development Administration (EDA) programs administered through the Mississippi River Regional Planning Commission (ex. Public Works and Economic Development Program, Economic Adjustment Program, etc...)

State Programs

Wisconsin Department of Transportation Local Transportation Enhancements Program (TE)

Wisconsin Department of Transportation Local Transportation Economic Assistance Program (TEA)

Value Added Dairy Initiative (Grow Wisconsin)

Wisconsin Department of Commerce Enterprise Development Zone Program

Wisconsin Department of Commerce Milk Volume Production Program

Wisconsin Department of Commerce Dairy 2020 Planning Grant Program

Wisconsin Department of Commerce Rural Economic Development Program

Wisconsin Department of Commerce Entrepreneurial training Grant

c. Business Park

Consider identifying a location for a business park and evaluate developing a business park for the Town of Arcadia.

Issues to be addressed:

-Location

-Ownership (Private or Town)

-Roads and Utilities

-Funding Options (Tax Incremental Financing)

-Types of Businesses

Goal 4: Promote the Town of Arcadia as a place to live and work.

- a. Work to enhance the website for the Town to serve as a portal for information for potential home buyers and new business owners considering locating in the area. Several options exist for website development and maintenance.

Options:

1. Determine if staff have appropriate training and time to create and maintain an enhanced Town website for the purpose of promoting housing and economic development information.
2. Contract website development and maintenance services from a service provider.

- b. Develop strong partnerships with existing organizations that currently oversee activities that promote the Arcadia area as a place to live, work, or visit. Evaluate joining the Arcadia Chamber of Commerce as a way to promote economic development in the Town. Work with Trempealeau County Economic Development & Tourism Coordinator.
- c. Develop an informational packet for potential homeowners highlighting community resources and services. In addition, publicize this information on the Town website.

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INTERGOVERNMENTAL COOPERATION DEVELOPMENT ELEMENT

7.1 Introduction

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

7.2 Governmental Units and Relationships

Adjoining Towns and Cities

Towns and cities adjoining the Town of Arcadia are: Town of Burnside, Town of Dodge, Town of Ettrick, Town of Gale, Town of Lincoln, Town of Preston, Town of Trempealeau, and the Town of Glencoe in Buffalo County and the Cities of Arcadia and Independence. The town cooperates on road maintenance with the Cities of Arcadia, Independence and adjoining towns. The Arcadia - Glencoe and Independence Fire Departments work together with mutual aid agreements. Other agreements are with the County and City for police protection and emergency services such as Arcadia Ambulance, First Responders (including: Independence, Burnside, Waumandee, Glencoe, Arcadia, and Dodge), 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

Four school districts serve the town: Arcadia, Independence, Whitehall, and Blair-Taylor 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.

Town of Arcadia Comprehensive Plan

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

Wisconsin Department of Natural Resources

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

7.3 Existing and Proposed Local, County and Regional Plans

Adjacent Units of Government

Adjacent governments to the Town of Arcadia are the Towns of Burnside, Ettrick, Lincoln, and Preston, along with the City of Arcadia, which are located in Trempealeau County. The Town of Glencoe in Buffalo County is another adjacent government. The Towns located in Trempealeau County have all participated in the comprehensive planning process and completed plans. The City of Arcadia adopted its comprehensive plan on October 8, 2009.



Arcadia City Limits

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 is in the process of preparing a regional comprehensive plan that should be completed in the spring of 2014.

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 Arcadia adopted this ordinance in 2008.

Trempealeau County Outdoor Recreation Plan (February, 2017)

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

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

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

Trempealeau County Solid Waste Management Plan

Trempealeau County does not have a Solid Waste Management Plan.

Trempealeau County Farmland Preservation Plan (December 2016)

In Wisconsin, the state has enacted a Farmland Preservation Act (Chapter 91, Wisconsin Statutes) aimed at preserving farmland. Trempealeau County has been involved in the Farmland Preservation process since September 1, 1978 and adopted a Farmland Preservation Plan on July 1, 1981. This plan was updated and re-adopted in December 2016.

Trempealeau County once had the highest number of agreements of all the counties in Wisconsin and is now down to about 100 contract holders, as old contract expire and now citizens can only enroll through an Agricultural Enterprise Area (AEA).

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.

Wisconsin State Highway Improvement Plan

The state maintains a 6-Year Highway Improvement Plan that identifies road projects for 2012-2017. The plan was discussed in the Transportation Element of this document.

7.5 Existing Relationships, Shared Services, and Agreements

The Town of Arcadia maintains a limited number of intergovernmental cooperation agreements. There is a radio tower located in the town that is shared by the school, fire, ambulance, Town of Glencoe, and the Town of Arcadia.

7.6 Intergovernmental Cooperation Element Goals and Actions

The Town of Arcadia 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 1: Continue to work on ways to increase intergovernmental cooperation opportunities.

- a. Explore joint purchases and sharing of materials/equipment with neighboring towns and the city to provide community services in the most efficient manner possible.
- b. Strive to maintain an open dialogue with school districts serving the Town of Arcadia in order to evaluate the school districts facility/educational needs.
- c. Support county and regional economic development efforts to improve the local economy by increasing the number of employment opportunities and tax base.
- d. Continue participation in the Wisconsin Department of Transportation's WISLER program will ensure future state funding and assist in identifying budgeting efficiencies.
- e. Continue to be an active member of the Trempealeau County Towns Association. Attending meetings of the Trempealeau County Towns Association is important to the Town of Arcadia in maintaining open dialogue with its neighboring towns and county agencies. Membership in this association and meeting attendance will be important in identifying and resolving any conflicts that may arise with neighboring towns by providing a forum for communication. Therefore, the plan recommends the Town Board continue to attend Towns Association meetings.
- f. Maintain existing fire department and mutual aid for fire protection cooperative agreements.

- g. Maintain communication/cooperation with the Cities of Arcadia and Independence on future planning issues (land use, shared services, public utilities, etc.). Consider meeting annually with the City Councils of Arcadia and Independence to discuss town and city issues, upcoming projects, and identify opportunities to work cooperatively in the future. Topics to discuss include:

-Explore the possibility of City sewer and water services extending into the Town of Arcadia to aide in housing and business development in the Arcadia area.

-Discuss Boundary Agreements and Local Government Revenue Sharing Agreements as identified in the Cities of Arcadia and Independence Plans.

City of Arcadia Comprehensive Plan Excerpt

"Boundary Agreements - Develop Boundary/Annexation Agreements - As land owners and businesses respond to the needs for new urban development there will be a need to bring new lands into the city of Arcadia to have access to urban services. There are two ways for this to happen. The traditional way is through voluntary annexation; however, it can be expected that not all urban-type development will be proposed to occur within the city. A more effective, "win-win" approach has become more popular among urban and rural units of government in Wisconsin. This approach involves joint planning between town and municipal governments. This boundary area planning leads to formal agreements in which all parties benefit, namely: the land owner, town, and city. Formal boundary agreements involve a negotiation process between city and town units of governments based on a development plan for a given area. Such agreements are permitted under Wis. Stats. 66.037 and 66.0301 under which "cooperative plans" are developed for their common boundaries for a given period of time. The statement of purpose in this statute is as follows:

The cooperative plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory covered by the plan which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

A boundary agreement can set out in advance, mutually agreed terms for boundary adjustments that would be advisable to serve future urban growth to comply with urban engineering and environmental standards. Such agreements would provide benefits to both the city and the town. Such agreements can also benefit existing town residents by avoiding or minimizing some of the costs that sometimes comes with the traditional annexation process.

Such agreements can compensate town governments for the eventual loss of territory and tax base, and other compensations as such agreements may provide for. Such compensations provided by a municipality are a sound investment in providing for its needed urban expansion throughout the future. The alternative could end up being a constricted ring around the city which depresses housing and economic development of the whole area, thereby harming both rural and city residents and units of government.

In general, city and town agreements for managing growth can lead to a greater sense of community. Such agreements can alleviate the controversy, division, unnecessary costs, and confusion that often accompany urban growth when it is spread over several governmental jurisdictions. Such agreements can help avoid the imposition of new responsibilities on town government, such as utility districts, with all the attendant expenses and liabilities that come with it.

