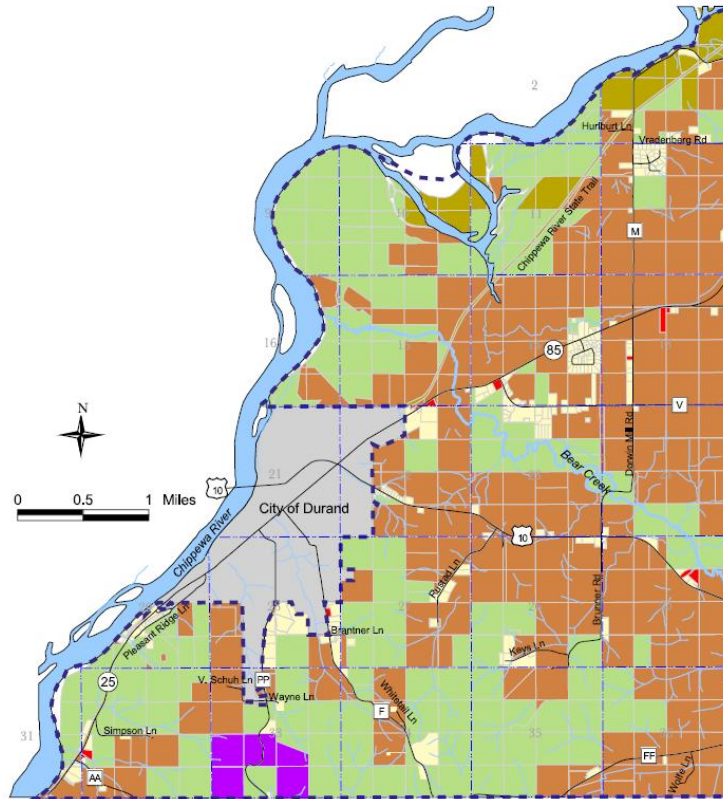


TOWN OF DURAND

PEPIN COUNTY, WISCONSIN



COMPREHENSIVE PLAN

2009-2029

Prepared by:
Town of Durand
N5986 Brunner Rd
Durand, WI 54736

With Assistance from:



Cedar Corporation
604 Wilson Avenue
Menomonie, Wisconsin 54751

Ordinance No. 2009- 02

An Ordinance to Adopt the Comprehensive Plan 2009-2029 for the Town of Durand, Pepin County, Wisconsin.

The Town Board of the Town of Durand does ordain as follows:

Section 1. Pursuant to Sec. 60.22(3) Wis. Stats. and Sec. 62.23(2) and (3), Wis. Stats., the Town of Durand is authorized to prepare and adopt a comprehensive plan as defined in Sec. 66.1001(1)(a) and described in Sec. 66.1001(2), Wis. Stats.

Section 2. The Town Board of the Town of Durand adopted written procedures designed to foster public participation in every stage of the preparation of its comprehensive plan, as required by Sec. 66.1001(4)(a), Wis. Stats.

Section 3. On April 9, 2009, the Town's Plan Commission adopted a resolution recommending that the Town Board adopt the "Town of Durand, Pepin County, Wisconsin, Comprehensive Plan 2009 - 2029". The Comprehensive Plan that the Plan Commission has recommended for adoption contains all of the elements required of a comprehensive plan by Sec. 66.1001(2), Wis. Stats.

Section 4. The Town Board held a public hearing on this Ordinance and Comprehensive Plan as required by Sec. 66.1001(4)(d), Wis. Stats on June 16, 2009, at 7:00 p.m. at the Durand Town Hall, N5986 Brunner Road, Durand, WI 54736. The hearing was timely given the Class 1 public notice required by Sec. 66.1001(4)(d), Wis. Stats. All affected individuals and entities received timely written notice as required by Sec. 66.1001(4)(e), Wis Stats.

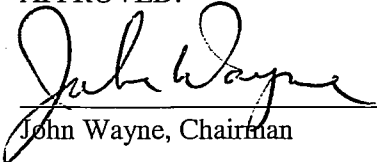
Section 5. NOW, THEREFORE, all prerequisites having been completed and pursuant to the authority set forth in Sec. 66.1001(4)(c) Wis. Stats, the Town Board of the Town of Durand does hereby enact this Ordinance and by so doing approve and put into effect its planning document entitled "Town of Durand, Pepin County, Comprehensive Plan 2009 - 2029".

Section 6. This Ordinance has been enacted by a majority vote of all members of the Town Board. It and the Town's Comprehensive Plan as referred to herein shall become becomes effective the day after posting or publication of this Ordinance, as required by law.

Adopted by the Town Board of the Town of Durand this 16th day of June, 2009.

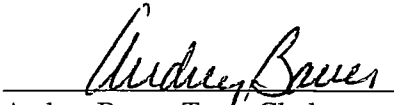
AYES 3 NO 0 ABSTAIN 0 ABSENT 0

APPROVED:



John Wayne, Chairman

ATTEST:



Audrey Bauer, Town Clerk

Adopted: 6-16-09

Published: 6-25-09

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CHAPTER ONE: INTRODUCTION

Vision

The Town of Durand is a small rural community surrounding the City of Durand, and admits vast areas of natural beauty in western Wisconsin. The Town of Durand has seen significant growth in the past ten years. This growth has been focused on residential development. Little or no growth has been seen from agricultural, commercial, or industrial facets. It appears the demand for rural residential building sites within the Town of Durand will continue to be strong in the future. Growth is inevitable, but future growth should maintain a harmonious relationship between residence, and the environment.

Purpose of the Plan

The purpose of the Town of Durand Comprehensive Plan is to promote an appropriate pattern of land use for the foreseeable future. The pattern of development promoted in this plan is intended to be consistent with the existing pattern of land use, a land use pattern which preserves the rural character of the town while promoting public health, safety, and well-being. Upon approval, the plan is intended to serve as a guide for development for the following 20 years. The Town of Durand Planning Commission made it a priority to include the desires of the area residents in the plan and to include the public throughout the entire planning process.

Comprehensive Plan Requirements

“The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.”

-Ch. 66.1001(4)(a) Wis. Stats.

Comprehensive Planning is an approach to land use planning and growth management that recognizes connections between development, quality of life and environmental concerns. In general, Comprehensive Planning encourages a greater mix of housing, commercial, and retail uses. Comprehensive Planning approaches preserve open space and other environmental amenities.

Benefits to Comprehensive Planning

There are a number of benefits to having a Comprehensive Plan for a given municipality. The following are benefits associated with adopting a Comprehensive Plan:

- Coordinating community activities by getting all agencies on the same page.
- Looking at the past and present to direct the vision for the future.
- Being proactive with planning to prevent future problems, rather than reactive and having to solve problems after they arise.
- Saving money by identifying duties within jurisdictions and not overlapping these duties through coordination.
- Preserving local control by having the local governmental body, approve and adopt the plan, rather than the state.
- Protecting area resources by identifying those areas that are treasured and establishing rules to protect those areas.

Location and Setting of the Town of Durand

The Town of Durand is located in Pepin County, which is situated in Western Wisconsin along the Mississippi River. The Town of Durand borders the Town of Lima to the east, the Chippewa River to the north and west, and in the south, the Town of Maxville, which is located in Buffalo County. U.S. Highway 10 and State Highways 25 and 85 are the primary highways that run through Durand Township.

Durand is generally rural in character. There are farms located throughout the town and much of the land is devoted to cultivation of crops. Most of the residential development consists of scattered single-family residences; there are two subdivisions and a mobile home park. The land adjacent to the Chippewa River is relatively flat while the rest of the town has rolling bluffs. The open space contains rural residences, farmhouses, farm fields, woodlots, and wetlands.

History of Durand

The Town of Durand was created at the same time Pepin County was established by an act of the Wisconsin Legislature in February, 1858. It was, however, known at that time as the Town of Bear Creek. The first meeting of the Town of Bear Creek occurred April 7, 1857.

In 1830, the white population in what would be Wisconsin was estimated at 3,000; mostly located around Green Bay and Prairie du Chien. In 1840, white population of Wisconsin Territory (which did include part of eastern Minnesota) was estimated at 13,600; while the Native American population was estimated at 27,000.

By 1836, logging and sawmill operations had begun to open along the Chippewa River Valley. The French Canadians were the first to arrive and came by the hundreds to work in the pinery. Many of them settled along the banks of the Chippewa and its tributaries,

and today that French heritage is evident in names like, Supri, Hei, LaPean, Patnode, and Claire.

Within a few years, immigrants from Europe had begun to arrive to work in the pineries of the Chippewa Valley. They came up the Mississippi to Lake Pepin, where the men would travel by keel boat or along a rugged wild path that followed the Chippewa to the mills and logging operations up river.

In 1846, Perry Curtiss settled near Eau Galle and opened the first farm in the area. Over the next few years, Curtiss watched the flow of men traveling between Lake Pepin and Chippewa Falls increase and saw the need for a convenient stopping place somewhere between. It seemed to Curtiss the mouth of the Bear Creek was an ideal location and in 1855 he started a village there called Chippewa. The first school in Pepin County opened in 1857 in Chippewa and was taught by Emma Eide.

Alexander Babatz in 1850 was the first settler at the site of Durand and was soon followed by Charles Billings, Leon Kralewski and Henry Pattison. . .and of course, Miles Durand Prindle, who arrived in 1856. Prindle and Billings soon laid out a village, which would eventually become the City of Durand. Early immigrants to settle in and around Durand came from a variety of European countries as reflected in their names, Gerber, Nicolai, Burgess, Smith, Weatherbee and Lieftring. In 1857, Prindle, George Ellsworth and W. E. Hayes built a sawmill to supply the needs of the immediate area. The year before Prindle had built a keel boat to carry freight to and from Read's Landing, Durand and Eau Claire. Businesses and houses were built and Durand prospered.

Meanwhile, upriver Perry Curtiss and the settlers who built houses and businesses in Chippewa had been deceived by several low-water seasons and did not at first realize they had developed their village in the flood plain. As many as thirty buildings were located in Chippewa at one time, including a hotel, a post office, several stores, and numerous residences. Most were eventually abandoned. Some buildings, including the hotel, were moved to Durand. In 1858, according to a first hand account, the little flood-prone village of Chippewa still had the ferry and the post office, and ". . . you can't have another within three miles." Durand, with leadership of A.W. Grippen, appealed to and received approval of the federal government to move the post office to Durand with D. C. Topping to be the new Postmaster.

About 1859, V.W. Dorwin built the first grist mill on this side of the Chippewa four miles upstream from Durand along the Bear Creek. Dorwin and his descendents were among the Town of Durand's leading entrepreneurs during its first half of existence. He made additions and improvements to his mill, which operated well into the 20th century. He also owned and operated a cheese plant and a carding mill.

The Irish Potato Famine of 1846 caused many Irish citizens to immigrate to America. By the early 1850s, many of them had found their way to the Bear Creek Valley. As evidence of just how many Irish Catholics (with names like Harmon, McDonough, Powers, Gleason, Kelly, Kane, Callahan, Egan, Fitzpatrick, Conley & Riley) had settled

in this area, in 1865 the first Catholic Mission Church in the area was sited in the Bear Creek Valley and named St. Patrick's.

Most immigrants from Germany and Austria came to this area during the 1860s and 70s. Prior to that the only Austrian settler had been Lorenz Schlosser, and only a few Germans with names like Lieffring, Kralewski, and Nussberger. And, the Norwegians came soon after.

Among these diverse nationalities, many who came here were Catholic. It apparently was not uncommon during those early years of the church that the gospel during Mass would be read in three different languages, French, German and English.

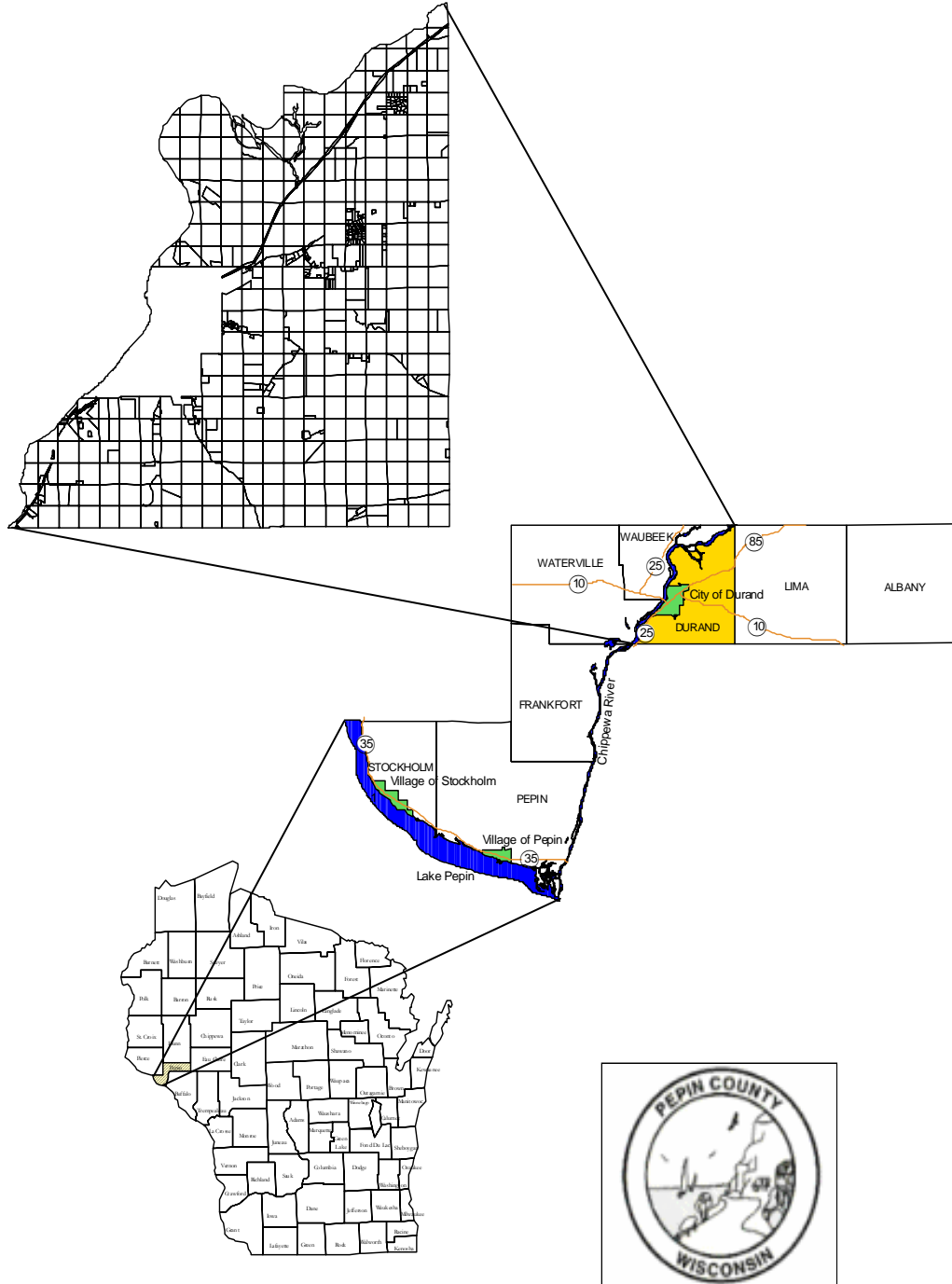
Durand was formally incorporated into a village by an act of the Legislature in 1871. The Town and Village may have been governed by a single body for some time after that...the Pepin County History has a notation that on April 28, 1887, the town and the village agreed to separate governments.

Construction of the Chippewa Valley and Superior Railroad began in 1882; one local contractor was Miles Prindle. That same year the CV&S was bought out by the Chicago-Milwaukee-St. Paul Railroad. Here's a note that appeared in one of the local newspapers of the time: ". . . the railroad workers at Bear Creek went on strike. They were paid \$1.75 for a ten hour day and contractors cut them back to a nine hour day for \$1.57." Despite the strike, the first train arrived in Durand in May of 1882. Trains served Durand for nearly a century, before being finally shut down in 1981.

(Sources: Pepin County History, Taylor Publishing Company, 1985; Parish of the Assumption, Anderl, Rev. Stephen, Weber Publishing Co., 1960)

MAP 1.1 DURAND

Map Durand
Regional Location of the Town of Durand



Summary of the Planning Process

Town of Durand Planning Commission

In February 2003, the Durand Town Board appointed the Planning Commission that prepared this plan. The Board established a number of objectives when selecting members for the commission. One objective was to select members from the greatest geographical distribution as possible. Another objective was to select some individuals who were long-standing or lifelong residents, as well as others who were relatively new citizens in the town. The Board was also interested in selecting individuals for the commission with different occupational backgrounds. All of the commission members are citizens who live in Durand. A list of the members of the Town of Durand Planning Commission is provided below.