Local Government Revenue Sharing Agreements - Local boundary agreements can potentially be enhanced if they include a "municipal revenue sharing agreement" provided by Wis. Stats. 66.0305. Sharing of revenue between local units of government may be an effective method of encouraging voluntary agreements on boundary adjustments. Among the requirements of such agreements is that they be for a term of at least ten years and that they are subject to a public hearing, and are subject to the possibility of an advisory referendum.

To be successful, boundary agreements and revenue sharing agreements must be well planned. Such planning would require public information and education programs, and must be backed up by long range comprehensive planning for the governmental units involved. A regular means of communication between adjacent units of government is necessary for the

success of such measures. A boundary agreement specialist from the Wisconsin Dept. of Administration is available to visit with local units of government on boundary and revenue agreements."

LAND USE ELEMENT

8.1 Introduction

In 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 individual town plans were assembled to create a County Comprehensive Plan.

The Comprehensive Plan for the Town of Arcadia was developed pursuant to Wisconsin State Statutes Comprehensive Planning Law. In 2012, the Town of Arcadia updated its comprehensive plan.

8.2 Town of Arcadia Planning Process (2008)

Advisory Planning Committee

The first step in the planning process was to form an Advisory Planning Committee that would oversee the development of the town land use plan. An Advisory Planning Committee was selected for the Town of Arcadia. The committee consisted of approximately 25 landowners representing different interests (agriculture, non-farm residents, and business owners). A member of the Trempealeau County Zoning Committee was also a member of the committee. It was the committee's task to solicit public input, compile information on the town, develop goals and objectives and create a land use plan which will be recommended to the Town Board and County Board for approval.

Public Participation

Over the course of preparing the plan two meetings were held in which the committee invited all Town of Arcadia landowners to attend in an attempt to get as much public involvement as possible. In addition, the committee met monthly (approximately 14 meetings) during the planning process in order to complete the plan.

Public Informational Meeting

On January 16, 2006 a public informational meeting was held in the Town of Arcadia to inform the public about the planning process and to solicit input on the plan for the town. Approximately 40 residents attended the meeting. The residents at the meeting were asked to participate in two exercises that were designed to facilitate public input.

Exercise 1 (Keeps and Changes)

Each person attending the meeting was given a 3"x 5" card and asked to imagine that they just returned home after a long absence. They were asked to write down three things in the town they would change and three things they would keep. The exercise attempts to identify things in the town that people like or dislike. In addition, it helps to identify the issues that the residents feel are most important.

Results of Exercise 1

The residents' responses have been grouped by subject category. The subject categories and the grouping of the issues are the Planning and Zoning Department's judgment.

Town of Arcadia Comprehensive Plan

Things to Keep

Road Development
Road Upkeep - 11
Beautiful Landscape Trees, etc. - 2
Quality of Rural Setting Preserved - 16
Future/Long Range Planning of Expansion
Residential Development by Plan - 6
Limited Development - 11
No Developments
Ag Preservation - 12
Some Increase in Farming - 5

Residential Development by plan, near cities to
lessen loss of farmland
Water and Soil Conservation - 7
Water Quality - 7
Conservation of Wetlands - 2
Conservation of Wetlands, wildlife areas
Preserve Streams
Forest Preservation - 4
Preserve Production Agriculture
Minimal Industry - 2

Things to Change

City Encroachment - 4
City Encroachment - Work with City on Future
Planning
Lot Size too Small - 9
Lot Size-2
Increase Lot Size (to 2 acres)
Lot Size too Small (80 acres)
Lot Size too Small (40 acres)
Lot Size too Small (min. 3 acres)
Some Way Not to Lose Small Farms - 8
Small Farms
Better Management of Farmland - 3
Better Cropping On Hills
Assist in Preservation of Farms
Uncontrolled Development - 15
Control Building - 6
Uncontrolled Industrial Growth - 6
Erosion- 4

Erosion-Lack of Waterways and New
Development
Erosion-Lack of Waterways being Kept Up - 3
Loss of Choice in What We Do with Our
Property
Bike Trails
Bike Trails ie. Snowmobile
Housing Encroachment - 4
Some Increase in Rural Homes
No Subdivisions - 3
Restrict Subdivisions
Town Property
More Control on Chicken Barns
Get Rid of Unused Chicken Barns
Improve Roads
No Trailers
Clean up Yards in Town and Farms (unused)
Neighborhood Disturbances - 2

The responses to the "Keeps" portion of the exercise indicate that residents like the agricultural atmosphere and the quality of the clean air and water in their town. Other areas of importance were limited development and rural atmosphere.

The responses from the "Changes" portion of the exercise indicate that future development should be managed so that the existing rural qualities of the town can be preserved. Concerns about annexations and lot sizes too small were also expressed.

Exercise 2 (Issue Identification)

The second exercise required each participant to list the land use issues they felt were the most important to the Town of Arcadia. The planner went systematically around the room and asked each person to name one of his or her issues. The responses were written on sheets of paper placed throughout the room. Once all the issues were recorded each person voted for the issue or issues he/she felt were most important. This exercise was used to identify the issues that were most important to the residents at the meeting.

Results of Exercise 2

The resident's responses have been grouped by subject category. The subject categories and the grouping of the issues are the Planning and Zoning Department's judgment.

| | | | |
|--|----|---------------------------|---|
| <u>Agriculture (41)</u> | | <u>Property (14)</u> | |
| Agriculture preservation | 23 | Private property rights | 8 |
| Preservation of Small Farms | 18 | Keep property up | 3 |
| | | Property Line Fences | 3 |
| <u>Housing (22)</u> | | <u>Environment (10)</u> | |
| Quality of Rural Setting | 9 | Preserve Wetlands | 1 |
| Restrict Sub-divisions | 5 | Ground Water Quality | 6 |
| Limit Housing Near Existing Farms | 3 | Forest Preservation | 3 |
| Limit of House Trailers in Rural Areas | 3 | | |
| Age of House Trailers | 2 | | |
| <u>Lot Size (15)</u> | | <u>City (2)</u> | |
| 1/2 Acre to 1 Acre Lot Size | 5 | City Encroachment | 2 |
| More than 2 Acre Lot Sizes | 10 | | |
| 40 Acres Minimum Lot Size | | <u>Noise (1)</u> | |
| | | Neighborhood Disturbances | 1 |

The exercise identified several issues that were important to the residents of the town. There was a general concern of the need to protect agriculture and small farms. Other areas of significant importance to the residents in the town were the size of the lots, quality of rural setting, property rights and the environment.

Town Questionnaire

A questionnaire was sent out to approximately 651 property owners in the Town of Arcadia. The questionnaire asked landowners to respond to twenty-five questions pertaining to the Town. The purpose of the questionnaire was to obtain input from the landowners and gain an understanding of their attitudes towards land use and planning. Approximately 651 questionnaires were mailed out and 308 were returned. This equates to a 47% response rate, which is excellent for this type of questionnaire. A summary of questionnaire results follows:

Over 50% of the respondents agreed with the following statements:

Agricultural land preservation should be encouraged
 Most new growth should occur in and near cities.
 Tourism development should be encouraged.
 Wooded areas should be preserved.
 Wetlands, wildlife acres, and open spaces should be preserved.
 Develop long range plans to control development
 The rural, farming appearance of the town is important to me.
 There should be restrictions on the location of rural, non-farm houses.
 Land use in the township should be guided by a plan.
 New housing in prime farm areas should not be allowed.
 Farm operations should not be restricted by neighbors who are not farmers.
 Most new housing should be in and near cities.

Additional Information:

22% of respondents feel that the minimum lot size should be 1 acre or less.

19% of respondents feel that the minimum lot size should be 3 - 5 acres.

The questionnaire results indicated that the rural atmosphere of the town should be preserved, including the wetland and open space areas. The results indicate that the majority of landowners recognize the need for a plan for the town. The majority of respondents did not think residential development should be promoted in the town.

Comprehensive Plan Update (2013)

In 2012 -2013, the Town of Arcadia updated the 2008 Town of Arcadia Comprehensive Plan. In a series of public meetings in 2012-2013 the Town of Arcadia Plan Commission updated statistics, provided opportunities for public input, and reviewed plan goals, objectives, and action items. The plan was adopted by the Town Board in May of 2013.

8.3 Agricultural Use and Productivity

Agricultural statistics are not available at the town level. The statistics evaluated are based on county level data. Table 8.1 indicates that the number of farms in Trempealeau County has increased slightly by approximately 1% between 1992 and 2012. The total farm acres decreased by 7.3% during this period. From 1992-2012 the number of smaller farms (1-179 acres) increased by 35.8% while medium sized farms (180-499 acres) decreased by 38.1% and farms larger than 500 acres decreased by 4.2%. A possible explanation for this is that a number of mid sized farms have been sold and subdivided into smaller more recreational oriented properties. The types of farms have also changed over the 15 year period. The number of beef livestock operations has increased by 3.7%. The number of milk cow and hog farms has decreased by 67.9% and 79.4% respectively. The number of chicken farms has increased by 123.5%. If the number of livestock and poultry farms are compared to the number of animals (livestock and poultry) in the county some trends become apparent. The number of milk farms decreased by 67.9% while the actual number of milk cows decreased by only 27.5%. This would indicate that there are fewer but larger milking operations in the county. There is also an upward trend in the size and number of poultry operations.

Table 8.1: Trempealeau County Agricultural Data

| Farms | 1992 | 1997 | 2002 | 2007 | 2012 | % Chg. 1992-2002 | % Chg. 2002-2012 | % Chg. 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 |

Table 8.1: Trempealeau County Agricultural Data

| Farms | 1992 | 1997 | 2002 | 2007 | 2012 | % Chg. 1992-2002 | % Chg. 2002-2012 | % Chg. 1992-2012 |
|--------------------------------|------------|------------|------------|------------|------------|---------------------|---------------------|---------------------|
| 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 |
| 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. |
|--|--------------|------------------|--------------|------------------|--------------|
| | No. of Farms | % Farms in NAICS | No. of Farms | % Farms in NAICS | 2007-2012 |
| Total Farms | 1,721 | | 1,436 | | -16.6 |
| Oilseed and grain farming (1111) | 271 | 15.7 | 450 | 31.3 | 66.1 |
| Vegetable and melon farming (1112) | 13 | 0.8 | 6 | 0.4 | -53.8 |
| Fruit and tree nut farming (1113) | 15 | 0.9 | 20 | 1.4 | 33.3 |
| Greenhouse, nursery, and floriculture production (1114) | 18 | 1 | 13 | 0.9 | -27.8 |
| Sugarcane farming, hay farming, and all other crop farming (11193, 11194, 11199) | 668 | 38.8 | 370 | 25.8 | -44.6 |
| Beef cattle ranching and farming (112111) | 243 | 14.1 | 207 | 14.4 | -14.8 |
| Cattle feedlots (112112) | 43 | 2.5 | 20 | 1.4 | -53.5 |
| Dairy cattle and milk production (11212) | 233 | 13.5 | 167 | 11.6 | -28.3 |
| Hog and pig farming (1122) | 15 | 0.9 | 7 | 0.5 | -53.3 |
| Poultry and egg production (1123) | 89 | 5.2 | 77 | 5.4 | -13.5 |
| Sheep and goat farming (1124) | 20 | 1.2 | 21 | 1.5 | 5.0 |
| Animal aquaculture and other animal production (1125, 1129) | 93 | 5.4 | 78 | 5.4 | -16.1 |

Source: USDA Census of Agriculture - 2007 and 2012

8.4 Existing Land Use and Zoning

The Town of Arcadia is a rural town located in the central portion of Trempealeau County. The terrain consists of rolling hills and scenic valleys. The Towns of Dodge and Trempealeau border the town along its southern boundary. The Towns of Burnside and Lincoln border the town on its northern boundary. The Towns of Preston and Ettrick border it to the east. Buffalo County borders the Town of Arcadia on its western border. The City of Arcadia and a small portion of the City of Independence are the incorporated areas located within the town. The landscape is primarily made up of farmland with scattered single family homes. There are a few industrial and commercial businesses located within the town.

Table 8.3 Land Use Property Assessment Inventory

| Land Type | Acres | Percent of Land Use |
|--|---------------|---------------------|
| Real Estate Classes – T. Arcadia 2016 | | |
| Residential | 1,351 | 2.1 |
| Commercial | 151 | 0.2 |
| Manufacturing | 181 | 0.3 |
| Agricultural | 44,440 | 67.4 |
| Undeveloped/Other | 4,433 | 6.7 |
| Forest/Ag Forest | 14,753 | 22.4 |
| Other (public land, etc.) | 581 | 0.9 |
| Total | 65,890 | 100 |

Source: Wis. Dept. of Revenue, Bureau of Equalization, 2016

Wisconsin Department of Revenue – 2016 Statement of Assessments indicate that agricultural acres comprised 67.4% of the Town. Forest/Ag Forest was the second largest real estate class comprising 22.4% of the Town's acreage. These figures show the rural character of the Town.

The town adopted County Zoning in 1972. The zoning ordinance is administered by the Trempealeau County Zoning Department. For the most part, the entire town is zoned agriculture except for scattered properties zoned for industrial or business uses. The agricultural zoning district, which encompasses most of the town, permits single family homes as well as all agricultural related uses. The minimum lot size in the Town of Arcadia is 20,000 square feet.

8.5 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 Arcadia over the last fourteen years. The projections assume that the average number of housing starts from the last fourteen years in the Town of Arcadia (12.93 housing starts per year) will remain constant through 2030.

Table 8.4: Housing Starts in Town of Arcadia

| Jurisdiction | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 14 yr Avg | Prj New Hsg 2015 | Prj New Hsg 2020 | Prj New Hsg 2025 | Prj New Hsg 2030 |
|--------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-----------|------------------|------------------|------------------|------------------|
| T Arcadia | 12 | 15 | 27 | 12 | 16 | 5 | 18 | 19 | 17 | 8 | 12 | 10 | 7 | 3 | 12.9 | 64.5 | 64.5 | 64.5 | 64.5 |

Source: Trempealeau County Land Management Department

Table 8.5: Housing Projections Through 2030

| Jurisdiction | 1980 ⁽¹⁾ | 1990 ⁽¹⁾ | 2000 ⁽¹⁾ | 2010 ⁽¹⁾ | 2015 ⁽²⁾ | 2020 ⁽²⁾ | 2025 ⁽²⁾ | 2030 ⁽²⁾ |
|--------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| T Arcadia | 611 | 595 | 610 | 731 | 796 | 861 | 926 | 991 |

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

As of the 2010 Census there were 731 housing units in the Town of Arcadia. The straight line projection method utilized forecasts that there will be 796 housing units in the Town of Arcadia in the year 2015 and 991 housing units by the year 2030. This is compared to 610 housing units recorded in the 2000 census. Currently, there are approximately 6.1 housing units per square mile in the town. In the year 2030 projections indicate that there will be approximately 8.3 housing units per square mile.

Population Projections, Density and Distribution

Population data and population projections for the Town of Arcadia are illustrated in Table 8.6. The population projections to 2030 are derived from the number of housing units projected over the same time period. Based on 2010 census data in the Town of Arcadia 2.4 people reside in each housing unit (1,779 people/731 housing units = 2.4 people per housing unit). Therefore, to estimate the future population each additional housing unit equates to an additional 2.4 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 2.2 persons per household and stay constant over the projection period. Therefore, in estimating the future population each additional housing unit equates to an additional 2.2 people in the town.

Table 8.6: Population Projections through 2030.

| Jurisdiction | 1980 ⁽¹⁾ | 1990 ⁽¹⁾ | 2000 ⁽¹⁾ | 2010 ⁽¹⁾ | 2015 | 2020 | 2025 | 2030 |
|-----------------|---------------------|---------------------|---------------------|---------------------|-------|-------|-------|-------|
| Town of Arcadia | 1,919 | 1,710 | 1,555 | 1,779 | 1,922 | 2,065 | 2,208 | 2,351 |

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

The projection method utilized forecasts that there will be 2,351 people residing in the Town of Arcadia in the year 2030. This is compared to 1,555 town residents in 2000. Currently, there are approximately 15 people per square mile in the town. In the year 2030 projections indicate that there will be approximately 19.8 people per square mile.