Town Of Durand Planning Commission Members

Chairman:

John R. Wayne W5424 Cty Rd V, Durand, WI 54736

Commission Members:

Richard Bauer W5004 US Hwy 10, Durand, WI 54736

James Bauer N5620 State Hwy 25, Durand, WI 54736

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Nan Wolfe W5864 US Hwy 10, Durand, WI 54736

Once appointed the Town of Durand Planning Commission followed a process while developing this plan, and the steps in this process are described below. By following this process the commission tried to ensure factors pertinent to the future development of Durand were addressed and the interests of its citizens were also addressed.

Issue Identification

The Town of Durand Planning Commission participated in an issue identification discussion when they first convened for this project. The purpose of this discussion was threefold: 1) to identify problems and/or concerns about existing development that commission members thought should be addressed in the plan; 2) to identify problems and/or concerns about development that might occur in the future; 3) to identify possibilities and/or opportunities for development that they wanted addressed in the plan. A preliminary list of issues was drawn up, and these and numerous other issues that came up later were carefully thought about throughout the entire process of developing the plan. Knowing that they needed to address these issues gave the commission a sense of direction for the planning process.

Visions, Goals, Objectives and Policies

The Town of Durand Planning Commission set forth some visions to guide them in the direction for each chapter of the Comprehensive Plan. A vision is an overall statement that expresses the Town's expectations for the future. At the end of each chapter, the Planning Commission included statements of Goals, Objectives, and Policies. A goal statement in the Plan expresses a desired future condition and usually addresses one specific aspect of the vision. Objectives are statements that describe conditions or actions that are to be reached within a predetermined length of time. In order to achieve the goals and objectives of the Plan, policies need to be implemented. Policies are specific actions that can be taken to fulfill the goals. The vision and policies are based upon the issues identified by the commission, the information that was gathered and studied, and the results of the public opinion survey. The land use plan is intended to be consistent with the visions and policies.

Information Gathering and Analysis

Information was gathered and presented to the commission to facilitate the development of the plan and to address the issues identified in the first step of the process. Information on the physical features of the Town such as topography, soils and water resources was collected and presented to the commission with an analysis of how these features pose limitations for development. Historical population growth and past economic trends were evaluated to project future population and economic growth. The existing land use pattern was identified and studied, to ensure that the developed plan would promote land use that would be compatible with existing development.

Citizen/Public Involvement

The public and citizens of the Town of Durand were encouraged to participate in development of this plan in several ways. First, all members of the Town of Durand Planning Commission were citizens of the town, and therefore the entire process of developing the plan was directed by a representative group from the community. Second, a letter was sent out to all of the property owners in the Township in order to invite them to a cookout to discuss planning issues and pass out the public opinion survey. Third, a public opinion survey was also sent to every property owner in the town. Finally, after the commission prepared a draft plan, public meetings were held to get input from citizens and other interested parties. The public was encouraged to submit comments and attend the planning commission meetings.

Public Opinion Survey

After identifying issues and gathering and analyzing information for the plan, a survey was distributed to provide citizens of Durand with an opportunity to submit their opinions to the commission. Property owners in Durand were sent a copy for their input. A copy of the survey is included in Appendix A; the survey results are discussed in Chapter 2 and a tabulation of the results is included in Appendix B.

Plan Preparation

During this step in the process, the commission developed the Land Use plan map and planning area descriptions for Durand, taking into consideration all of the findings from the previous steps in the process. The Land Use Plan is found in Chapter 10 and contains a Future Land Use Map (Map 10.2) that delineates planning areas that are suitable for various types of development. The goals and policies establish guidelines for the future development of the town. The guidelines in the Land Use Chapter are also established for implementing the plan as well as a routine procedure for monitoring and revising the plan to keep it up to date.

Plan Adoption

Upon completing the plan, the Town of Durand Planning Commission presented the plan to the Town Board for their consideration and adoption.

Elements of a Comprehensive Plan

According to Wisconsin Statute 66.1001 (2) the contents of a comprehensive plan must include the following elements:

(a) Issues and opportunities element. Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit is used to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

(b) Housing element. A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.

(c) Transportation element. A compilation of objectives, policies, goals, maps and programs are used to guide the future development of the various modes of transportation, including highways, transit, and transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall

also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.

(d) Utilities and community facilities element. A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such 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 and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

(e) Agricultural, natural and cultural resources element. A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

(f) Economic development element. A compilation of objectives, policies, goals, maps and programs are used to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

(g) Intergovernmental cooperation element. A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and

to the region, the state and other governmental units. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

(h) Land use element. A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.

(i) Implementation element. A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, sign regulations, erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

-Ch. 66.1001 (2) Wis. Stats.

In addition, the state requires that these elements be developed in concert with Wisconsin's 14 goals for local planning, which are:

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.

3. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land uses densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
6. Preservation of cultural, historic and archaeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
12. Balancing individual property rights with community interests and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

-Ch. 16.965 (4)(b) Wis. Stats.

General Terms

The following are terms used in this document to describe certain aspects in the plan:

Vision: An overall statement related to each of the nine required elements expressing the Town's expectations for the future. These statements provide a framework and context to consider when making future land use decisions.

Goal: A statement that describes, usually in general terms, a desired future condition. Goals will usually only addresses one specific aspect of the vision.

Objective: A statement that describes a specific action or condition that is to be attained within a stated period of time. Objectives include ordinance changes, new programs, and other tasks. The objectives serve as a “to do” list to implement the plan. To be effective, objectives must be evaluated regularly and updated as necessary.

Policy: A course of action, or rule of conduct, used to achieve the goals and objectives of the plan. Policies are based on specific research. Therefore, they are developed after vision statements. In some cases, the policies relate closely to the vision, but provide more refined, specific actions.

CHAPTER TWO: PLANNING ISSUES & PUBLIC OPINION SURVEY

Introduction

As noted in Chapter One, the first step in the process of developing the Town of Durand Comprehensive Plan was to identify a vision of a plan and then establish problems, concerns, and opportunities about land use development that could be addressed in the plan. A preliminary list of issues was created, and these issues were refined as the process progressed; additional issues were also identified at various times in the process. An opinion survey was distributed much later in the process to determine how residents and/or property owners felt about the issues identified by the commission.

This chapter discusses the following: a vision of a plan, the exercise that was conducted to identify issues; the preliminary list of issues formulated during the exercise; the public opinion survey prepared by the commission; a discussion about the survey results; and a summary of the planning issues and the survey results associated with those issues.

Vision

Below is a vision statement that has been developed by the Planning Commission based on comments submitted by the public.

The Town of Durand is a quiet, rural community with farmlands and woodlands dominating the landscape. The quality of life is good. Limited single-family residential development is located on large lots throughout the Town helping to maintain rural character. Privately managed conservation or cluster development is available for those seeking smaller lot developments. The primary threats facing the Town are the water quality, loss of rural setting, loss of woodlands and unplanned development.

Issue Identification Exercise

After some preliminary discussion about the purpose of a comprehensive plan and the process for developing one, the Town of Durand Planning Commission took part in an “issues identification” process. The intent of the process was to identify concerns or issues that should be addressed while developing the plan.

The commission went through a “brainstorming” process during which each the group identify issues that could be addressed while developing the Comprehensive Plan. At subsequent meetings, all of the issues were reviewed and clarified, and some additional concerns were raised. The concerns were then expressed as statements and organized into several categories. At a third meeting, the group reviewed the statements and accepted them as preliminary planning issues for the Town of Durand Comprehensive Plan.

General Planning Issues

The preliminary issues identified as key concerns by the Town of Durand Planning Commission are listed below. These issues helped to guide the development of the plan:

- Septic systems and nitrates
- Irrigation and increase in nitrates
- Land rental
- Waste from adjacent townships
- Low end residential
- Water/soil issues
- Natural floodplain of Chippewa River
- Bear Creek-building on its banks/preserving habitat
- Protecting the bluffs
- Salvage yards-auto accumulation
- Accumulation of junk on property
- Future annexation locations
- Utility expansion(gas-cable) in subdivisions
- Non-permanent residence example: mobile homes for hunting shacks

Public Input Survey

After identifying key issues for the planning project, and after assembling and studying information relevant to the Comprehensive Plan, a survey was prepared and sent to citizens in Durand to provide them with an opportunity to express their opinions on the nine elements as described in Chapter 1.

The questions in the survey were grouped into seven categories similar to the groupings of issues laid out in the Smart Growth Initiative. The survey included categories of Issues and Opportunities, Planning for Growth, Housing, Transportation, Economic Development, Utilities and Community Facilities, and Land Use and Implications. Each section was selected to group specific questions into appropriate categories.

The first category of Issues and Opportunities dealt with questions pertaining to the quality of life in the Town of Durand. Questions were posed to find out how the residents feel about both the current quality of life, and what aspects the Town needs to improve on in the future.

The questions in the second section of the survey, "Planning for Growth," were intended to get citizens' opinions about the direction and type of growth that should occur in this area. Some of the questions referred to how the residents view the need for different residential development densities, the need for new businesses, and how the past five years have gone as far as growth is concerned.

The third group of questions relate to housing. People were asked to rate how they saw a variety of categories of housing stock. Questions involving transportation were included

in the fourth section of the survey. These questions just asked what would benefit the Town in regards to transportation needs and how traffic speed was viewed in the minds of residents.

Agriculture, Natural and Cultural Resources were grouped into the fifth section. Questions in this category deal mostly with environmental issues. These questions also look at groundwater and ask how Durand should protect the groundwater in the area.

Section six is about economic development. These questions were designed to find out how the residents feel about businesses that could be apart of the community. The first question asked if there was a job shortage and to what degree the shortage exists. One question had a list of seven services and qualities and the people were supposed to rate how they feel about the items listed.

The seventh section was about utilities and common facilities. These questions asked the residents to rate their existing utilities, and what there needs to be improvement on. And the last section tackles the land use and implementation category. These questions basically asked if the people feel the need for a comprehensive plan and if the Town should adopt a land use plan.

A copy of the survey is included in [Appendix A](#).

Survey Results

Residents living in the Town of Durand gave high marks to the quality of their lives and to the natural environment in which they live and want to continue the land use planning process, according the results of a survey conducted recently by the Town of Durand Planning Commission. The survey was sent to 245 households in the town; 111 were returned for a 45% response.

Around 80% of the respondents to the survey rated quality of life here as good or excellent. An equal number of respondents said they expected that quality of life to stay the same or improve. Eighty percent or more rated the area strong for both the safety of the neighborhoods and having a good school system.

Nearly 83% rated the quality of the environment in the town good or excellent; only 3% rated it poor in the survey. To protect or improve the quality of the natural environment, most respondents favored preserving woodlands, wetlands and river corridors and doing more neighborhood beautification projects rather than development of new rules and other regulatory activities by government.

More than 54% of the respondents agreed or strongly agreed the town should adopt a land use plan. Only 16% disagreed or strongly disagreed. However, 30% said they had no opinion. The responses were similar when asked if the town should adopt regulations to implement the plan.

The majority of respondents were satisfied with the current condition of roads, the reliability of electricity and other utilities, the quality of fire emergency services, the quality of the schools, and the adequacy of parks and green space. When asked which utility they would like to see improved upon, a third of the respondents (more than double any other) said "cable".

Respondents were evenly divided on issues related to lot sizes and locations of future residential development. Meanwhile, most felt there is a need for more moderately-priced homes, more housing options for low and moderate income families, and more assisted living for seniors. Most respondents also do not want to see more condominiums, higher-priced houses, or manufactured housing under 20 feet in length.

Only 29% thought existing farmland in the township should be kept as farmland. More than 51% said farmland should be used for purposes other than agricultural. The majority also did not think there are conflicts between rural residents and farming operations in the town. However, a similar number did not think there was room for large animal confinement operations in the town.

More than 70% of respondents believed there are not enough high-paying jobs in the area. Most believed the town is facing a job shortage. The vast majority said new businesses should be encouraged to locate in or near the Town of Durand. Most also said there should be tax incentives for businesses to locate here.

Seventy percent of the respondents said mosquitoes somewhat or greatly adversely affected the quality of life in the town. And, respondents were evenly divided whether the town should provide a community center; however, nearly one-third of the respondents reported having no opinion.

A copy of the survey results is included in [Appendix B](#).

SWOT Assessment

A SWOT analysis was completed by the Planning Commission through a brainstorming session during one of the meetings. SWOT stands for Strength, Weakness, Opportunity, and Threat. A SWOT assessment is used to determine the characteristics that need to be addressed in the Town of Durand's Comprehensive Plan. The SWOT exercise it to get the Planning Commission to think about where we were in the past, where we are presently, where we are going, and how do we get there as a community. The following are definitions of terms in SWOT:

Strengths: Characteristics that make a community stand out when compared to other communities. A strength can be a physical aspect, a community program, or an environmental condition.

Weakness: Characteristic that the residents feel needs to be improved.

Opportunities: An existing characteristic in the community that could be potentially utilized or improved.

Threats: Anything that could jeopardize the future positive aspects of a community.

Strengths:

- Good quality of life
- Good roads
- Rural atmosphere
- Access to hunting and fishing

Weaknesses:

- No planning in the Township
- No appeal for new businesses
- Lack of employment opportunities
- Lack of public involvement in town government process

Opportunities:

- Comprehensive land use plan
- Preservation of woodlands, wetlands, and river corridors
- Future business opportunities along highways
- Project area for Lower Chippewa River

Threats:

- Ground water quality
- Unknown future development
- Conflict in land use
- Loss of woodlands and loss of rural lifestyle

A copy of the Public Participation Plan and Resolution is included in [Appendix C](#).

CHAPTER THREE: AGRICULTURAL, NATURAL & CULTURAL RESOURCES

Introduction

This chapter presents information about the physical features and natural resources found in the Town of Durand, and discusses the constraints they impose on development. Soil susceptible to groundwater contamination, steep topography, poorly drained soils, surface water features, floodplains, and wetlands are examples of physical and natural features that can impose limitations on development. In some cases, these constraints can be overcome with extensive and costly development methods; however, development would be better accommodated in areas where limitations are slight and sensitive natural features will not be disturbed. Identifying areas that are sensitive to or otherwise impose limitations on development is an important step in the process of formulating a land use plan for the Town of Durand.

Agricultural, natural, and cultural resources are valuable aspects of the Town of Durand. Farmland, surface water, groundwater, and endangered species are just a few of the many vital resources to fit into this category. Based on the values set forth early on in this plan, this chapter looks at these resources.

Looking at an area's natural resources is a good way to determine the potential the land has for development. Environmental characteristics must also be considered for limiting development. The Town of Durand has natural resources and environmental issues to consider when looking at future development.

Vision

The Town of Durand's rural setting is the gem of the community, from quaint family farms, to the beautiful and bountiful Chippewa River. The Chippewa River and Bear Creek are focal points for community pride and remain a prime source for various water-related activities. These resources offer many hunting and fishing opportunities with the location of the Chippewa corridor and the Bear Creek. The Town also has many beautiful wooded hillsides that provide habitat and local beauty to the area. The protection of these waterways and wooded hillsides are essential in the stature of this community.

Many recreational opportunities are provided and will continue to be provided in the Town that wisely utilizes the area's natural resources. Agriculture is a large part of the Town's current land use and will continue to be a vital role in planning the future of the Town. Preserving woodlands, wetlands, blufflands and other natural areas are essential to this rural community.

Topography

The topography of Town of Durand has a variety of landscapes ranging from rolling fields to bluff land areas. The Chippewa River shorelines along the northwestern border of the Town are lowest lying areas, while the tops of the bluffs are the highest.

Water generally either drains into Bear Creek that eventually flows into the Chippewa River or into the Chippewa River directly. Runoff is collected in the Chippewa River and eventually flows into the Mississippi River.

Problems with erosion and pollution from runoff can occur where there is steep topography, particularly if areas with steep slopes are disturbed. Slopes that are 20 percent or greater are highly susceptible to these problems. Driveways with steep slopes also pose significant problems or may prohibit access for fire protection vehicles.