The population throughout the Town of Arcadia is fairly evenly distributed in the rural areas of the town. The area of the Town of Arcadia that is most densely populated is in close proximity to the City of Arcadia (within 1 mile).

Land Use Projections

Residential land use acreage projections for the Town of Arcadia (Table 8.7) have been prepared. The projections were created by using housing unit projections from Table 8.4 and 8.5 representing fourteen years of housing start information (1998-2011) 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 Arcadia will consume 1.5 acres of land.

Commercial/Industrial land use acreage projections are based on the Town of Arcadia's 2010 ratio of commercial/industrial acres to 2010 residential development acres. Acreages from the Wisconsin Department of Revenue "2010 Statement of Assessments" were used in the calculations and projections. The method assumes that for every acre of land developed for residential development, .20 acres of commercial/industrial development will occur.

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

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

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

| Town | 2015 | 2020 | 2025 | 2030 | Total 2015-2030 |
|------------------|------|------|------|------|--------------------|
| Arcadia | | | | | |
| Com./Indust. | 19 | 19 | 19 | 19 | 76 |
| Residential | 97 | 97 | 97 | 97 | 388 |
| Agriculture/Open | -116 | -116 | -116 | -116 | -464 |

Source: MRRPC 2012

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 (76 acres). Residential development will have the greatest impact. It is anticipated that over the 20 year planning period that 388 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 Arcadia during the planning process are listed below:

- Residential housing development in traditional agricultural areas
- development pressure around the City of Arcadia (annexation, etc.)

The Town of Arcadia 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.

8.6 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 572 people and the number of housing units will increase by 260 units from 2010-2030. The 260 new housing units will generate an additional 2,600 vehicle trips per day on Town, County, State and U.S. roadways. This is based on the multiplier of 10 vehicle trips per day per household.

There are numerous other factors previously mentioned: location, the economy, highway improvements, and social issues that will influence the town's future that are difficult to account for in projections. Therefore, it is important that projections are

reviewed and updated every 3 years. It is of equal importance that policy decisions based off projections are dynamic and are reviewed with the same frequency.

8.7 Natural Resources and Open Space

The Town of Arcadia is primarily a rural town. There is an abundance of natural resources and open spaces in the town. Approximately twenty-two percent of the town consists of woodlands and approximately seventy-five percent of the town is agricultural land and open space. There are also numerous Class II and Class III trout streams within the Town. Based on housing unit and population projections the Town of Arcadia will remain a relatively rural town over the planning period. However, developing and implementing a land use plan for the town will ensure that future development will not jeopardize the rural lifestyle residents have indicated is important.

8.8 Public Facilities

Private wells and private sewage systems serve all the development in the Town of Arcadia. The Town of Arcadia maintains a Town hall and shop. Police protection is provided by the Trempealeau County Sheriffs Department. Fire protection is provided by the Town of Arcadia, City of Arcadia, and the Town of Glencoe, Buffalo County Fire Departments.

The City of Arcadia is serviced by public sewer and water systems.

8.9 Land Use Element Goals and Actions

The Town of Arcadia 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 1: Preserve “prime farmland” and the “right to farm”.

- a. Define prime farmland for the Town of Arcadia.
One of the desires expressed by residents in the planning process was to preserve prime farmland. In order to preserve prime farmland, it is important to define it in the context of the Town of Arcadia. The Town of Arcadia defines prime farmland as land that is pastured or tillable.
- b. Support the right to farm and do not restrict this activity by undue ordinances controlling noise, odor, time limits on harvesting (hours of operation), livestock, and other normal factors associated with farming provided pollution of air and water does not occur.
- c. Identify conservancy organizations and make information available to landowners regarding land preservation options available through land conservancy organizations.
- d. In evaluating residential development proposals direct new non-farm development to sites that do not adversely affect the operation of agricultural working lands.
- e. Encourage agricultural uses on prime agricultural lands

Goal 2: Maintain agricultural use as the continuing predominant land use in the town.

- a. Agriculture will be permitted in any part of the Town where it is clearly compatible with surrounding uses. Agriculture as the principal and continuing land use will be encouraged.
- b. It is recommended that when residential structures are proposed in agricultural areas that during the permit review process they be encouraged to be located on non-productive agricultural land and in a location that will not affect an existing agricultural operation.
- c. Support continued enforcement of the Trempealeau County zoning ordinance to ensure agricultural areas in the Town are protected from encroachment from competing uses.

- d. Encourage use value assessment.

Goal 3: Encourage organized/planned development of non-agricultural uses (residential, commercial, industrial, recreational, etc.) in the Town of Arcadia.

- a. Guide commercial, industrial, and high density residential uses to or adjacent to the City of Arcadia to maximize the potential of public sewer and water facilities and reduce land development pressure on rural lands.
- b. Non agricultural development should be encouraged in the town and receive equal consideration as agricultural uses.
- c. As described in the Economic Development Element provide opportunities for home occupations and small businesses in the town.
- d. At the discretion of the Town, require new commercial/residential developments to prepare a community impact analysis which illustrates the impact of the proposed development on the town's transportation system, area school systems, tax base and any other information the town determines necessary. It is recommended that the Town of Arcadia determine the development threshold at which a community impact analysis will be required.
- e. Listed are criteria that the Town of Arcadia and the Trempealeau County Zoning Committee can utilize when analyzing a property owner's residential land use change request. The intent of the criteria is not to provide a property owner with a guarantee of a land use change but to give local officials consistent standards in which to make informed decisions.

Criteria

- 1. The request is consistent with the goals established in the Town of Arcadia Comprehensive Plan.
- 2. Development should be limited on class I, II, and III soils.
- 3. Existing public roads must serve the proposed development.
- 4. Provisions of public services and facilities required to accommodate the development must not place an undue burden on the Town of Arcadia.
- 5. The land proposed to be rezoned is suitable for development and will not jeopardize the environment (water quality, soil erosion, etc.)
- 6. Input from neighbors and town residents shall be taken into consideration.
- 7. If multiple single-family units are proposed, cluster housing development principles (described in f below) are to be utilized when determined to be in the best interest of the Town of Arcadia;

Rezoning requests adhering to the above requirements/parameters and process shall be considered consistent with the Land Use Element of the Town of Arcadia Comprehensive Plan.

- f. In the context of the Town of Arcadia Plan, *Clustered Development Principles* are to be encouraged for developments of 2 or more single-family housing units when proposed in Agricultural areas when it is determined by the Town Board that such principles will be in the best interest of the Town of Arcadia. Such clustered development principles include:
 - lot sizes of 1 to 5 acres in size
 - lots are contiguous (share a common boundary)
 - proposed housing units are to be sensitive to neighboring property view sheds
 - housing units should be situated in an effort to be screened from view (from public roadways and existing residential housing) by existing vegetation or topography
 - developments require limited public infrastructure (roads)
 - Shared wells are encouraged provided binding agreements between well users are recorded.

- g. It is recommended the that Town of Arcadia maintain its one acre minimum lot size requirement for residential development that takes place in the "Residential Growth Area" (Sections identified on Land Use Map). Two acre minimum lot size is recommended for the remainder of the Town.
- h. Continue to work cooperatively with adjacent municipalities on development Issues. It is important that the Town of Arcadia and adjacent municipalities consult with each other and evaluate planning and development issues together. Cooperation will reduce the potential for land use conflicts and decrease the public costs associated with unplanned development.
- i. Driveway Requirements.
During the planning process, driveway construction and maintenance requirements were important issues. Minimum driveway width requirement is 30 feet with no greater than 10% slope.

Goal 4: Balance landowners' rights with community interests.