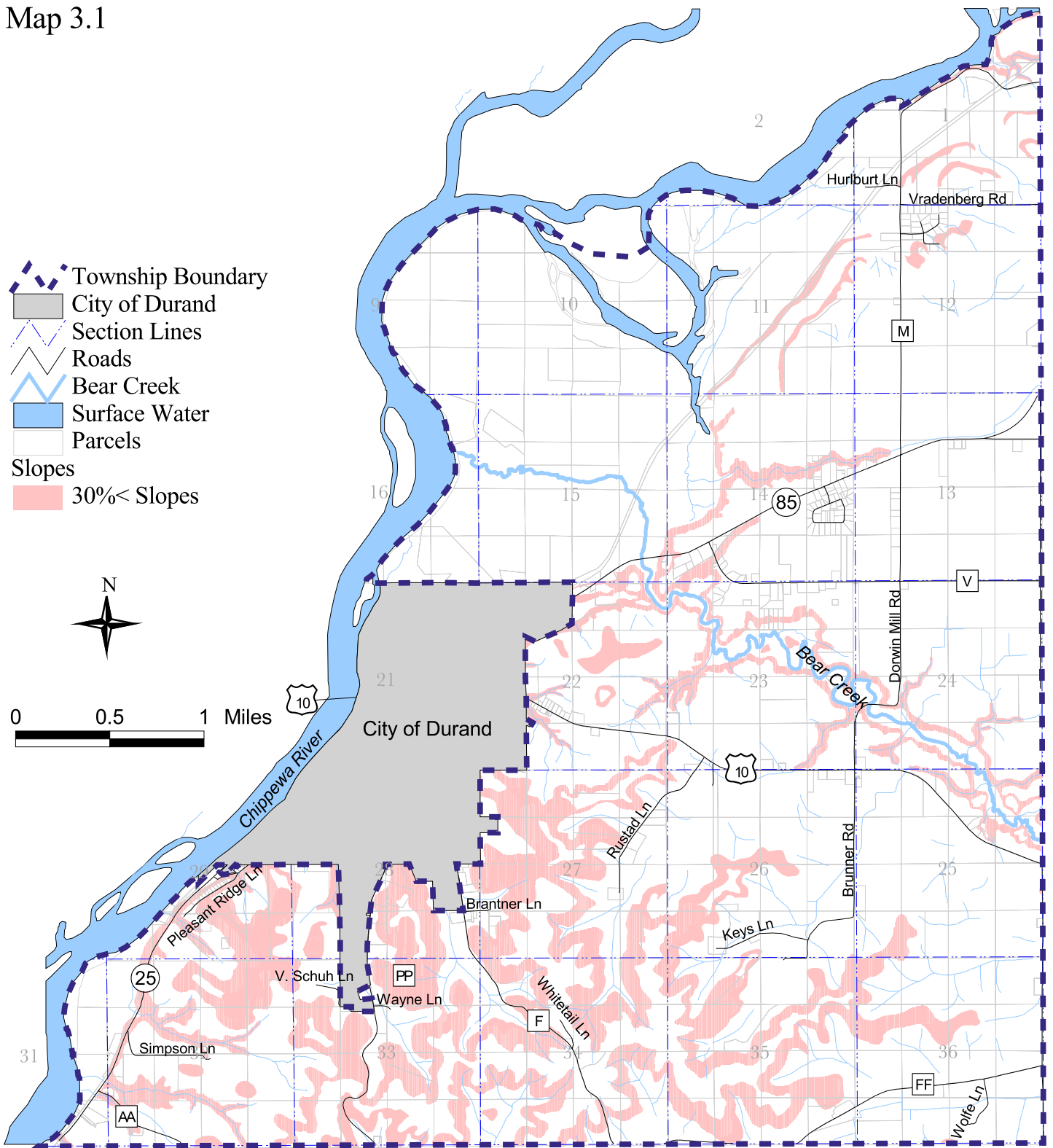
Steep slopes of 30% or greater are found along the Bear Creek Riparian Zone, and in the southern half of the Durand Township in the bluff land. Most of the northern half of township has slopes between zero and 12%. MAP 3.1, illustrates the location of slopes greater than 30% in the Town of Durand based on soil characteristics.

It is preferable, both environmentally and economically, to place development on land with slopes less than 30%. Any development proposed in areas having slopes of 30% or more should be carefully planned to mitigate or avoid these problems.

Steep Slopes

Town of Durand

Map 3.1



Source: Soil Survey of Pepin County, 2002



Soils

The soils in the Town of Durand have been analyzed and categorized according to their suitability for different types of development and their productivity for agriculture. The Soil Survey of Pepin County, Wisconsin, prepared by the U.S. Department of Agriculture’s Natural Resources Conservation Service (NRCS), was the source of information for this analysis.

The Town of Durand has 35 of the 58 different soil names found in Pepin County. In the TABLE 3.1 shown below, are the different types of soil classifications found in the Town of Durand.

TABLE 3.1: Soil Classification

Types of Soils in Durand Township		
ALGANSEE-KALMARVILLE COMPLEX	FINCHFORD LOAMY SAND	NORTHBEND-ETTRICK SILT LOAMS
ARENZVILLE SILT LOAM	GAPHILL-ROCKBLUFF COMPLEX	ORION SILT LOAM
BEARPEN SILT LOAM	GARNE LOAMY SAND	PEPIN SILT LOAM
BOPLAIN SAND	HOOPESTON SANDY LOAM	PITS
CHASEBURG SILT LOAM	KEVILAR SANDY LOAM	PLAINFIELD SAND
CHURCHTOWN SILT LOAM	KOMRO LOAMY SAND	PRISSEL LOAMY SAND
DRAMMEN LOAMY SAND	LOWS LOAM	RIVERWASH
DUNNBOT FINE SANDY LOAM	MARKEY AND SEELYEVILLE MUCKS	SCOTAH LOAMY FINE SAND
ELEVASIL SANDY LOAM	MARKEY MUCK	SEATON SILT LOAM
ELLA SILT LOAM	NEWGLARUS SILT LOAM	URNE FINE SANDY LOAM
ETTRICK SILT LOAM	NEWSON MUCKY LOAMY SAND	WATER
FARRINGTON LOAMY SAND	NORDEN SILT LOAM	

Source: Soil Survey of Pepin County, Wisconsin, 2001.

Soils Susceptible to Ground Water Contamination

The two soils in the Town of Durand that are considered to be susceptible to ground water contamination are Finchford loamy sand with a 0 to 3 percent slope and Finchford loamy sand with a 2 to 6 percent slope. MAP 3.2 shows the areas in the Town of Durand where the soils are susceptible to ground water contamination.

Soils that are “Susceptible to Ground Water Contamination” means any one of the following:

1. An area within 250 feet of a private well.
2. An area within 1,000 feet of a municipal well.
3. An area within 300 feet up-slope or 100 feet down-slope of karst features.
4. A channel with a cross-sectional area equal to or greater than 3 square feet that flows to a karst feature.
5. An area where the soil depth to groundwater or bedrock is less than 2 feet.
6. An area where the soil does not exhibit one of the following characteristics:

- a. At least a 2 foot soil layer with 40 percent fines or greater above groundwater and bedrock.
- b. At least a 3 foot soil layer with 20 percent fines or greater above groundwater and bedrock.
- c. At least a 5 foot soil layer with 10 percent fines or greater above groundwater and bedrock.

[“Percent fines” means the percentage of a given sample of soil which passes through a #200 sieve] (NR 151.002)(32) (NR 151.015)

Soil Suitability for Different Types of Development

All soils have some limitations for development. Soils with slight limitations have properties that are easily overcome, creating minor limitations for development. Soils with moderate limitations have some properties that are unfavorable for development. However, these properties can be overcome by special planning and design. Soils having severe limitations for development have properties that are so unfavorable that they are difficult to correct or overcome without major soil reclamation, special designs, or intensive maintenance.

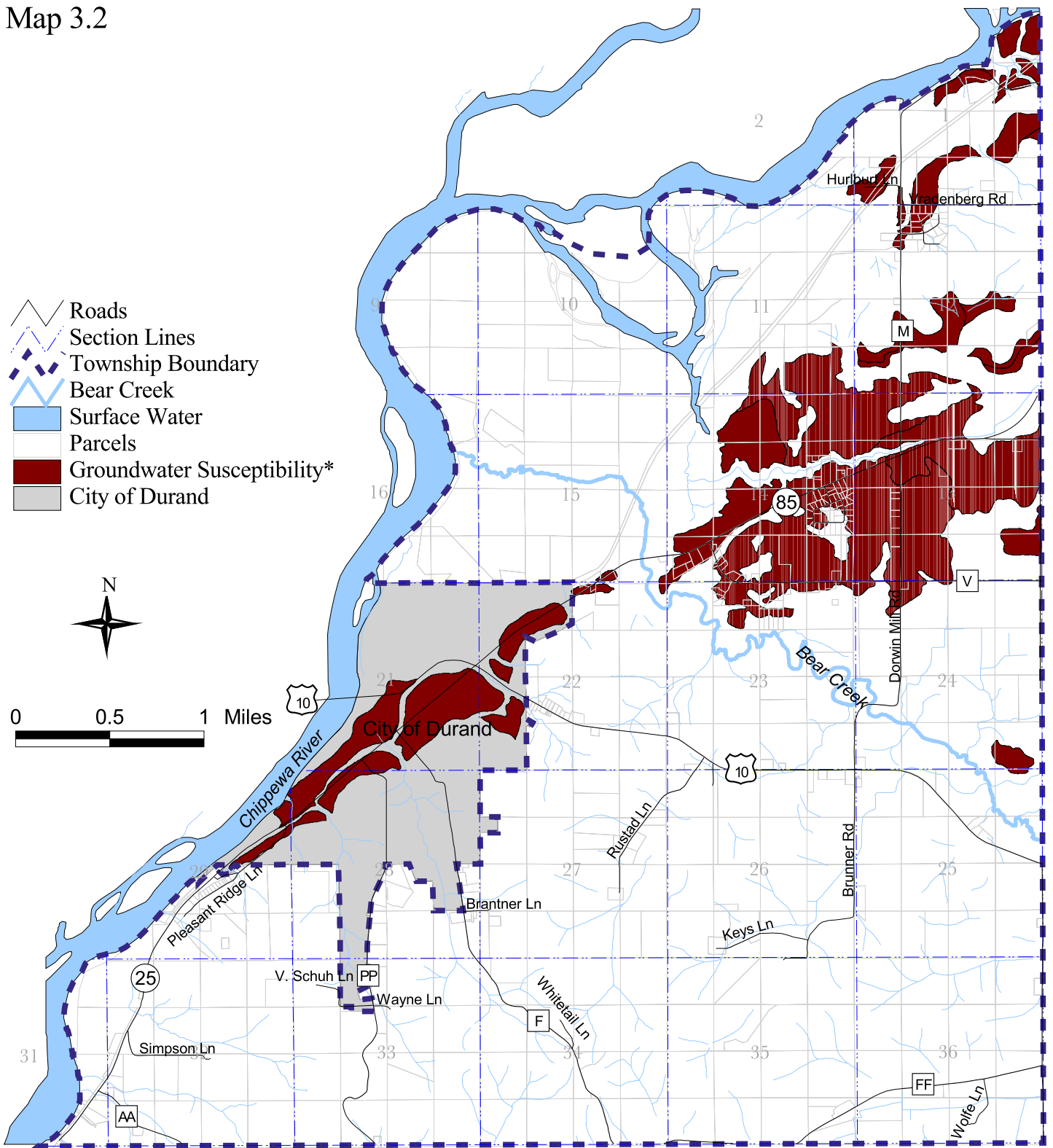
All soils in Pepin County have been rated for their limitations on the following types of development: conventional septic system absorption fields, sewage lagoons, shallow excavations, dwellings with basements, sanitary landfills, and local roads and streets. MAP 3.3 illustrates the limitations of soils for conventional septic system absorption fields in Brunswick and MAP 3.4 shows the limitations of soils for dwellings with basements.

There are numerous other types of septic systems that can be constructed in addition to conventional systems with the typical absorption field. Consequently, MAP 3.3 should not be considered as a map that illustrates limitations for all types of septic systems. Areas that have moderate or severe limitations for conventional systems may be suitable for mounds or other types of systems. However, mounds and other systems that are more highly engineered or technical are generally more expensive to construct than conventional systems.

Groundwater Susceptibility

Town of Durand

Map 3.2

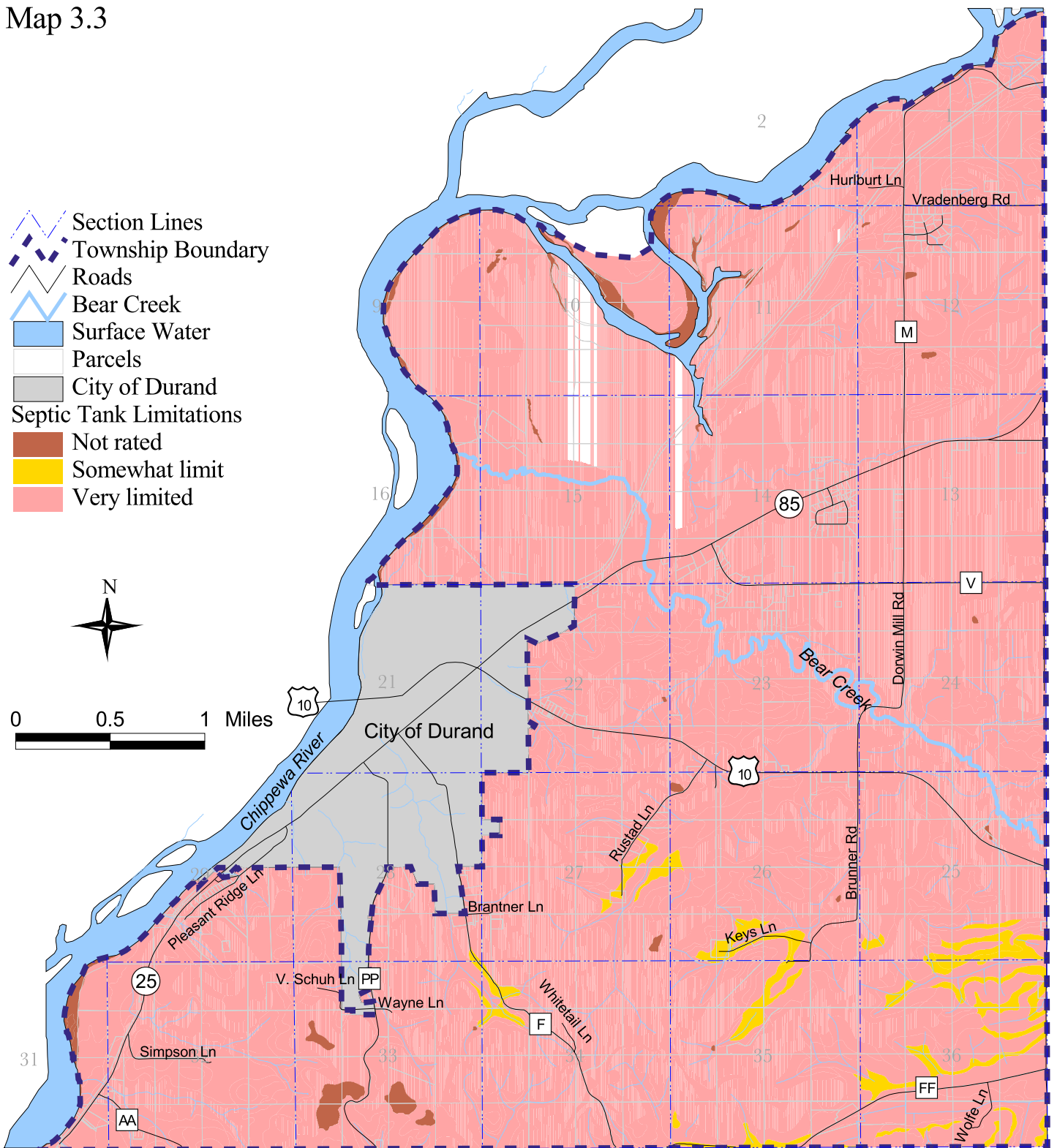


*Susceptible to Contamination

Soil Limitations - Septic

Town of Durand

Map 3.3



Limitations include: depth to bedrock, flooding, percs slowly, ponding, poor filtration, subsides, and wetness.

Somewhat Limited: Indicates limitations should be recognized but generally can be overcome by good management or special design.