- a. Promote awareness of landowners' rights and responsibilities and inform landowners that requesting a rezone is an option. A property owner may request a rezone at any time. The first step would be to contact the Town Board Clerk or Chairman and ask to be placed on the next agenda. The Town Board approves or denies the proposed request and sends a letter to the County Department of Land Management stating the Town approval or denial of the request. The applicant will need to complete a rezone application form from the County Department of Land Management with a fee of \$200 for publication fees and the public hearing (fees are as of October 2017). The Environment & Land Use Committee then holds a public hearing and either approves or denies the proposed request, based upon the Land Use Plan and public input. If the Environment & Land Use Committee approves the proposed rezone the proposal is then forwarded on to the County Board for final approval and must be passed there before the official County Zoning map is amended.
- b. Promote a public planning process.

Goal 5: Preservation of natural resources, open space, scenic, historic or architectural areas.

- a. Promote forest management through the County or a Professional 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.
- b. Continue to implement slope restrictions for building sites. The Town of Arcadia's topography consists of scenic hills and valleys. The intent of slope restrictions is to minimize the visual and environmental impacts associated with constructing structures on slopes of greater than 20%.
- c. Private sewage systems, private wells and public facilities. Based on projected population and housing trends, private sewage systems, private wells and existing public facilities are adequate to continue to service future development demands. The plan recommends the continued implementation and enforcement of the Trempealeau County Sanitary and Private Sewerage ordinance within the Town of Arcadia by the Trempealeau County Zoning Department. The ordinance regulates the location and types of private sewage systems within the town. Prior to issuing building permits for habitable structures a sanitary permit is required. The primary goal of the ordinance is to ensure the health, safety and welfare of county residents are protected and the natural resources of the county are preserved.
- d. As previously stated, the plan recommends the continued implementation of the Comprehensive Zoning Ordinance, Floodplain and Shoreland /Wetland Ordinances which protect the natural resources, historically sensitive areas and open spaces in Trempealeau County.
- e. Conserving soil and water resources of the Town of Arcadia. The plan recommends the continued implementation of soil and water conservation programs administered by the Trempealeau County Land Conservation Department (Trempealeau County Land and Water Plan initiatives).

8.10 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 Arcadia 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 1, II and III soils and additional irrigated farmland from scattered residential developments that would threaten the future of agriculture in the Town of Arcadia. 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 can take advantage of the farmland preservation tax credits.

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 Arcadia. The district is also established to preserve woodlands, wetlands, natural areas and the rural atmosphere of the township. A maximum residential density of 1 dwelling unit per 35 acres and a minimum lot size of 2 acres is recommended. The requirements of the district will be designed to be consistent with the state requirements for an exclusive agriculture district so that property owners can take advantage of the farmland preservation tax credits.

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. Industrial sand mines, 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

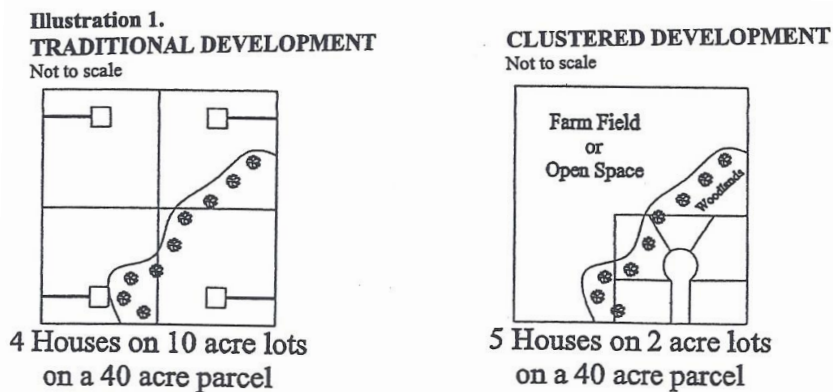
| Land Use Districts | Residential Density | Minimum Lot Size | Clustering: Permitted | Clustering Bonus |
|-------------------------|------------------------|---|-----------------------|-----------------------|
| Exclusive Agriculture | 1 house per 35 acres | 35 Acres | No | N/A |
| Exclusive Agriculture 2 | 1 house per 35 acres | ½ acre in sanitary dist., 1 Acre in "Residential Growth Area", and 2 Acres in the remainder | No | N/A |
| Primary Agriculture | 2 houses per 40 acres | ½ acre in sanitary dist., 1 Acre in "Residential Growth Area", and 2 Acres in the remainder | Yes | 3 houses per 40 acres |
| Rural Residential | 4 houses per 40 acres | ½ acre in sanitary dist., 1 Acre in "Residential Growth Area", and 2 Acres in the remainder | Yes | 5 houses per 40 acres |
| Residential - 8 | 8 houses per 40 acres | ½ acre in sanitary dist., 1 Acre in "Residential Growth Area", and 2 Acres in the remainder | Yes | 0houses per 40 acres |
| Residential - 20 | 20 houses per 40 acres | 1/2acre in sanitary dist., 1 Acre in Residential Growth Area", and 2 Acres in the remainder | N/A | N/A |
| Commercial | NA | ½ acre in sanitary dist., 1 Acre in "Residential Growth Area", and 2 Acres in the remainder | N/A | NA |
| Industrial | NA | ½ acre in sanitary dist., 1 Acre in "Residential Growth Area", and 2 Acres in the remainder | N/A | N/A |
| Environmental | NA | ½ acre in sanitary dist., 1 Acre in "Residential Growth Area", and 2 Acres in the remainder | N/A | N/A |
| Institutional | NA | ½ acre in sanitary dist., 1 Acre in "Residential Growth Area", and 2 Acres in the remainder | 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.

8.11 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 Arcadia. Clustered Housing can be defined as the grouping of three or more single-family dwellings on smaller lots (maximum lot size specified by land use district). Some land is left undivided for common use by all residents of the development, for lease to a farmer or for sale to an open space conservancy organization. Access to lots must be via a public road. Lots must abut one another, which may include separation by a public road.

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



8.12 Land Use Map

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

In the development of the land use map, concerns expressed by residents through public meetings, questionnaire results, soil types and topography of the town were taken into consideration. The land use map identifies two general areas and an overlay district in an effort to guide future land uses. Agriculture and residential housing growth have been identified as important uses to promote in the Town of Arcadia. If not properly planned, residential and agricultural uses conflict with one another.

Providing opportunities for housing growth in the Town of Arcadia has been identified as a key issue in the planning process. To address the need, the Town of Arcadia has designated an area around the City of Arcadia for residential growth. The majority of area adjacent to the City of Arcadia limits has been designated Residential-20 to help facilitate and accommodate residential growth. The properties designated as Residential-20 extend between ½ mile to 1 ½ from the city limits.

Properties adjacent to State Highway 93 (north of the City of Arcadia) and State Highway 95 (east of the City of Arcadia) have been designated as Commercial to facilitate business development in the Town of Arcadia. These corridors already house some commercial uses and provide direct access to state highways making them suitable for commercial development in the future.

Adjacent to the Residential-20 properties around the City of Arcadia, an additional group of properties (approximately one mile wide) extending away from the City of Arcadia have been designated as Rural Residential (4 houses per 40 acres). This band of properties serve as a buffer area between the properties designated as Residential-20 and the remaining properties in the Town designated as Exclusive Agriculture -2. The Rural Residential land use district accommodates limited residential development and agricultural practices and uses.

As mentioned above, the majority of the Town of Arcadia has been designated as Exclusive Agriculture -2. Within this district farming is permitted as well as residential uses at a rate on 1 house per every 35 acres of land. This designation reflects the historical development patterns in the Town and the desire of landowners to preserve agricultural land and the rural atmosphere in the Town of Arcadia.

Working Lands Initiative

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. Trempealeau County update and readopted its Farmland Preservation Plan in December, 2016. In the future, land owners that wish to be eligible for tax credits must be located in an "Agriculture Enterprise Area." "Agriculture Enterprise Areas" may only be authorized on lands designated as agricultural on Comprehensive Plan and Farmland Preservation Plan maps.