Very Limited: Indicates that overcoming the limitations may be difficult or impractical. Increased maintenance may be required

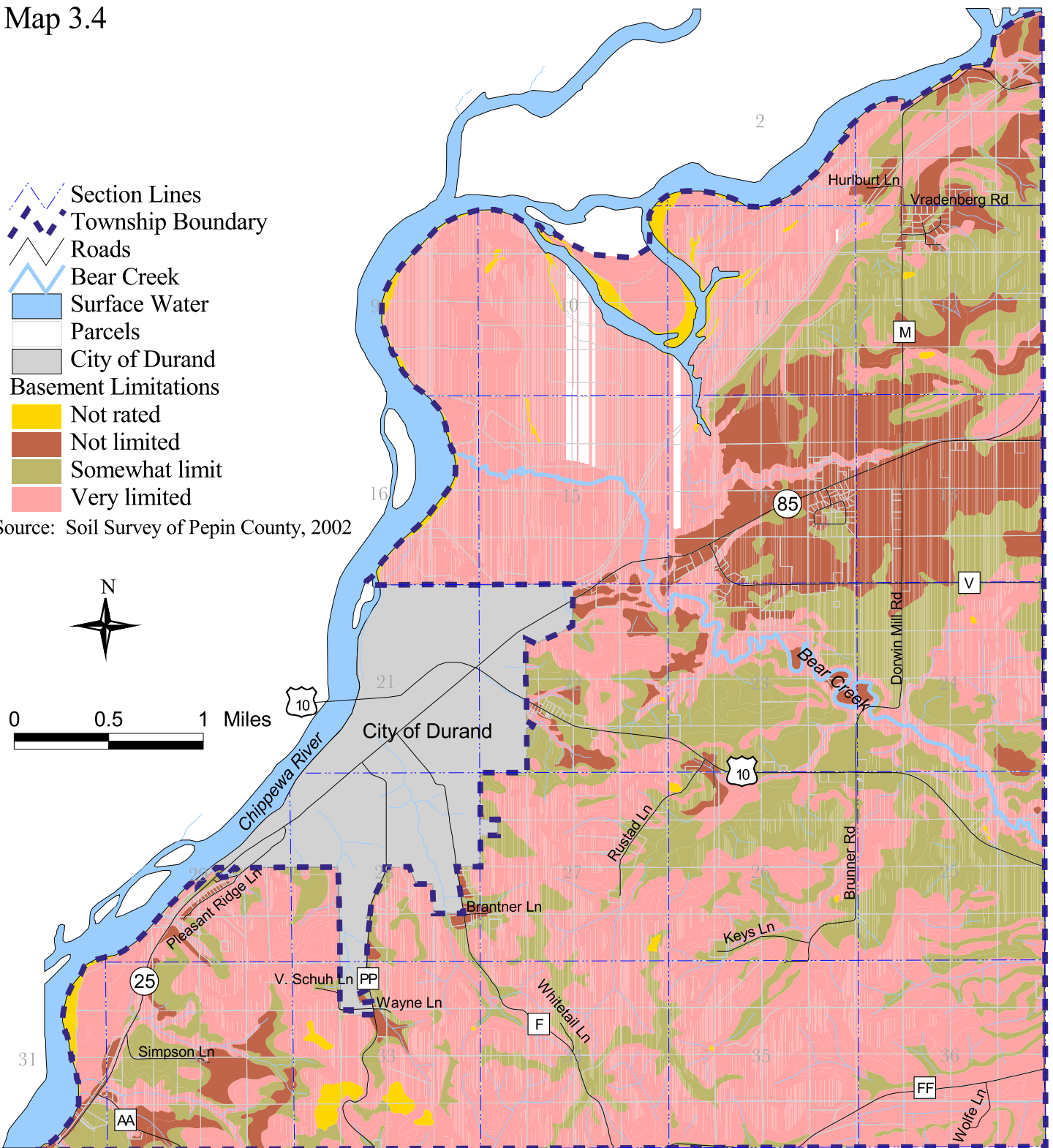
Source: Soil Survey of Pepin County, 2002



Soil Limitations - Basements

Town of Durand

Map 3.4



Source: Soil Survey of Pepin County, 2002

Limitations include: depth to bedrock, flooding, percs slowly, ponding, poor filtration, subsides, and wetness.

Not Limited: Soil Properties and site features generally are favorable for the indicated use and limitations are minor and easily overcome.

Somewhat Limited: Indicates limitations should be recognized but generally can be overcome by good management or special design.

Very Limited: Indicates that overcoming the limitations may be difficult or impractical. Increased maintenance may be required

Productive Agricultural Soils

All soils in Pepin County have also been assessed to determine how productive they are for cultivation of agricultural products. Prime farmlands are lands with naturally occurring soils that are capable of producing a sustained high yield of crops with minimal cultural inputs, such as irrigation or fertilization; these soils also have the least risk of damage when they are farmed.

MAP 3.5 delineates the prime farmlands in the Town of Durand. These soils have been mapped prime agriculture as identified by the Natural Resource Conservation Service bases upon soils.

Most of the prime agriculture lands lie in the bottom of valleys in the southern one-half of the township. It should be noted that the majority of the prime agriculture land in the town is currently be utilized as agricultural land.

Currently, a large majority of the non-prime agricultural land in the north half of the town is being utilized as agricultural land. Although land owners may produce a crop off these properties, based upon the year, many inputs have to be added to these soils such as nutrients and irrigation to produce a sustainable yield. Due to the physical capabilities of soils in these non-prime agricultural soils many of these nutrient leach through the soil and enter the somewhat shallow groundwater table.

Productive Agricultural Areas

Lands that produce food and provide scenic open space, wildlife habitat and clean water are increasingly at risk from urban sprawl and rural subdivisions. According to an American Farmland Trust (AFT) study, every state in the nation is losing irreplaceable agricultural resources to urban sprawl, converting more than one million acres a year to development.

Saving farmland and open space is an investment in rural communities, rural economies and our important natural resources. Determining how we use our dwindling natural resources will be among the most important issues for the Town of Durand over the next decade or longer.

(Source: Maryland's Rural Legacy website,
<http://www.dnr.state.md.us/rurallegacy/rlnews/rurallegacy101.html>)

Right to Farm- Most states have some form of Right-to-Farm legislation that protects the farmer if that farmer is operating according to levels prescribed in the Right-to-Farm Act. The goal of the law is to legislatively lift the threat of nuisance lawsuits against farmers. Nuisance issues include operational byproducts such as, odor, noise and water pollution. This law is designed to encourage agricultural production and discourage land use conflicts between expanding livestock operations and their neighbors. Ideally, the

Town of Durand would establish areas for agriculture and separate areas for other land uses while including buffer or conservation areas to separate the multiple uses.

Small Family Farm- The National Commission on Small Farms designates small farms as those that gross under \$250,000 per year. Farmfoundation.org defines a family farm as "any farm organized as a sole proprietorship, partnership, or family corporation."

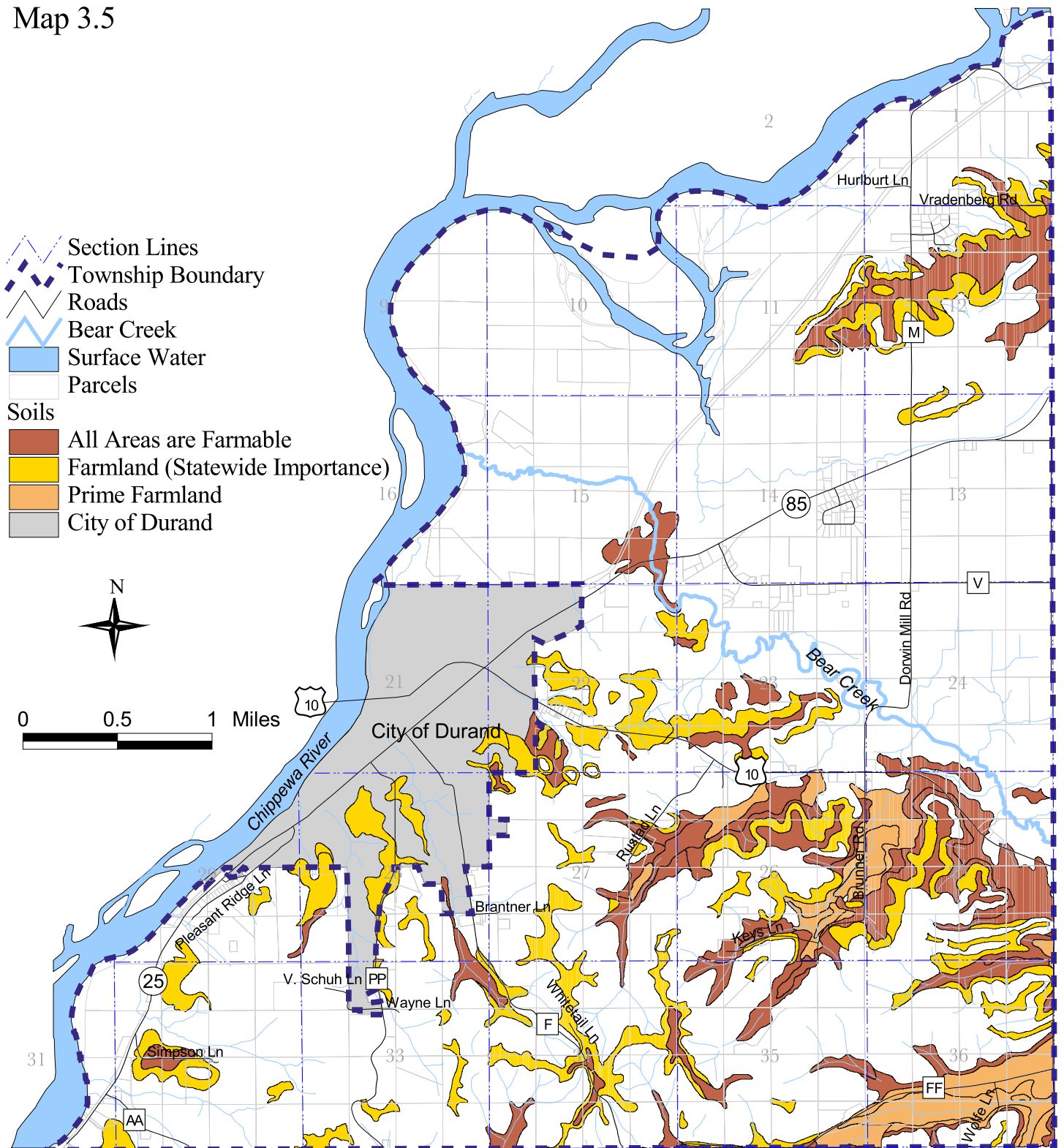
Concentrated Animal Feeding Operations (CAFO)- Agricultural land use has been shifting to larger, more crowded farming operations. This is causing a higher concentration of manure in a smaller area. Concentrated Animal Feeding Operation (CAFO) is an animal feeding operation which meets or exceeds specified criteria. The amount of waste generated from these operations, if not properly managed, can cause problems for adjacent land uses. Because of this reason, the EPA has established rules regulating these operations. The implemented rules guided by the EPA are set up to protect the land and water supply surrounding CAFO's as well as improve the air quality. In order to keep tabs on farms that are classified as CAFO's, these farms must apply for a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES permit has established criteria and regulations for the CAFO's.

Not only are these laws important for protecting the environment, they are vital to protecting adjacent landowner's property. CAFO's locate in the Town of Durand should comply with these regulations to protect themselves from potential litigation.

Agricultural Lands

Town of Durand

Map 3.5



Prime farmland soils, as defined by the U.S. Department of Agriculture, are soils that are best suited to food, feed, forage, fiber, and oilseed crops. Such soils have properties that favor the economic production of sustained high yields of crops. Prime farmland soils may presently be used for cropland, pasture, woodland, or other purposes. They are used for food and fiber or are available for these uses.



Surface Water

There are two important bodies of water that are part of the Town's natural resources: The Chippewa River and Bear Creek. The Chippewa River is a river rising in the lake region of northern Wisconsin and flowing about 180 miles generally south to the Mississippi River. Bear Creek is a body of water that meanders from the east and flows into the Chippewa River on the northwest border of the Town.

The Chippewa River borders the Town on the north and west and is a significant navigable stream. There is also one other significant body of water in the Town named Bear Creek. Bear Creek enters the Township from the eastern border and follows Highway 10 and continues on flowing northwest where it empties into the Chippewa River just north of the City of Durand. MAP 3.6 illustrates the location of these surface water features and other non-navigable water features in Durand. For the purpose of this map, wetlands are not included in surface water features even though water may reside on the surface for some of the year, or the entire year.

The Chippewa River at the Town of Durand is a part of Lower Chippewa River Basin. According to the Wisconsin Department of Natural Resources' report on "The State of the Lower Chippewa River Basin," there are 103 miles of the Chippewa River in the Lower Chippewa River Basin. The basin extends from the Holcombe dam to the Mississippi River. The average annual flow for the river is 4,343 cubic feet per second at Holcombe dam, and 6,548 cubic feet per second at Durand.

Shorelines

The shorelines in the Town of Durand along the Chippewa River mostly consist of wetlands with some farmland and forestland mixed in. The county has a shoreline ordinance protecting this delicate area of land. This ordinance is described in greater detail later on in the Implementation Chapter 11.

Shorelines along the Chippewa River have abnormal amounts of soil erosion problems due to the fluctuating water levels related to the dams upstream. One method used to reduce stream bank erosion is riprap. Riprap is a large pile of angular boulders set along a shoreline to reduce erosion by waves or currents.

According to the Wisconsin Administrative Code in Chapter NR 115, it is important to recognize the need to protect wetlands in shoreland areas. This chapter describes what is allowed as far as development in shoreland areas. It also details what restrictions there are to development on this type of land. It is important to consider these resources when contemplating the location of zoning for the Town. These resources are protected because they provide wildlife habitat, water filter, floral diversity, flood protection, shoreland protection, and an important recharge area for groundwater.

Floodplains

Floodplains are another resource that should be protected because of the many vital roles they play in the environment. Flood and erosion control, water quality, groundwater recharge, and wildlife habitats are functions of properly maintained floodplains. Allowing development in floodplains is ill-advised because these areas are prone to flooding and any property is likely subject to some form of damage.

The floodplains associated with these surface water features are delineated on MAP 3.6. Structural development should be avoided in floodplain areas because of the long-term likelihood that flooding would cause costly damage or loss of structures in these areas.

Wetlands

In 1978, the Wisconsin State Legislature defined a wetland as being, “an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions. Wetlands are important to the natural environment in several ways. They serve as groundwater recharge zones, which are areas where surface water “drains” into groundwater aquifers. The vegetation found in wetlands filter the water running through them, taking up silts and other runoff materials before these materials can reach the groundwater or enter streams and lakes. The vegetation also acts like a “sponge” during times of flooding, holding considerable water thereby diminishing the extent of flooding downstream. Wetlands also provide habitat for a variety of plants and animals. Because of their importance to the environment, wetland areas should be protected from development. MAP 3.6 shows the locations of wetlands in the Town of Durand.

Federal wetlands don’t have to be adjacent to navigable bodies of water and are regulated by federally funded farm programs. The Wisconsin Department of Natural Resources and the Army Corps of Engineers regulate use or development of Other Wetlands. They can also be smaller than 5 acres.

The Town of Durand wetland regulations are based on Wisconsin State regulations which define wetlands as land that is adjacent to navigable bodies of water that are 5 acres or larger. A wetland is defined as follows: any area where water is at, near, or above the surface long enough to support hydrophytic vegetation, having soils that are indicative of wet conditions. Wetland Zoning regulations are enforced by Pepin County.

Water Quality

Standards have been established for water quality by the Department of Natural Resources under the Chapter NR 140. The standards set have to do with substances found in the groundwater, or substances that have a reasonable chance of getting into the groundwater. Water quality is a growing concern for the Town of Durand due to the high amount of soils susceptible to ground water contamination and the increasing levels of nitrates in a few of the wells tested in the Town.

Groundwater

Groundwater is water that is found underground in the cracks and spaces in soil, sand and rock. Groundwater is stored in-and moves slowly through-layers of soil, sand and rocks called aquifers. Aquifers typically consist of gravel, sand, sandstone, or fractured rock, like limestone. The main types of aquifers in the Town of Durand are sand and gravel. Because of the lack of fines in the upper levels of the soil in Durand, these aquifers are susceptible to groundwater contamination. These materials are permeable because they have large connected spaces that allow water to flow through. The speed at which groundwater flows, depends either on the size of the spaces in the soil or rocks and how well the spaces are connected.

The area where water fills the aquifer is called the saturated zone (or saturation zone). The top of this zone is called the water table. The water table may be located only a foot below the ground's surface or it can sit hundreds of feet down.

Groundwater can be found almost everywhere. The water table may be deep or shallow; and may rise or fall depending on many factors. Heavy rains or melting snow may cause the water table to rise, or heavy pumping of groundwater supplies may cause the water table to fall. The main cause of heavy pumping is due to irrigation and that may cause the groundwater level to recede.

Water in aquifers is brought to the surface naturally through a spring or can be discharged into lakes and streams. Groundwater can also be extracted through a well drilled into the aquifer. A well is a pipe in the ground that fills with groundwater. This water can be brought to the surface by a pump. Shallow wells may go dry if the water table falls below the bottom of the well. Some wells, called artesian wells, do not need a pump because of natural pressures that force the water up and out of the well.

Groundwater supplies are replenished, or recharged, by rain and snow melt. In some areas of the world, people face serious water shortages because groundwater is used faster than it is naturally replenished. In other areas groundwater is polluted by human activities. In areas where material above the aquifer is permeable, pollutants can readily sink into groundwater supplies. Groundwater can be polluted by landfills, septic tanks, leaky underground gas tanks, and from overuse of fertilizers and pesticides. If groundwater becomes polluted, it will no longer be safe to drink.

Groundwater is used for drinking water by more than 50 percent of the people in the United States, including almost everyone who lives in rural areas. The largest use for groundwater is to irrigate crops.

Residents must be careful of what they put into the soil, because a lot of what goes into the upper layers of the soil can get into the groundwater. If high quantities of contaminants are getting into the soil, most likely, some of that will seep into the groundwater supply and pollute area drinking water.

There are two important considerations about groundwater that should be made when determining the use of the land and they are elevation of groundwater and direction of groundwater flow. The elevation is important due to a couple of reasons. The first one being that the deeper the water table is the greater the buffering and filtering power the soil may have on groundwater contaminates. And the second one is the cost of putting in a new well. The deeper the water table the more expensive the well will be to install. Generally, wells in the Town of Durand are 70-150 feet deep.