Non-metallic Mining

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

Non-metallic mining of industrial silica sand over the last several years has become a significant land use issue that towns and counties in the State of Wisconsin are attempting to manage. In 2016 the County modified its zoning ordinance requiring Industrial Zoning for frac sand mining properties. Such uses also require a conditional use to operate in the Industrial Zoning District. The Town of Arcadia 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 Arcadia Town Board discussed this suggestion but subsequently decided that such an overlay district would not be compatible with the overall goals and objectives of the Town of Arcadia comprehensive plan. The Town adopted a resolution stating their desire not to designate land in the town in a non-metallic mining overlay district. This decision was based on resident input and the desire to preserve

farmland, preserve the natural wildlife habitat, and preserving the rural atmosphere of the Town. The Town also expressed 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. In addition, the town also opposes any state or local legislation that would limit local governments ability to permit or deny new mining operations. The adopted resolution is on file at the Town of Arcadia offices.

8.13 Conclusion

The Town of Arcadia Land Use 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.

The Town of Arcadia Land Use 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 Arcadia during the planning process.

IMPLEMENTATION ELEMENT

9.1 Introduction

This element of the plan will address the implementation of the Town of Arcadia 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 Arcadia will update and revise the plan as needed with the help of Trempealeau County's Department of Land Management staff.

9.3 Responsibilities

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

9.5 Plan Implementation Schedule

The following implementation schedule has been developed for the Town of Arcadia 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 Arcadia 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 1, a. Require high quality construction standards for housing through the continued enforcement of the Wisconsin Uniform Dwelling Code. The implementation of the state building code ensures that structures will meet minimum requirements providing access to all age groups and residents with special needs.

Goal 2, a. Pursue development of elderly/assisted living housing in the Town of Arcadia

1. The Plan recommends that the Town actively pursue builders/developers to construct assisted living facilities in the Arcadia area and make every effort to promote housing development that is sensitive to the needs of older residents.
2. Encourage the development of duplexes and rental units in the Town of Arcadia to assist in providing housing opportunities for all income levels.

Transportation Element

Goal 1, a. Continue to enforce ordinances which guide and control the type of road access to all residential, institutional, commercial, and industrial properties within the Town. Such regulations stipulate maximum slope of the roadway, maximum and minimum width of the roadway, minimum degree of curvature, and the drainway specifications.

Town of Arcadia Comprehensive Plan

Goal 1, b. Continue to require a level of accessibility on all private access drives sufficient to accommodate emergency response vehicles of the type reasonably used in the area served.

Goal 1, c. It is recommended that the Town of Arcadia formalize “road maintenance sharing agreements” with neighboring towns to ensure the services continue to be provided efficiently and any liability issues are addressed.

Goal 2, b. Continue applying and researching funding opportunities.

Goal 2, d. Continue to biannually update the Town of Arcadia Road System on State of Wisconsin Department of Transportation’s Wisconsin Information System for Local Roads (WISLR) program.

Utilities and Community Facilities

Goal 1, a. Respond to the changing needs of the Town of Arcadia and provide adequate community services as needed.

Goal 1, f. Encourage and support the burial of utility lines when and where feasible. Provide utility companies with the Town of Arcadia Comprehensive Plan and work with them to bury lines when possible.

Goal 1, h. Continue to work with Trempealeau County every five years on the updates to the Trempealeau County Outdoor Recreation Plan. Participation in the plan maintains eligibility for the Town and County to apply for DNR recreational grant funding to improve parks. In addition to park grants, the Town may request DNR recreational grant funding for bike/pedestrian trails in the Town.

Natural, Agricultural, and Cultural Resources Element

Goal 1, b. Support continuation of state and county programs for farmland preservation. Follow the Trempealeau County Farmland Preservation Plan which was adopted in December 2016. The State of Wisconsin has transitioned from the Farmland Preservation Program to the Working Lands Initiative. The transition required 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 be eligible for tax credits must be located in area designated as an “Agriculture Enterprise Areas”.

Goal 3, a. It is recommended that development be avoided on lands that are of cultural, religious, or historical significance. This can be achieved by reviewing State Historical Society databases pertaining to historic structures and sites prior to approving development proposals.

Goal 3, b. It is recommended that the Town of Arcadia support the preservation of existing cultural and historic sites and activities in the Town (cemeteries, historic structures, etc.). As sites are identified, maintain a list and develop a map of historic or culturally significant sites.

Economic Development Element

Goal 1, f. Non-metallic Mining

1. Evaluate a non-metallic mining licensing ordinance for the Town. Non-metallic mine siting is a divisive issue in a community. The development and adoption of a licensing ordinance would set consistent standards within the Town for prospective mine operations. A licensing ordinance would allow the Town to enter into mining agreements with mine operators and provide the opportunity for financial reimbursement for mine impacts.

Goal 3, a. Annually meet with local business owners to determine their future growth needs and discuss business concerns. These meetings would provide the opportunity for the Town Board or designated committee to inform local business leaders of any upcoming projects or issues in the Town. To accomplish this a list of businesses and business representatives should be developed in order to maintain regular contact with business owners.

Goal 3, c. Business Park

Consider identifying a location for a business park and evaluate developing a business park for the Town of Arcadia. Issues to be addressed:

- Location
- Ownership (Private or Town)
- Roads and Utilities
- Funding Options (Tax Incremental Financing)
- Types of Businesses

Goal 4, a. Work to enhance the website for the Town to serve as a portal for information for potential home buyers and new business owners considering locating in the area. Several options exist for website development and maintenance.

Options:

1. Determine if staff have appropriate training and time to create and maintain an enhanced Town website for the purpose of promoting housing and economic development information.
2. Contract website development and maintenance services from a service provider.

Goal 4, b. Develop strong partnerships with existing organizations that currently oversee activities that promote the Arcadia area as a place to live, work, or visit. Evaluate joining the Arcadia Chamber of Commerce as a way to promote economic development in the Town. Work with Trempealeau County's Economic Development & Tourism Coordinator.

Goal 4, c. Develop an informational packet for potential homeowners highlighting community resources and services. In addition, publicize this information on the Town website.

Intergovernmental Cooperation Development Element

Goal 1, g. Maintain communication/cooperation with the City of Arcadia on future planning issues (land use, shared services, public utilities, etc.). Consider meeting annually with the City of Arcadia Common Council to discuss town and city issues, upcoming projects, and identify opportunities to work cooperatively in the future. Topics to discuss include:

- Explore the possibility of City sewer and water services extending into the Town of Arcadia to aide in housing and business development in the Arcadia area.
- Discuss Boundary Agreements and Local Government Revenue Sharing Agreements as identified in the City of Arcadia Comprehensive Plan.

Land Use Element

Goal 1, c. Identify conservancy organizations and make information available to landowners regarding land preservation options available through land conservancy organizations.

Goal 3, d. At the discretion of the Town, require new commercial/residential developments to prepare a community impact analysis which illustrates the impact of the proposed development on the town's transportation system, area school systems, tax base and any other information the town determines necessary. It is recommended that the Town of Arcadia determine the development threshold at which a community impact analysis will be required.

9.6 Plan Implementation Policies

The plan in part will be implemented with the County's Revised Comprehensive Zoning Ordinance. The Town of Arcadia has

been under county zoning since 1972 and recently adopted the revised zoning ordinance in May of 2008.