The direction of groundwater flow is important because of the direction contamination points are from drinking water sources. Groundwater is similar to surface water in that it flows from higher elevation to points of lower elevation. Therefore if a site is contaminated upstream, the groundwater near and downstream of the site will be contaminated as well. Generally, wells used for agricultural or industrial uses should be downstream of the groundwater flow from residential and drinking water wells. MAP 3.7 shows the flow and elevations of groundwater.

The Town of Durand relies heavily on groundwater and aquifers for their water. Wells are the primary source for water for residents. Nitrate and pollution levels are occasionally monitored in the Town and are an important aspect when considering the water quality in the area.

Vegetative Cover/Forestland

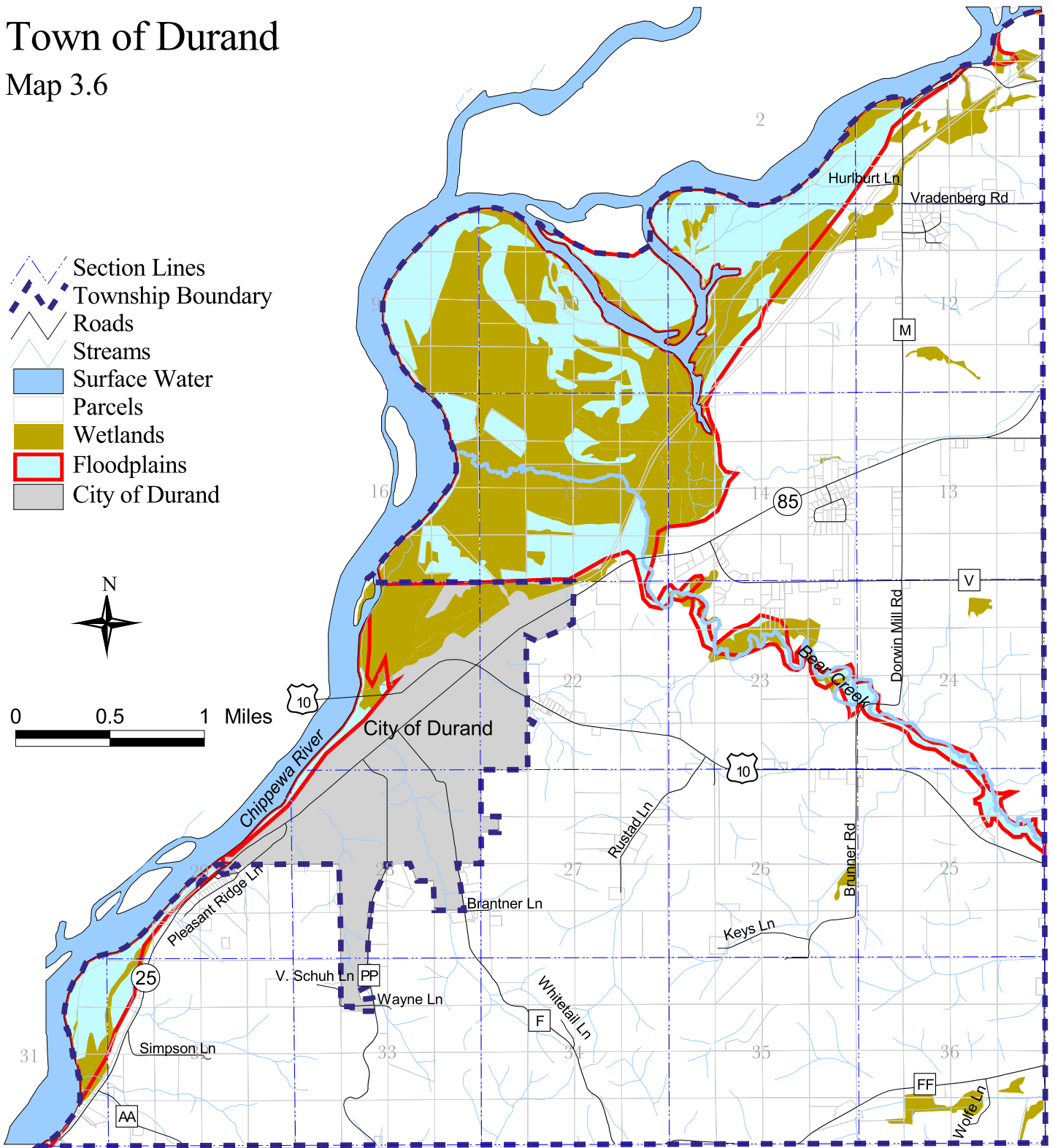
Forested areas and other woodlands are the main type of vegetative cover in this area and are resources that provide multiple benefits. Forests and woodlots provide a source of lumber for construction purposes and pulp wood for paper products. Because trees are a renewable resource, forested areas that are preserved can serve these purposes again and again. Woodlands also provide environmental and social benefits. Properly maintaining and managing forests benefits the residents of the Town of Durand by improving air quality, wildlife, hunting, fishing, and soils. Trees absorb carbon dioxide and produce oxygen, which is beneficial to the environment. Forests provide habitat for numerous species of plants and animals. From a social perspective, they provide us with places to “escape” to for solitude. Woodlands also contribute to the aesthetic qualities of an area; the presence of scattered woodlots in the landscape, help us to identify an area as rural in character. MAP 3.8 shows the different areas of designated forest land in the Town of Durand.

Forested land covers 40-60% of the Town of Durand. Most of the forest is broadleaved-deciduous with a small portion of area being forested wetland. These forests are generally hardwood and loose there leaves through the fall and winter months

Surface Waters, Floodplains, and Wetlands

Town of Durand

Map 3.6



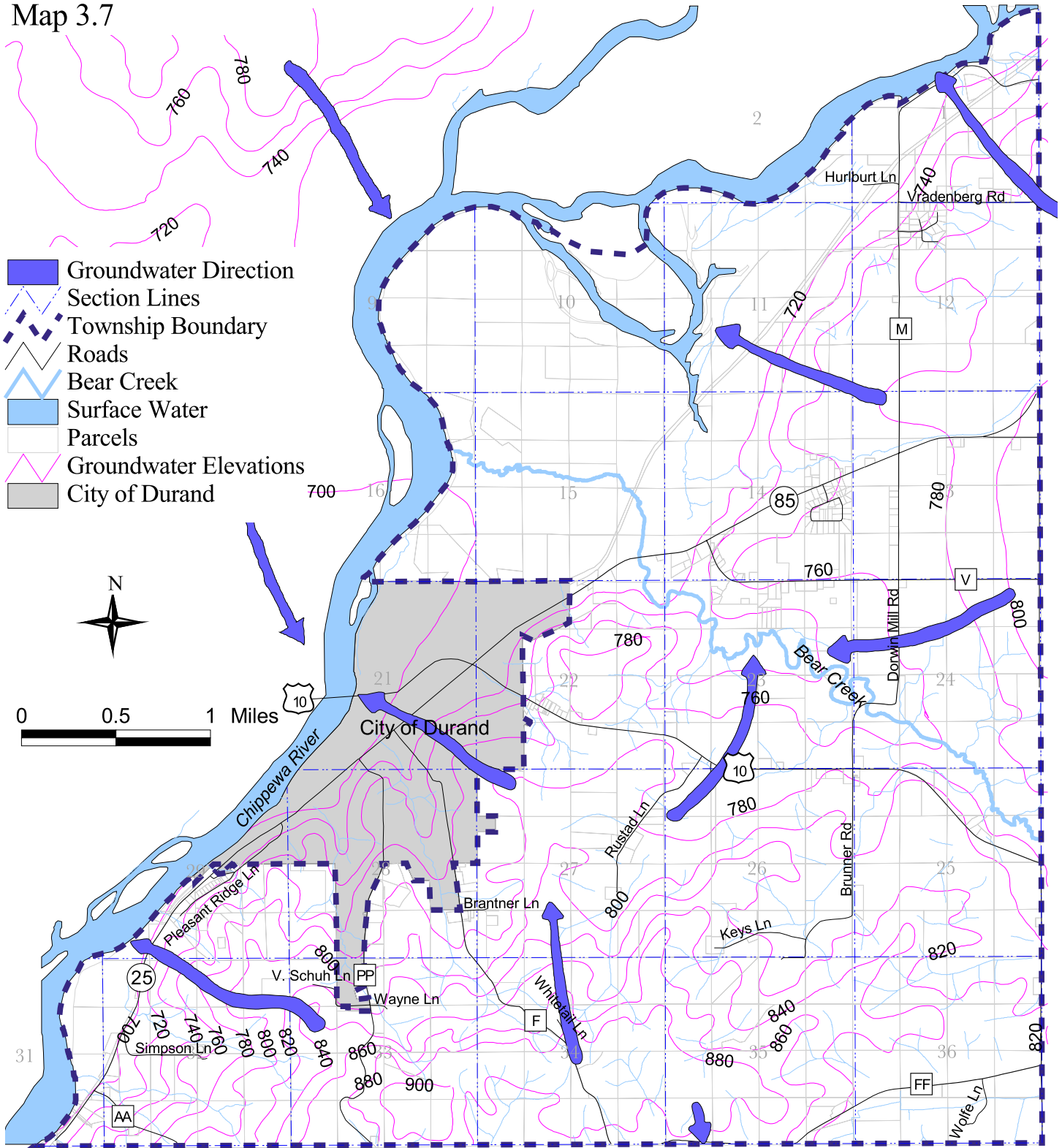
Source: FEMA Floodplain Maps, DNR Wisconsin Wetlands Inventory



Groundwater Flows and Elevations

Town of Durand

Map 3.7

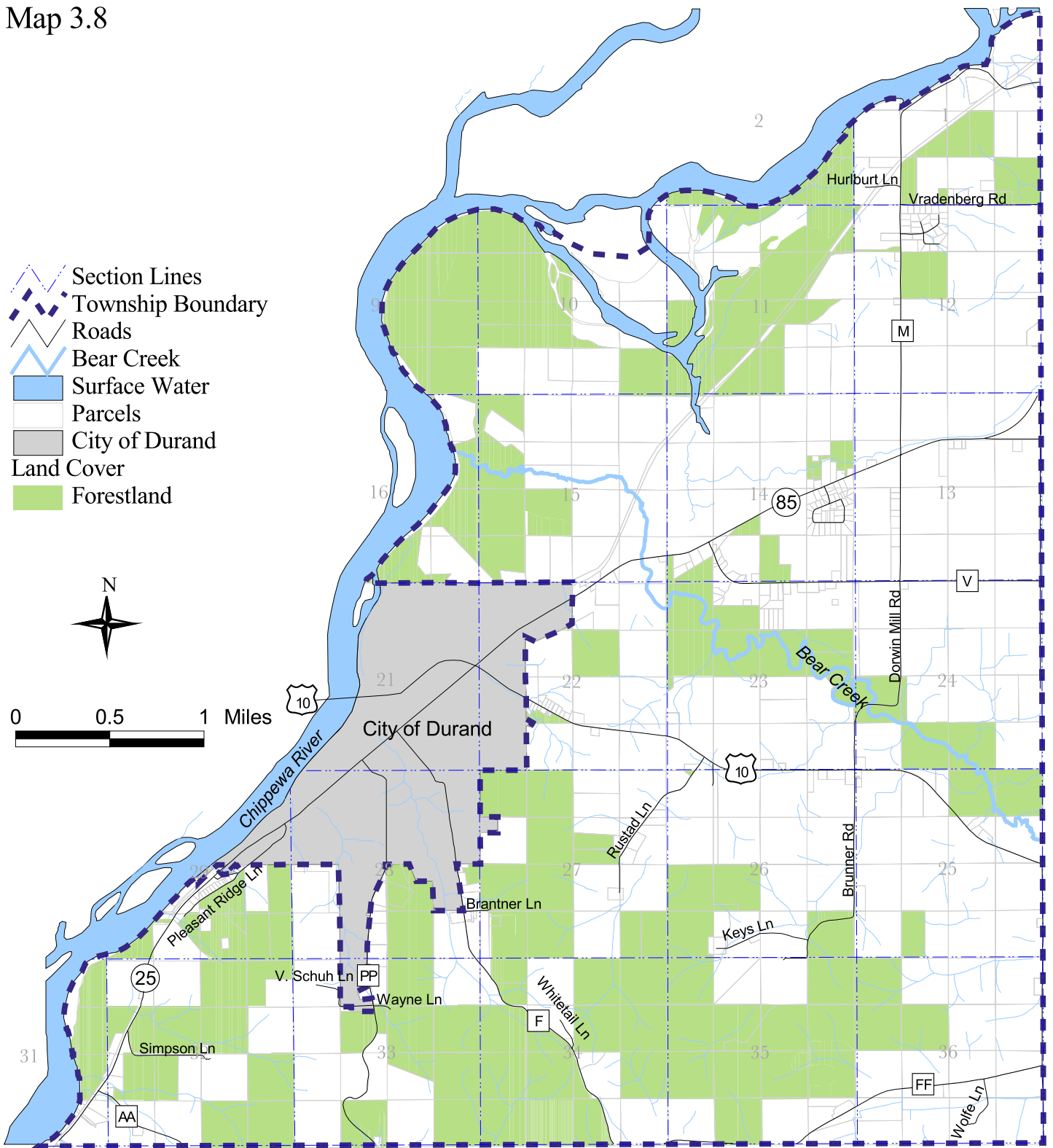


Source: Generalized Water Table Elevation Map of Pepin County, Wisconsin, UW-Extension

Forestlands

Town of Durand

Map 3.8



Wildlife Habitat / Environmentally Sensitive Areas

An important aspect of having a healthy and balanced environment in the Town of Durand is to provide appropriate shelter and sanctuary for wildlife. Habitat, habitat connectivity and landscape affect the richness and diversity of species. Development in wildlife habitat areas often causes fragmentation. The loss of biodiversity is often related to habitat fragmentation.

Environmentally sensitive areas and wildlife habitat are extremely important for the protection of aquatic and terrestrial wildlife and plants. The preservation and possible expansion of these areas is vital to maintain a diverse ecosystem. Areas that may be considered environmentally sensitive area or wildlife habitat are forests, lakes, streams, rivers, wetlands, steep slopes, and shoreland buffers.

Environmentally sensitive areas, also referred to as corridors, consist of wetlands, floodplains, forestland, slopes of 30% or greater, and surface waters. Each of these features have been described earlier in this chapter however it is important to view them all together in order to identify contiguous environmental corridors (*Map 3.9*). The integrity of these environmental corridors should be protected whenever possible.

Threatened and Endangered Species

According to the U.S. Fish and Wildlife Service, an “endangered” species is one that is in danger of extinction throughout all or significant portion of its range. A “threatened” species is one that is likely to become endangered in the foreseeable future. These species are protected because of their scientific, educational, aesthetic, and ecological importance.

The Wisconsin Natural Heritage Inventory Program maintains data on the location and status of natural features, rare species, and natural communities in Wisconsin. These sites are broad in nature and provide a general location for rare, threatened, or endangered species as well as high-quality natural communities.

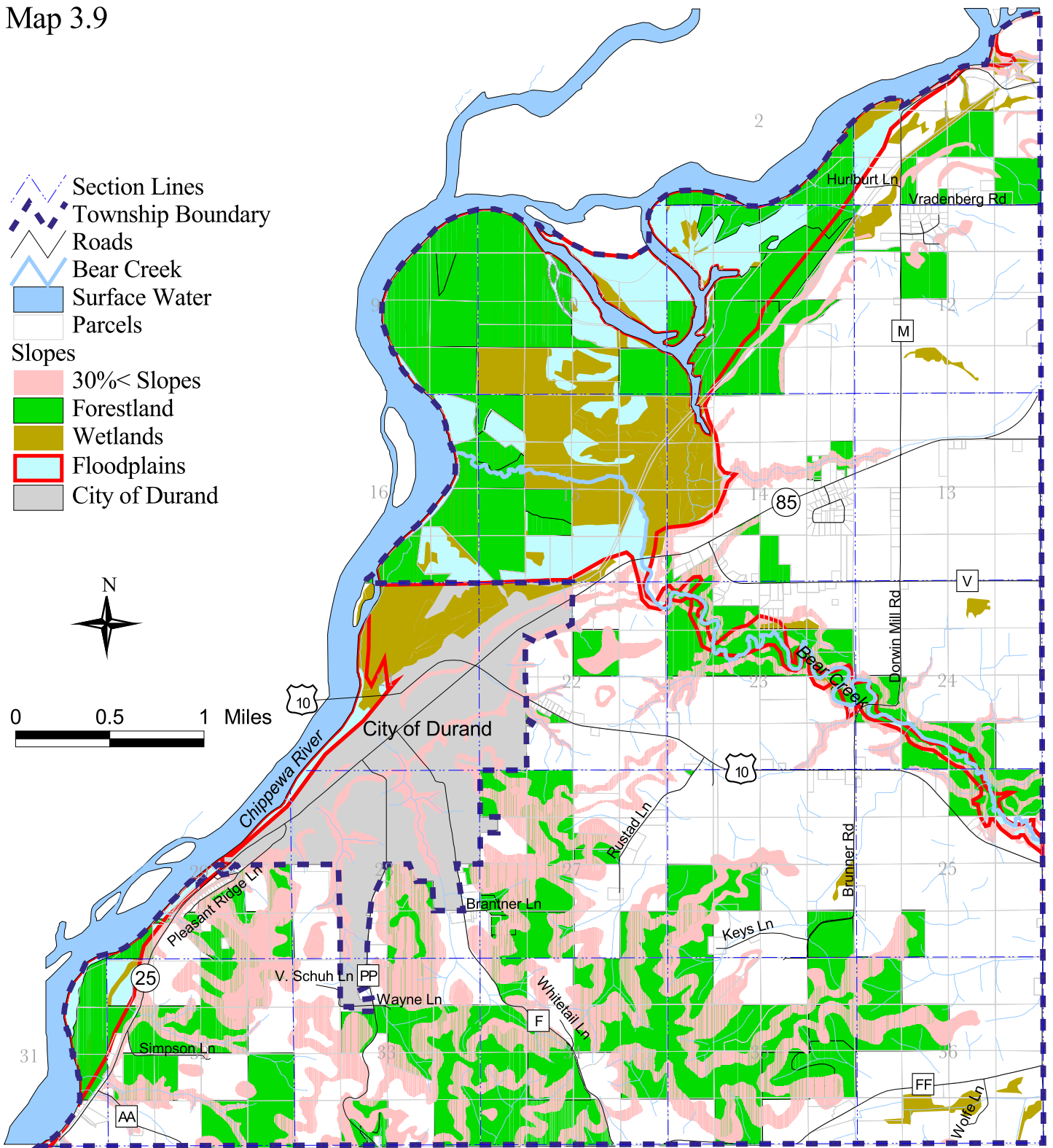
The Wisconsin Department of Natural Resources (DNR) provides maps that depict the sections where endangered or threatened resources have been found and breaks them down by the type of species found, such as aquatic, terrestrial, or both. There are a number of sections in the Town of Durand where endangered or threatened species of aquatic, terrestrial or both have been identified. The DNR does not further identify the locations and this plan does not map those locations in order to protect those species. If development were to take place in a section that where endangered or threatened species are listed, the DNR would get involved to ensure the new development would not infringe upon those species.

In Wisconsin there are 16 different endangered and threatened species (10-animals, 6-plants). TABLE 3.1 shows the list of threatened and endangered species in Wisconsin. Since enacting the Endangered Species Act, all Federal agencies are required to

Environmental Corridors

Town of Durand

Map 3.9



Source: Pepin County Land Conservation Office 2006, Pepin County Tax Roll 2007. FEMA Floodplain Maps, DNR Wisconsin Wetlands Inventory. Soil Survey of Pepin County, 2002



undertake programs for the conservation of endangered and threatened species, and were prohibited from authorizing, funding, or carrying out any action that would jeopardize a listed species or destroy or modify its "critical habitat". Therefore, if species that are on the endangered or threatened list are found in the Town of Durand, development of any kind will be limited in the habitat area of where the species was found.

TABLE 3.1: Wisconsin Threatened and Endangered Species

Mammals	Clams (Freshwater mussels, Unionids)
Canada lynx (T)	Higgins' eye pearlymussel (E)
Gray wolf (T)	Winged mapleleaf mussel (E)
Birds	Plants
Bald eagle (T)	Dwarf lake iris (T)
Kirtland's warbler (E)	Eastern prairie fringed orchid (T)
Piping plover (E)	Fassett's locoweed (T)
Whooping crane	Northern wild monkshood (T)
Insects	Pitcher's thistle (T)
Hine's emerald dragonfly (E)	Prairie bush-clover (T)
Karner blue butterfly (E)	(E)= Endangered, (T)= Threatened

Source: U.S. Fish and Wildlife Service, <http://midwest.fws.gov/endangered/lists/state-wi.pdf>

Mining Resources

Currently, the Town of Durand has 3 quarries that are operated by The Kraemer Company. All three mines are located in the southwest corner of the Township and are just off County PP. Pepin County has a Nonmetallic Mining Reclamation Ordinance in effect for the County. This ordinance covers nonmetallic mining issues in the Town of Durand (Chapter 24 of the Pepin County Zoning Code).

Air Quality

Air pollution can be found throughout the United States. Poor air quality due to pollution has the capability to degrade resident's health, harm the environment and even cause property damage. The EPA based on a set of criteria determines allowable levels. Based on the criteria, there are two standards of air pollution, the primary and the secondary. The primary standard looks at human health, and the secondary standard looks at environmental degradation and property damage concerns.

Cultural Resources

The loss of our State's cultural resources over the past century has been significant. According to the Wisconsin Historical Society, only 30% of historic buildings documented during the Great Depression by the Federal Historic American Building survey program still exist and only 25% of Wisconsin's Native American mounds remain intact.

The preservation of historic buildings and sites can showcase the Town's unique past and foster a sense of community pride. The Town of Durand has ten properties listed on the

Wisconsin Architecture and History Inventory (AHI). Building types vary from homes, barns and out buildings.

Other sites of cultural significance were found on the National Heritage Inventory that provides various archaeological resources. The inventory lists the type, name, and section of the artifact(s). The Town has the following archaeological resources listed on the inventory:

- The Dutch Lady Mounds
- Dorwin's Mill
- Prindle Mound
- Simpson 1
- Doughty
- Pelke 1
- Simpson 2
- Simpson 3
- Norrish 1
- Unnamed Site
- O. Snyder
- Deb Shaw
- Forest Hill Cemetery
- St. Mary's Cemetery
- Durand Potter's Field
- Durand South
- Tappe Zue Cemetery

The Town of Durand does not have any historical societies or museums. However, Pepin County does. The Laura Ingalls Wilder Historical Society is located in the Village of Pepin. This historical society oversees both the Pepin Historical Museum found in the Village of Pepin, and the Log Cabin Birthplace of Laura Ingalls Wilder. The Pepin County Historical Society is found in the City of Durand. The Old Courthouse Jail and Museum is also found in the City. The following is information about the historical societies and museums found in Pepin County:

- **Laura Ingalls Wilder Memorial Society (WC)**
P.O. Box 269
Pepin, WI, 54759
Web site: www.pepinwisconsin.com
- **Pepin Historical Museum**
Highway 35, Pepin
Phone: Pepin Info Center: (800) 442-3011
Open daily, May 15-Oct 15, 10am-5pm.
- **Log Cabin Birthplace of Laura Ingalls Wilder**
7 miles northwest of Pepin on County Road CC.
Open daily, all year.
- **Pepin County Historical Society (WC)**
P.O. Box 74
Durand, WI, 54736

- **Old Courthouse Museum & Jail**
Washington Square
P.O. Box 74, Durand, 54736
Phone: (715) 672-8673, (715) 672-5423
Open Saturdays, May-Oct.

Goals, Objectives, and Policies

AGRICULTURAL

Goal 1: Promote agricultural industry as a respectable, viable, and diverse farm economy.

Objectives:

1. Encourage owner-occupied family owned farms.
2. Keep existing agricultural lands productive.

Policies:

1. Consider changes to the Town Zoning Code as they pertain to hobby farming, farming, or similar activities to be consistent with the wishes of the community.
2. Encourage small family-owned farms.

Goal 2: Protect and preserve the remaining agricultural resources within the Town of Durand.

Objectives:

1. Protect farmland from inappropriate development.
2. Encourage the appropriate use of agriculture land for hobby farming and other similar activities.

Policies:

1. Investigate incorporating agricultural preservation principals into a town subdivision ordinance.
2. Consider developing a town farmland preservation plan.
3. Promote the use of cluster design (“conservation design”) for non-farm residential development as a means of preserving the continuity of agricultural lands and preventing agricultural fragmentation.
4. Discourage additional large farming operations that have large confinement buildings.
5. Identify programs that assist farmers to use more environmentally protective measures while farming (CRP and cover crops).

Goal 3: Protect agricultural lands from erosion.

Objectives:

1. Keep existing agricultural lands productive.
2. Ensure that soil erosion does not negatively affect local water resources.
3. Ensure fertilizers do not negatively affect local water resources.

Policies:

1. Investigate opportunities to educate local farmers and conservation practices.
2. Encourage farmers not to apply manure to frozen ground during the spring or on steep slopes.
3. Encourage farmers to fence pastured stream banks.
4. Encourage the use of windbreaks.

CULTURAL RESOURCES

Goal 1: Preserve and enhance cultural heritage resources, including historical places, sites, and landscapes

Objectives:

1. Provide educational opportunities.
2. Preserve and promote links to the past.
3. Identify the Town's historic and cultural resources.
4. Encourage their preservation and restoration.

Policies:

1. Obtain photographs pertaining to early life in the Town of Durand.
2. Set guidelines for preservation of historical structures and carry out a structure inventory in the Town of Durand.
3. Use the Wisconsin Historical Society for advice and guidance on historical and archaeological issues in the Town of Durand.
4. Evaluate local cultural and historic resources and develop a local landmark program.
5. Explore the potential for designating additional "Rustic Roads" within the Town.
6. Develop a local historic/cultural resource preservation plan.
7. Explore opportunities for grant funding which could be utilized for historic preservation initiatives.
8. Consider the use of Historic Preservation Ordinances.
9. Begin collecting an oral history of the Town of Durand.
10. Consider placing signs with place and date at areas of historical and cultural importance.
11. Consider adopting future community design standards that reflect the rural character of the Town.

NATURAL RESOURCES

Goal 1: Provide clean healthful groundwater

Objectives:

1. Maintain current good to excellent groundwater quality.
2. Improve current poor groundwater quality.
3. Ongoing and increased education and outreach.
4. Ordinance enforcement for erosion control and storm water management.
5. Special shoreline practices in sensitive areas and shoreland restoration projects.

Policies:

1. Establish guidelines for fertilization and treatment of forests, gardens, and lawns.
2. Consider providing informational workshops for citizen input and education.
3. Review State, County, and Local ordinances as to what pesticides and fertilizers may be used, where, and how much.
4. Review State, County, and Local ordinance enforcement as to chemical usage in light manufacture or building.
5. Provide expert assistance in planning, improvement, and use of chemicals, pesticides, and fertilizers residents (perhaps through DNR).
6. Support County ordinances in regard to septic system inspections and maintenance.
7. Support County ordinances in regard to sewage treatment hookup when available.
8. Consider appointing committee to identify infractions.
9. Establish procedures for identifying and reporting infractions.
10. Review any new non-metallic mining operations within the Town.
11. Adhere to the EPA's guidelines regulating CAFOs to protect water quality and surrounding environment.

Goal 2: Preserve large tracts of private and public forest lands

Objectives:

1. Encourage reforestation.
2. Restore native trees.
3. Retain the aesthetics offered by forested lands.
4. Preserve the Town's inherent beauty.

Policies:

1. Consider reforesting lands cleared by logging where natural regeneration is not taking place.
2. Follow Wisconsin DNR Forestry Best Management Practices.
3. Encourage leaving timber on steep slopes.

4. When constructing bridges across streams and gully areas, build bridges per Wisconsin DNR Forestry Best Management Practices and uphold NR 151 Runoff Management rules.
5. If timber is taken from steep slopes or lowland areas, encourage this work to be done between January and March to ensure frozen ground and minimize erosion and sediment loss.
6. Make information available to property owners on options for preserving land through enrollment in open land management programs, conservation easements, land trusts, etc.

Goal 3: Protect the natural resources and threatened, endangered, and rare species and their habitats

Objectives:

1. Reverse any damage due to human actions.
2. Protect these resources for future generations to enjoy and study.

Policies:

1. Contact and coordinate with the Wisconsin DNR if threatened, endangered, or rare species are found.
2. Investigate opportunities to educate the public about preserving the Town's natural resources.

Goal 4: Manage run-off to protect all water resources within The Town of Durand's watersheds

Objectives:

1. Reduce erosion of soil which makes its way into streams, rivers, and lakes.
2. Protect water that recharges aquifers.

Policies:

1. Consider adopting a Storm Water Management and Erosion Control Plan.
2. Consider adopting an ordinance limiting the use phosphorus based products for fertilizer or cleaning.
3. Considering adopting an ordinance limiting or banning phosphate fertilizers for lawns.
4. Implement proper storm water management on properties by diverting impervious surface runoff to infiltration basins or other approved devices for treatment before being discharged to area receiving waters.
5. Require permitted new construction and additions to have stormwater management plans for development within 300' of shorelands.
6. Review setbacks on all rivers and creeks and make recommendations for increases if needed.
7. Apply for appropriate grants for stormwater runoff.

Goal 5: Restrict development within the floodplain

Objectives:

1. Maintain the effectiveness of natural growth within the floodplain to stop erosion.
2. Preserve the storage capacity of the floodplain.

Policies:

1. Adhere to the Floodplain Ordinance for Pepin County.

Goal 6: Protect wetlands to keep them in their natural state

Objectives:

1. Prevent wetlands from filling in due to sediment from development.

Policies:

1. Development must not increase or decrease the natural flow of water into Wetlands.
2. Work with the DNR to identify and restore wetlands where illegally altered.

Goal 7: Protect shorelines from erosion

Objectives:

1. Prevent destruction of shoreline.
2. Protect fish and wildlife habitat.

Policies:

1. Stabilize eroding shorelines to preserve aquatic habitat and visual aesthetics.
2. Encourage shoreline owners not to remove submerged dead wood from shoreline areas. This eliminates habitat and encourages erosion.
3. Avoid lake shore burning of leaves as the ash is rich in phosphorus and can wash easily into lakes. The ash should be recovered when cool and set aside for disposal as a solid waste.
4. Consider developing a phosphorus free fertilizer ordinance.
5. Consider property tax and/or other credits for shoreline restoration and other water quality improvement projects.
6. Use educational materials, workshops, grants, and ordinance enforcement to protect shorelands.

CHAPTER FOUR: SOCIO-ECONOMIC PROFILE

Introduction

Past and current characteristics of the Town of Durand’s population, housing, and economic development are reviewed in this chapter. This information reveals trends that have occurred which can be used to project future population and economic growth.

Vision

Economic development in the Town of Durand is in harmony with the Town’s rural character with family farms and small businesses. The Town is open to new residential and commercial development that is aesthetically pleasing and environmentally friendly. The Town provides excellent growth potential along U.S. Highway 10 and State Highways 25 and 85 corridors.

Population Information

Demographic information is statistical data concerning various characteristics of human populations. The following demographic information is included in this section: historical population data and population estimates, population growth comparisons, population by age group, educational attainment level, race classification, ancestry of the population and population projections. This demographic information reveals characteristics about the population that have implications for planning.

Historical Population

The Town of Durand has seen a growth in population since 1960. TABLE 4.1 lists historical population figures for the town from 1960 through 2008. The current Town estimated population for 2008 is 726.

TABLE 4.1: Historic Population

Year	1960	1970	1980	1990	2000	2008
Population	431	501	591	604	694	726
% Change	-----	16.2%	18.0%	2.2%	14.9%	4.6%

Source: Mississippi River Regional Planning Commission.

TABLE 4.1 indicates that the Town of Durand’s population has increased 68% between 1960 and 2008, and has grown in every decade since 1960. Population growth in Durand has likely resulted from common factors, including an influx of new citizens that have moved into the town, and children of existing families establishing their own households in the town over time.

TABLE 4.2 provides a comparison of the population growth in the Town of Durand with the population growth in Pepin County and the State of Wisconsin between 1960 and 2002. While two decades in Pepin County (1960-1970, and 1980-1990) saw a decline in population, generally, the town, county, and state have seen growth in population over the course of the past 40 years. This trend is likely to continue.

TABLE 4.2: Historical Population Growth Comparison

Year	1950	'60-'70	'70-'80	'80-'90	'90-'00	00-'08
Durand	431	501	591	604	694	726
% Change	-----	16.2%	18.0%	2.2%	14.9%	4.6%
Pepin County	7,332	7,319	7,477	7,107	7,213	7,743
% Change	-----	-0.2%	2.2%	-4.9%	1.5%	7.3%
Wisconsin	3,951,777	4,417,821	4,705,642	4,891,599	5,363,715	5,675,156
% Change	-----	11.8%	6.5%	4.0%	6.1%	5.8%

Source: Mississippi River Regional Planning Commission, Census 2000.

Population Projections

By reviewing historical trends in population growth, and by examining many of the population characteristics that influence current and future growth, it is possible to develop population forecasts with an improved level of confidence. TABLE 4.3 presents population projections for the Town of Durand, prepared after the 2000 census based on population trends between the years 1960-2000 by the Mississippi River Regional Planning Commission. According to these projections Durand's population will continue to increase for the foreseeable future.