APPENDIX A – MAPS

Map 1 - Town of Arcadia Transportation System Map

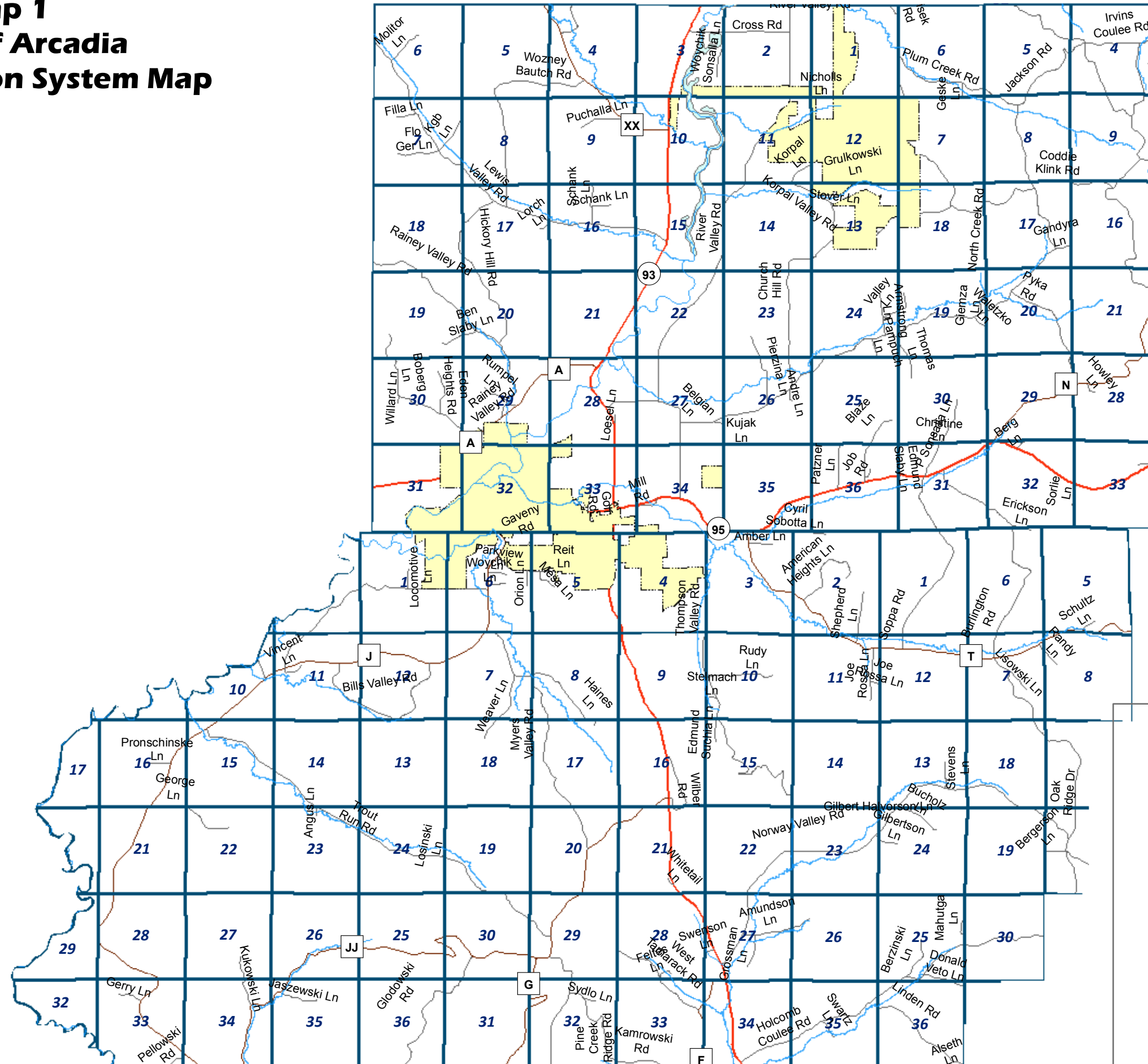
Map 2 - Town of Arcadia Community Facilities Map

Map 3 - Town of Arcadia Contour/Slope Map

Map 4 - Town of Arcadia Soils Map

Map 5 - Town of Arcadia Land Use Map

Map 1 Town of Arcadia Transportation System Map



Legend

- Water_Line
- Water_Region
- County_Sections
- Corp_Limits

Roads

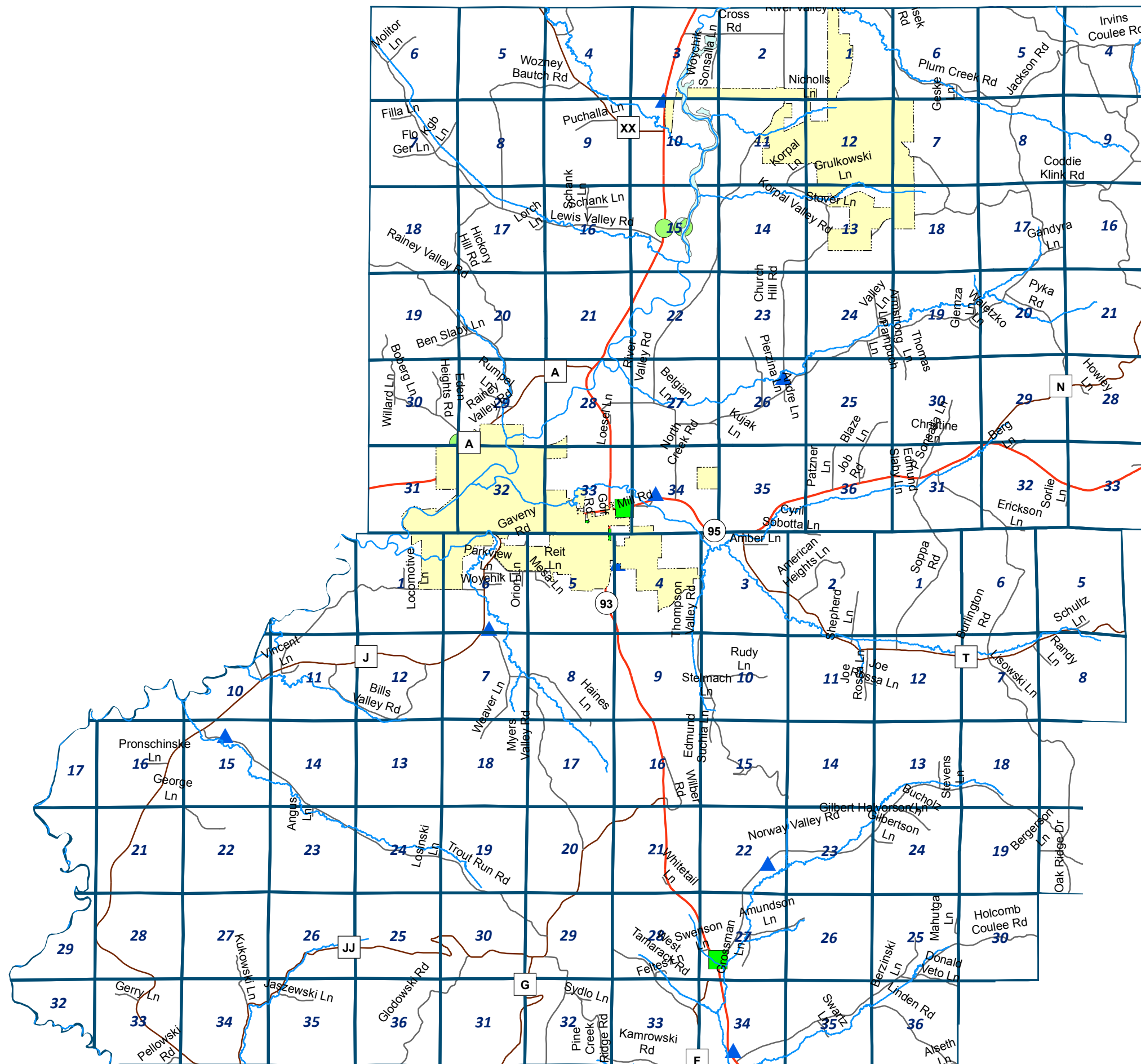
- Interstate
- US Hwy
- State Rd
- County Rd
- Town Rd