TABLE 4.3: Population Projections

Year	2000*	2005	2010	2015	2020	2025	2030
WDOA	694	718	753	791	832	868	897

Source: Wisconsin Department of Administration, *U.S. Census

TABLE 4.4 lists the age distribution of the Town of Durand's population in both 1990 and 2000, as well as the median age of the population in each of those years. Nearly 70% of the population is 44 year old or younger. The general population seems to be aging. The median age has jumped from 30 to 34 years of age. The age category that has the highest percentage is the 0-19 group with 246 residents. The greatest increase in a single category from 1990 to 2000 is the group 45-64 years of age. This group increased from 92 residents to 144. Ages 65+ is the only group to have gone down which dropped from 71 residents down to 66.

TABLE 4.4: 2000 – Population by Age Group and Median Age

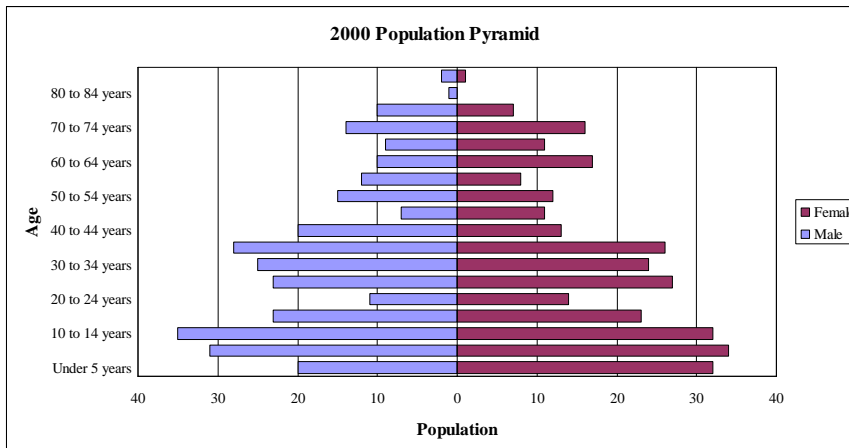
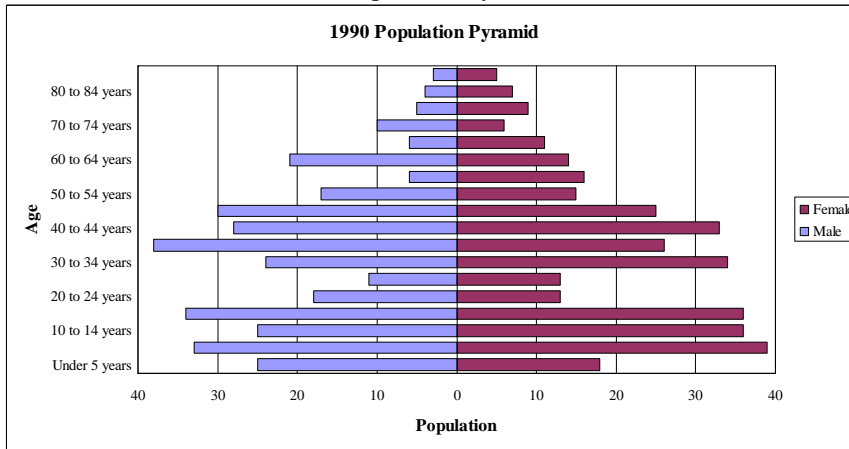
T. of Durand	0-19 years	% of total	20-24 years	% of total	25-44 years	% of total	45-64 years	% of total	65 + years	% of total	Median Age	Total
1990	230	38.1	25	4.1	186	30.8	92	15.2	71	11.8	30	604
2000	246	35.5	31	4.5	207	29.8	144	20.7	66	9.6	34	694

Source: U.S. Bureau of the Census, Census 2000; UW-Extension Demographic Population Profiles.

TABLE 4.5: 1990 – 2000 – Population by Age Group and Sex

Age Group	1990		2000	
	Male	Female	Male	Female
Under 5 years	25	18	20	32
5 to 9 years	33	39	31	34
10 to 14 years	25	36	35	32
15 to 19 years	34	36	23	23
20 to 24 years	18	13	11	14
25 to 29 years	11	13	23	27
30 to 34 years	24	34	25	24
35 to 39 years	38	26	28	26
40 to 44 years	28	33	20	13
45 to 49 years	30	25	7	11
50 to 54 years	17	15	15	12
55 to 59 years	6	16	12	8
60 to 64 years	21	14	10	17
65 to 69 years	6	11	9	11
70 to 74 years	10	6	14	16
75 to 79 years	5	9	10	7
80 to 84 years	4	7	1	0
85 years and over	3	5	2	1

FIGURE 4.1: 1990 and 2000 – Population Pyramids



Education Attainment Levels

TABLE 4.6 compares the level of education attainment for a number of different education categories among the State of Wisconsin, Pepin County, and Durand Township.

In addition to the Durand population growing older, the citizens of the Town are also becoming better educated as indicated by the figures in TABLE 4.5. A greater percent of people 25 years and older went on to complete high school in Durand than did the rest of Pepin County and the state of Wisconsin. Despite the higher rate of high school graduates, Durand has a lower rate of college graduates than the State of Wisconsin.

TABLE 4.6: 2000 – Education Attainment Levels

Education Attainment Level	Number Durand	Percent of Total	Number Pepin County	Percent of Total	Number Wisconsin	Percent of Total
Less than 9 th grade	12	2.8%	428	9%	186,125	5.4%
9 th to 12 th grade, no diploma	31	7.2%	394	8.3%	332,292	9.6%
High school graduate	185	43.1%	2,029	42.9%	1,201,813	34.6%
Some college, no degree	99	23.1%	898	19%	715,664	20.6%
Associate degree	43	10%	354	7.5%	260,711	7.5%
Bachelor’s degree	50	11.7%	446	9.4%	530,268	15.3%
Graduate of professional degree	9	2.1%	184	3.9%	249,005	7.2%
% High school grad or higher	90%	*****	82.6%	*****	85.1%	*****
% Bachelor’s degree or higher	13.8%	*****	13.3%	*****	22.4%	*****
Population 25 or older total	429	*****	4,733	*****	3,475,878	*****

Source: U.S. Bureau of the Census, Census 2000.

Race

TABLE 4.7 lists the variety of races in the township, as well as the number of residents and the percent of the total population that fall in that category. The Town of Durand is primarily Caucasian (99.1%).

TABLE 4.7: 2000 – Race

Race	Number	Percent of Total
Caucasian	688	99.1%
African American	4	0.6%
Asian Indian	2	0.3%
Total	694	100%

Source: U.S. Bureau of the Census, Census 2000.

Ancestry

TABLE 4.8 shows the variety of ancestries the residents of the Town of Durand claim to be from. This table also shows the number of residents and the percent of the total population that fall in that category.

TABLE 4.8: 2000 – Ancestry

Ancestry	Number	Percent
Czech	6	0.9%
Dutch	22	3.2%
English	23	3.3%
French (except Basque)	26	3.8%
French Canadian	11	1.6%
German	338	48.9%
Irish	82	11.9%
Italian	8	1.2%
Norwegian	138	20%
Polish	31	4.5%
Scotch-Irish	6	0.9%
Swedish	13	1.9%
Swiss	8	1.2%
American	10	1.4%
Other	177	25.6%
Total Population	691	100.0%
Total Ancestries Reported	899	130.1%

Source: U.S. Bureau of the Census, Census 2000.

Economic Factors

The growth of a local economy contributes significantly to the development that occurs in a community. Employment and income levels affect demand for residential development. Therefore it is important to examine characteristics of the labor force and the income levels of the local citizens. Various characteristics of the labor force also contribute to the growth of the local economy and the amount of commercial and industrial development that might occur. This section examines various economic factors that have implications for land use planning in the Town of Durand.

Labor Force Characteristics

Census figures indicate that the labor force in the Town of Durand, as a percentage of citizens that are 16 years of age or older, has been larger than in the County or the State in the year 2000. TABLE 4.9 indicates that in 2000, 363 persons or 74.8% of the residents of Durand who were 16 years old or older were part of the labor force; this compares to 67.3% in the County and 69.1% in the State. The percent of persons 16 years or older employed in the civilian labor force is also higher in the Town of Durand than it is in Pepin County or the State. TABLE 4.9 also lists the unemployment figures for the Town of Durand, Pepin County and the State of Wisconsin. In 2000, Pepin County had the lowest percent of unemployed among the three municipalities with just

3%. The Town of Durand had the highest rate at 3.7%, and the State of Wisconsin fell in the middle with a rate of 3.2% unemployed.

TABLE 4.9: 2000 – Comparative Labor Force Characteristics

Labor Force Characteristics	T. of Durand	Pepin County	Wisconsin
Total Persons 16 Years and Older	485	5,567	4,157,030
Persons 16 Years and Older in Labor Force	363	3,748	2,872,104
Percent Persons 16+ in Labor Force	74.8%	67.3%	69.1%
Persons in Armed Forces	*****	*****	2,868
Percent in Armed Forces	*****	*****	0.1%
Employed Persons in Civilian Labor Force	345	3,582	2,734,925
% Employed Persons in Civilian Labor Force	71.1%	64.3%	65.8%
Persons Unemployed	18	166	134,311
Percent Persons Unemployed	3.7%	3%	3.2%
Persons 16+ not in Labor Force	122	1,819	1,284,926

Source: U.S. Bureau of the Census, Census 2000.

Occupational Data

TABLE 4.10 lists the number of people that were employed in various categories of occupations in the Town of Durand, Pepin County, and Wisconsin in the year 2000. The Table also indicates the percentage of people within the civilian labor force who were employed within each occupational category.

With taking 29.9% of the population in the Town of Durand, more residents worked in the Production, Transportation, & Material Moving category than any other occupation. In Pepin County, more people worked in the Management, Professional and related occupations with 27.7% of the County working for these businesses. 31.3% of the residents in Wisconsin work for the Management, Professional and related occupations which, like Pepin County, is the largest employment category for this municipality.

For the industry categories, Manufacturing and the Education, Health, and Social Services are the two largest occupations in the Town of Durand, Pepin County, and the State of Wisconsin with around 40% of the entire civilian labor force working in these two categories.

TOWN OF DURAND COMPREHENSIVE PLAN 2009 - 2029

TABLE 4.10: Occupational Characteristics

Year 2000 Occupation	T. of Durand	Pepin County	Wisconsin
Management, Professional, & related	80	994	857,205
	23.2%	27.7%	31.3%
Service	43	531	383,619
	12.5%	14.8%	14.0%
Sales and Office	83	692	690,360
	24.1%	19.3%	25.2%
Fishing, Farming, & Forestry	3	107	25,725
	0.9%	3.0%	0.9%
Construction, Extraction, & Maintenance	33	393	237,086
	9.6%	11.0%	8.7%
Production, Trans, & Material Moving	103	865	540,930
	29.9%	24.1%	19.8%
INDUSTRY			
Agriculture, Forestry, Fishing and Hunting	27	382	75,418
	7.8%	10.7%	2.8%
Construction	30	342	161,625
	8.7%	9.5%	5.9%
Manufacturing	86	612	606,845
	24.9%	17.1%	22.2%
Wholesale trade	12	144	87,979
	3.5%	4.0%	3.2%
Retail trade	29	402	317,881
	8.4%	11.2%	11.6%
Transportation and Warehousing	30	191	123,657
	8.7%	5.3%	4.5%
Finance, Insurance, Real Estate	10	124	168,060
	2.9%	3.5%	6.1%
Professional, Scientific, Management	12	102	179,503
	3.5%	2.8%	6.6%
Education, Health, & Social Services	67	763	548,111
	19.4%	21.3%	20.0%
Arts, Entertainment, Recreation	20	241	198,528
	5.8%	6.7%	7.3%
Public Administration	11	99	96,148
	3.2%	2.8%	3.5%
Other Services	2	131	111,028
	0.6%	3.7%	4.1%
CLASS OF WORKER			
Private wage and salary	272	2,658	2,217,490
	78.8%	74.2%	81.1%
Government	37	416	340,792
	10.7%	11.6%	12.5%
Self-employed	33	474	167,248
	9.6%	13.2%	6.1%
Unpaid family workers	3	34	9,395
	0.9%	0.9%	0.3%

Source: U.S. Bureau of the Census, Census 2000

Household and Family Income Data

TABLE 4.11 lists the median income and per capita income levels for households in the Town of Durand, Pepin County, and Wisconsin in 1989 and 1999.

Households in the Town of Durand enjoyed a slightly higher income level than most households in the County in 1989 and significantly higher income in 1999. In 1989, the Town of Durand had the lowest Median Family Income when compared to Pepin County and the State of Wisconsin. However, in 1999, the Median Family Income jumped ahead of both the County and the State. The Town of Durand experienced the greatest percent change in both median income categories when compared to Pepin County and Wisconsin.

TABLE 4.11: 1989 – 1999 Income Comparisons

Unit of Government	Median Household Income			Median Family Income		
	1989	1999	% Change	1989	1999	% Change
T. of Durand	25,859	49,375	90.94%	26,953	53,636	99%
Pepin County	22,992	37,609	63.57%	28,015	45,391	62.02%
Wisconsin	29,442	43,791	48.74%	35,082	52,911	50.82%

Source: Mississippi River Regional Planning Commission; U.S. Bureau of the Census, Census 2000

Goals, Objectives, and Policies

Goal 1: Provide areas for commercial development that benefit the economy, while maintaining the rural integrity of the community and respecting the environment.

Objectives:

1. Encourage young families to purchase land and live in the area.
2. Provide a clean, safe, affordable, and friendly community for residents and visitors to the area.

Policies:

1. Establish growth corridors, along state and federal highways, in the areas that are suitable for commercial development and designated in the Future Land Use Map.
2. Support the establishment of home occupations, provided such uses do not constitute a nuisance to neighboring properties.
3. Encourage small businesses or current resident in entrepreneurial endeavors who desire to improve the local economy by opening in-home businesses.

CHAPTER FIVE: HOUSING

Introduction

Most towns contain a higher percentage of single family homes than any other type of housing stock. A variety of considerations need to be made when looking at the future in terms of housing stock. Housing should fit the current needs of local residents and the Town must look toward the future as new residents move in and the population ages.

Vision

Maintain the rural character of our Township while allowing the Township to meet future residential growth demands. At present, most single-family homes are in a harmonious state with other land uses such as agriculture. The Comprehensive Plan should be developed to provide for structured residential growth.

Housing Information

An examination of housing development that has occurred in the Town of Durand is presented in this section. Continued housing development is likely to cause the most significant change in land use in the town in the foreseeable future.

Past Housing Units

TABLE 5.1 lists the total number of housing units in the Town of Durand, Pepin County, and the State of Wisconsin in 1980, 1990 and 2000. All three municipalities increased the total number of housing units during the course of all three decades. 1990-2000 showed a much greater increase than the previous decade for the three municipalities.

TABLE 5.1: Historic Housing Unit Comparison

Government Unit	1980	1990	2000
T. of Durand	187	202	245
Pepin County	2,881	2,919	3,036
Wisconsin	1,863,897	2,055,676	2,321,144

Source: U.S. Bureau of the Census, Census 2000.

Current Housing Units

TABLE 5.2 lists all of the towns in Pepin County in order to make comparisons between the Town of Durand, the other towns in the County and the numbers for Pepin County itself. This table also shows the percent change in the number of housing units over the course of thirty years. The current estimated number of housing units is 257.

The Town of Durand has gained housing units in each of the last three decades. Housing units increased at a higher rate in the Town of Durand between 1970-1980, and 1990-2000 than other townships and the county itself.

TABLE 5.2: Housing Unit Comparison

Housing Units					%Chg	%Chg	%Chg
Year	1970	1980	1990	2000	1970-1980	1980-1990	1990-2000
Pepin County	2,357	2,881	2,919	3,036	22.2	1.3	4.0
Towns							
Albany	129	164	163	189	27.1	-0.6	16.0
Durand	132	187	202	245	41.7	8.0	21.3
Frankfort	121	152	141	161	25.6	-7.2	14.2
Lima	161	189	215	227	17.4	13.8	5.6
Pepin	297	332	355	273	11.8	6.9	-23.1
Stockholm	79	78	85	65	-1.3	9.0	-23.5
Waterville	310	387	341	351	24.8	-11.9	2.9
Waubek	57	78	116	130	36.8	48.7	12.1

Source: Mississippi River Regional Planning Commission.

Housing Occupancy Characteristics

In 2000, the Town of Durand has a total of 245 housing units (Table 5.3). Only 8 of the housing units are vacant, while 237 or 96.7% of the units are occupied. Of the occupied housing, 2 of the units are seasonally or recreationally used. The Town of Durand also had rental housing units. The rental units make up 11.8% of the occupied units or 28 units. 209 or 88.2% of the occupied housing are occupied by owners of the units.