1 inch = 1.24 miles

Map 2

Town of Arcadia Sites



Legend

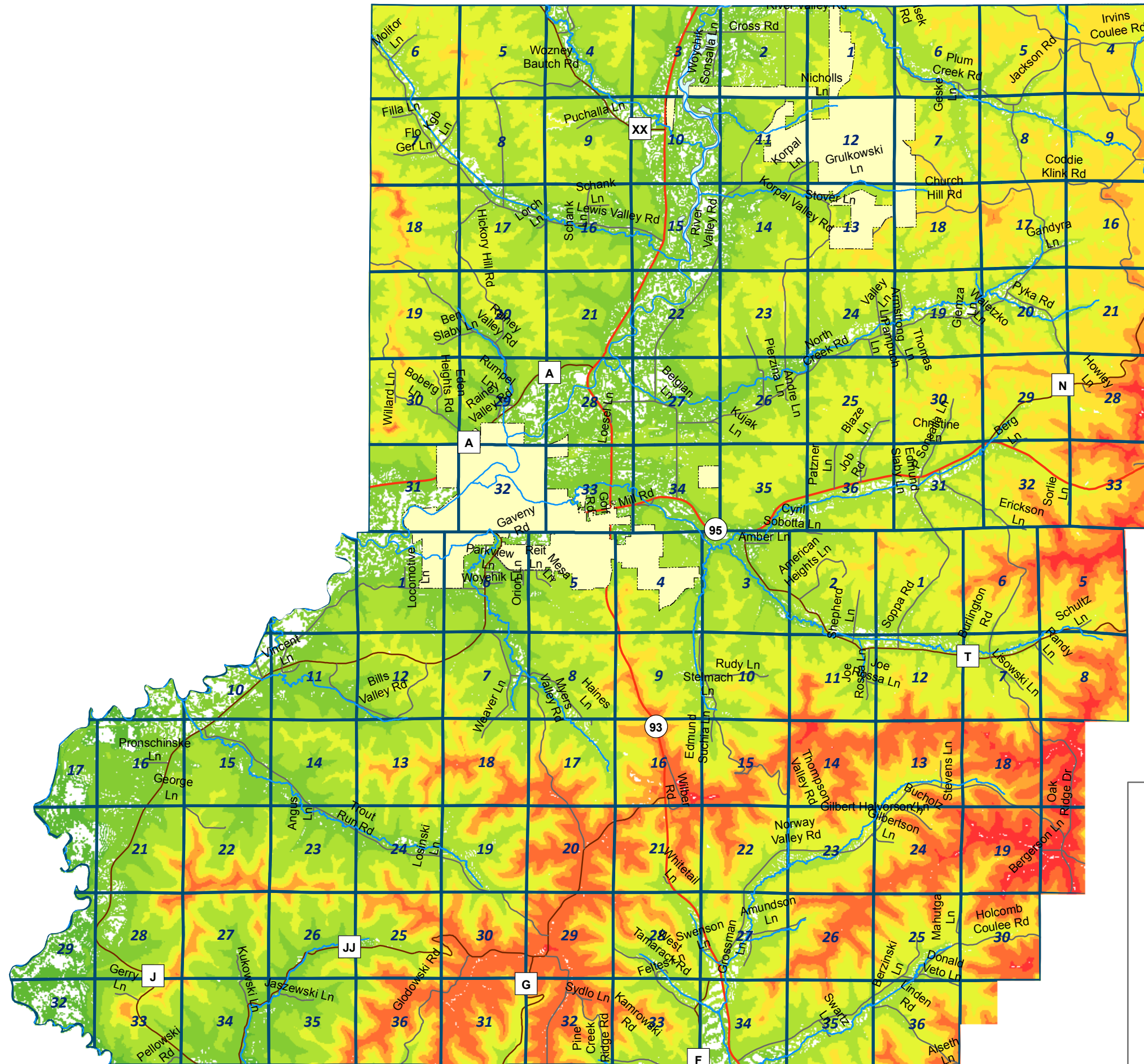
- Water_Line
- Water_Region
- County_Sections
- Corp_Limits
- ▲ CEMETERY
- GOVERNMENT
- PARK

Roads

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

1 inch = 1.25 miles

Map 3 Town of Arcadia Contours



Legend

- Water_Line
- Water_Region
- County_Sections
- Corp_Limits

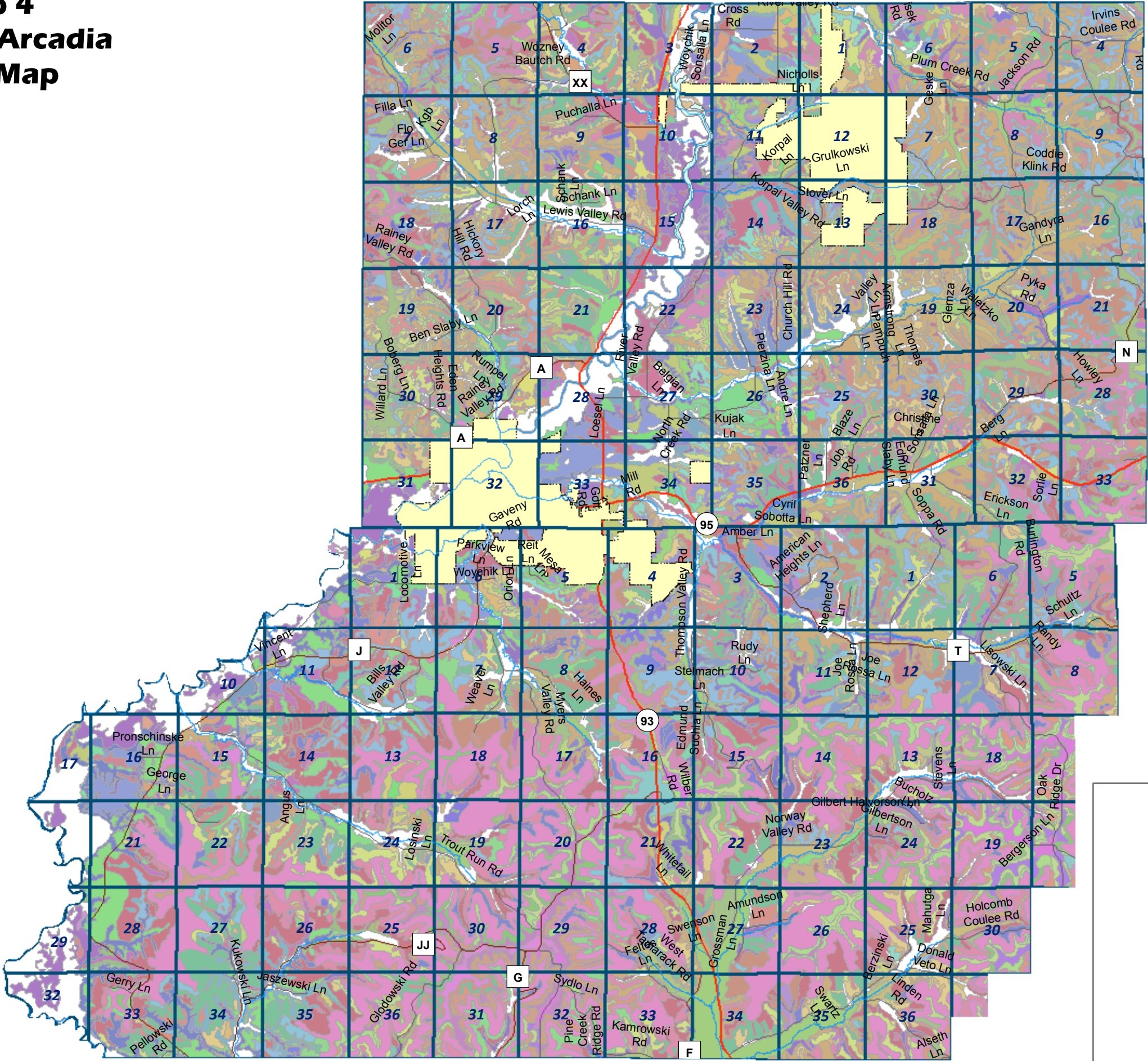
Roads

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



1 inch = 1.25 miles

Map 4
Town of Arcadia
Soils Map



Legend

- Water_Line
- Water_Region
- County_Sections
- Corp_Limits

Roads

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

1 inch = 1.24 miles










Map 5

Town of Arcadia

Land Use Map
















Legend

Roads

-  Interstate
-  US Hwy
-  State Rd
-  County Rd
-  Town Rd
-  Water_Region
-  County_Sections
-  Corp_Limits
-  Water

Land Use Districts

Land Use District

-  (Incorporated)
-  Commercial (C)
-  Commercial/Industrial (C/I)
-  Environmental Significance (ES)
-  Exclusive Agriculture (EA)
-  Exclusive Agriculture 2 (EA 2)
-  Industrial (IND)
-  Institutional (INST)
-  Primary Agriculture (PA)
-  Residential Public Utilities (RPU)
-  Residential – 20 (R-20)
-  Residential – 8 (R-8)
-  Right of Way (ROW)
-  Rural Residential (RR)
-  Transitional Agriculture (TA)

1 inch = 1.25 miles