TABLE 5.3: Occupancy Characteristics

Housing Occupancy	Number of Units	Percentage of Total
Total housing units	245	100
Occupied housing units	237	96.7
Vacant housing units	8	3.3
For seasonal, recreational, or occasional use	2	0.8
Homeowner vacancy rate	1.4	(X)
Rental vacancy rate	9.7	(X)
Housing Tenure		
Owner-occupied housing unit	209	88.2
Average household size	3.02	(X)
Renter-occupied housing unit	28	11.8
Average household size	2.25	(X)

Source: U.S. Census Bureau, Census 2000

When compared to Pepin County, the Town of Durand has a much greater rate of owner occupied units. Durand also has just over 8% of the total housing units in the county and 9.5% of the owner occupied units in the county.

Age of Housing Stock

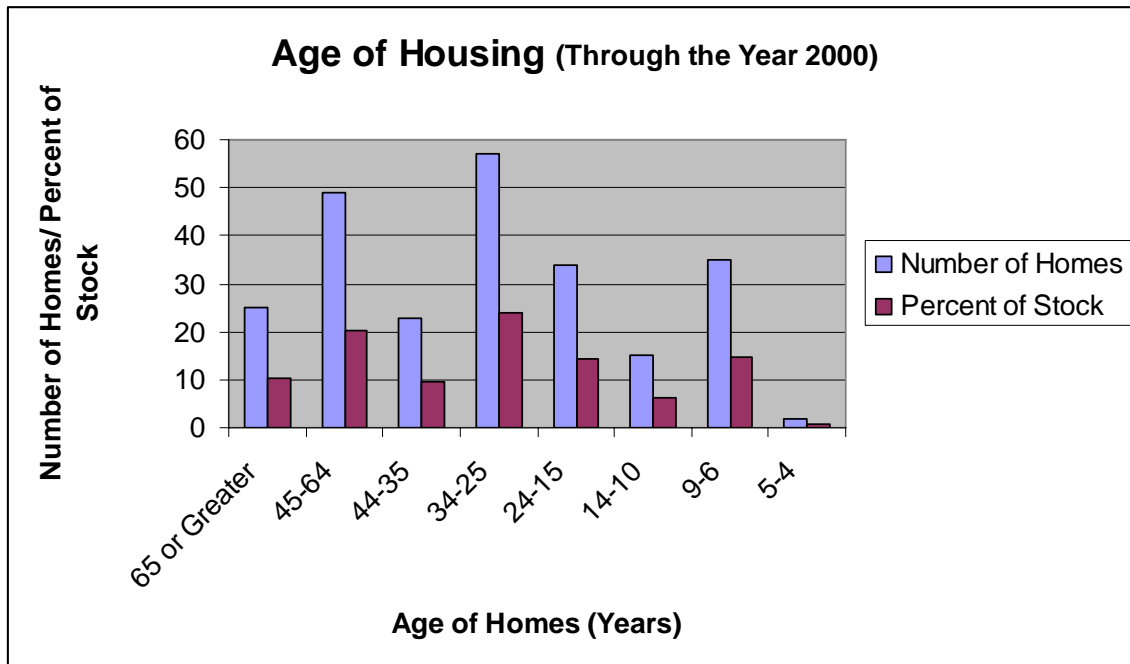
A good indicator in a given community of the quality of housing is the relative age of the housing stock. TABLE 5.4 shows the years the structure was built, the number of units built in those given years, and the percentage the structures built in a given year of the total housing stock in the Town of Durand.

TABLE 5.4: Age of Housing Stock

Year Structure Built	# of Units in T. of Durand	% of Total in T. of Durand Housing Stock
1999 to March 2000	2	0.8
1995 to 1998	35	14.6
1990 to 1994	15	6.3
1980 to 1989	34	14.2
1970 to 1979	57	23.8
1960 to 1969	23	9.6
1940 to 1959	49	20.4
1939 or earlier	25	10.4

Source: U.S. Bureau of the Census, Census 2000.

FIGURE 5.1: Age of Housing Stock



Median Value

The median value of homes in Durand has remained higher than the County median in 2000, as indicated in TABLE 5.5. When compared with the median value of homes in other towns in Pepin County, Durand was ranked fourth. The median home value in Pepin County is \$79,200. Wisconsin has a median housing value of \$109,900.

TABLE 5.5: 2000 Median Home Values

Housing Characteristics	Median Home Value	Rank in the County
T. of Albany	\$93,900	5
T. of Durand	\$101,100	4
T. of Frankfort	\$70,000	7
T. of Lima	\$75,600	6
T. of Pepin	\$101,400	3
T. of Stockholm	\$325,000	1
T. of Waterville	\$61,700	8
T. of Waubeek	\$103,300	2

Source: U.S. Bureau of the Census, Census 2000.

Types of Housing

The two most prevalent types of occupied housing are one-unit, single family homes, and mobile homes. These two categories make up 98.3% of the total housing in the Town. The other two existing categories are 1-unit attached and 2 units or duplex. TABLE 5.6 shows a breakdown of the different housing units and the percentages they take up in the Town.

TABLE 5.6: Types of Housing

Units in Structure	Number	Percent
Total Housing Unit	240	100
1-unit, detached	194	80.8
1-unit, attached	2	0.8
2 units	2	0.8
Mobile Homes	42	17.5

Source: U.S. Bureau of the Census, Census 2000.

Another important aspect when looking at housing types is the number of rooms a structure has. TABLE 5.7 shows the number of rooms in the different structures and the percentage of each category. The median number of rooms per structure is 6.5.

TABLE 5.7: Rooms in a Structure

Rooms	Number of Structures	Percentage
2	2	0.8
3	4	1.7
4	33	13.8
5	45	18.8
6	37	15.4
7	37	15.4
8	47	19.6
9	35	14.6
Median	6.5	(X)

Source: U.S. Bureau of the Census, Census 2000

Future Housing Needs

According to the Mississippi River Regional Planning Commission population projections, the population of the Town of Durand is expected to add 97 residents and is expected to be 791 by 2015.

TABLE 5.9 shows that future housing projections range from a total of 347 homes by the year 2030. This would be an increase of about 90 additional housing units over the next 22 years or an average of 4.1 additional housing units per year.

TABLE 5.9: Future Housing Unit Projections

	2000	2005	2010	2015	2020	2025	2030
Population Projections	694	718	753	791	832	868	897
Average Number of Persons per Household	2.9	2.9	2.8	2.7	2.7	2.6	2.6
Increase per year	3.5	4.2	4.2	4	4	4	3.4
Housing Projections	237	249	270	290	310	330	347

Source: Wisconsin Department of Administration, Demographic Services Center, 10/1/08

Housing Assistance Programs and Agencies

The ability to afford or maintain housing can be challenging for some residents. There are several county, state, and federal programs and agencies that assist first time homebuyers, disabled, elderly residents, and low-medium income citizens to meet their rental/home ownership needs.

HUD

The U.S. Department of Housing and Urban Development provides subsidized housing through low-income public housing and the Section 8 Program. Under the Section 8 Program, rental subsidies are given to low-income households, including households renting private apartments. HUD is also responsible for providing funds to communities through various grant programs.

Rural Development –United States Department of Agriculture

The Rural Development Program provides housing opportunities for individuals living in predominantly rural areas (population <10,000). The Rural Development Program provides support for rental housing, mortgage loans for homebuyers, and support for cooperative housing development.

Wisconsin Housing and Economic Development Authority (WHEDA)

This agency finances housing development through the sale of bonds. WHEDA provides mortgage financing to first-time homebuyers, and financing for multi-family housing.

West CAP

West CAP is a non-profit corporation that works in partnership with local communities to plan and develop good quality, affordable housing for low and moderate-income families and individuals.

Movin' Out

Movin' Out is a housing organization that provides assistance, housing counseling, information, and gap financing for rehabilitation and purchase to Wisconsin households with a member with a permanent disability.

Habitat for Humanity

Habitat for Humanity is a nonprofit organization that builds homes for low-income families.

Community Development Block Grants (CDBG)

The CDBG program provides grants to local governments for housing rehabilitation programs for low- and moderate-income households.

Low Income Energy Assistance Program (LIEAP)

The LIEAP program provides payments to utility companies or individuals to help pay for home heating costs in the winter.

Housing Cost Reduction Initiative (HCRI)

This state program provides funding to local public and non-profit agencies to reduce housing costs for low- and moderate-income households.

Goals, Objectives, and Policies

Goal 1: Allow residential development while preserving the integrity of the environment and the character of the community.

Objectives:

1. Offer diverse range of housing stock.
2. Conserve or improve the quality of existing housing and home values.
3. Provide a mixture of residential site sizes to meet the demands of resident's housing needs.

Policies:

1. Ensure there are adequate areas for future residential development.

Goal 2: Maintain and rehabilitate the Town's housing stock.

Objectives:

1. Provide housing opportunities for existing and future residents.

Policies:

1. Identify local, state, and federal programs to help rehabilitate housing in the Town.
2. Consider providing housing program information to residents throughout the Town.

Goal 3: Provide adequate housing for all Town residents.

Objectives:

1. Provide housing opportunities for residents of all income levels, age groups and persons with special needs.

Policies:

1. Identify local, state, and federal programs to help rehabilitate housing in the Town.
2. Assist in efforts to provide affordable housing to residents, especially low- and moderate-income families and elderly.
3. Consider investigating available programs for property owners that make homes ADA accessible and share that information with residents.

Goal 4: Promote the availability of land for the development or redevelopment of low-income and moderate-income housing.

Objectives:

1. Provide housing opportunities for low-income residents.

Policies:

1. Identify local, state, and federal programs to help rehabilitate housing in the Town.
2. Assist in efforts to provide affordable housing to residents, especially low- and moderate-income families and elderly.

CHAPTER SIX: TRANSPORTATION

Introduction

There are a variety of transportation facilities available in the Town of Durand ranging from town roads to highways. Many residents commute to and from work and rely on road facilities to meet these needs. There are limited opportunities for pedestrian and bicycle transportation. The Chippewa River is a navigable waterway and therefore can be used as a mode of recreation. Other modes of transit, including light rail and air transportation are not directly available to residents of this Town. Currently, there are no widespread available forms of public transit in the Town, however, the Office of Aging has a van for purposes of transporting the elderly.

Vision

The Town of Durand sits in a hub of easy access to 4 major communities: Durand, Mondovi, Menomonie and Eau Claire. The roads to these communities are well maintained. The current road system of U.S. and State Highways, County Roads, and Town Roads provide an easy and safe travel for all visitors and residents of this community. Care has been taken to ensure that local roads are wide enough for pedestrian traffic and other travel needs. The Town of Durand also has a bike trail that is used by hiking and biking enthusiasts. The Town also has ample snowmobile trails during the wintertime that provides recreation and sport to most of the surrounding communities.

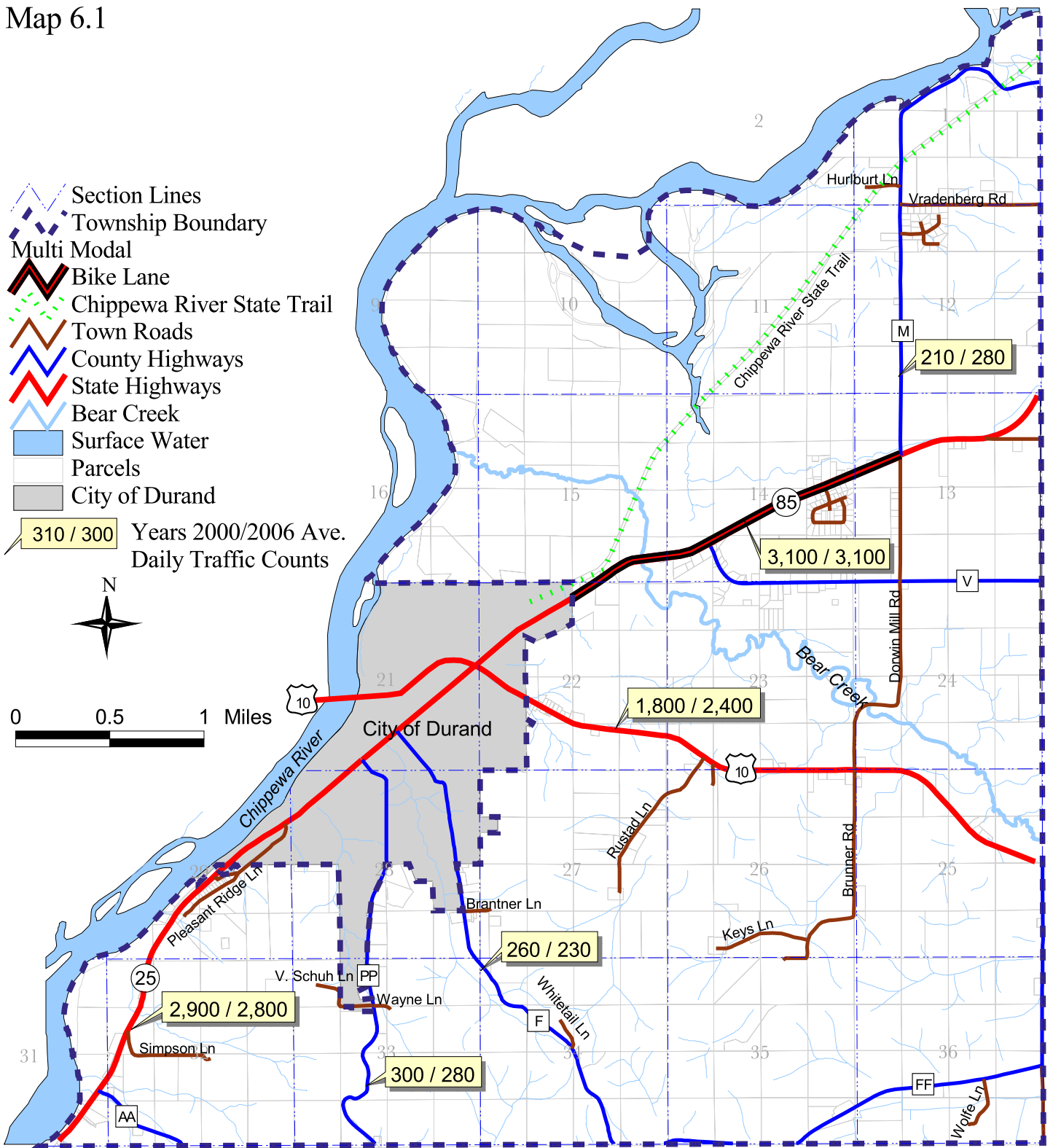
Roads and Highways

There are nearly 60 miles of roads and highways throughout the Town of Durand. TABLE 6.1 shows the names and lengths of all roads in the Town, ranging from Town Roads to U.S. Highways. The main types of roads in the Town of Durand are Town Roads, County Roads, and U.S. and State Highways. MAP 6.1 shows the Town of Durand and the location of the roads and highways in the Town. The roads in the Cedar Brook Subdivision are depicted in FIGURE 6.1.

Roads and Highways

Town of Durand

Map 6.1



Source: 2000/2006 Average Annual Daily Traffic, Wisconsin Department of Transportation



TABLE 6.1: Names and Lengths of Roads and Highways

Highway	Miles	Town Roads cont'd	Miles
U.S. Highway 10	2.95	Hurlburt Ln	0.10
State Highway 25	1.75	Kee's Ln	0.48
State Highway 85	2.75	Koller Ln	0.25
Highway Total Miles	7.45	Linden Ct	0.07
County Highway	Miles	Maple Ridge Ln	0.24
AA	0.61	Meadowlark St	0.16
B	0.20	Pine St	0.20
F	1.70	Pleasant Ridge Rd (1)	0.19
FF	2.29	Pleasant Ridge Rd (2)	0.39
M	2.65	Ra-Dar Rd	0.30
PP	1.68	Rustad Ln	0.87
V	1.90	Simpson Ln	0.58
VV	0.50	Spindler Ln	0.10
County Highway Total Miles	11.53	Sunnyview Rd	0.05
Town Roads	Miles	Supril Ln	0.13
Anibas Ln	0.21	Vradenberg Rd	0.74
Arbor Ln	0.13	V. Schuh Ln (1)	0.38
Brantner Ln	0.13	V. Schuh Ln (2)	0.07
Brunner Rd	1.28	Wayne Ln	0.08
Cedar Ct	0.10	Whitetail Ln	0.13
Dorwin Mill Rd	1.85	Wolfe Ln	0.25
Fox Valley Ln	0.10	Town Roads Total Miles	9.69
Havenwood Rd	0.13	Total Road Miles	28.67

Source: Town of Durand

Traffic Volumes

The State of Wisconsin takes traffic counts for the County Roads every 2-3 years. TABLE 6.2 shows the traffic counts per day for some of the County Highways in the Town of Durand.

TABLE 6.2: Traffic Counts

County Road	Count (Vehicles per day)
CTH PP	300
CTH F	260
CTH V	490
CTH M	210

Source: Town of Durand

Local Planned Road Improvements and Projects

The Eau Claire Transportation District 6 consists of Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, St. Croix and Taylor counties. TABLE 6.3 shows the upcoming road

improvement projects listed for the next six years for the Town of Durand according to the Wisconsin Department of Transportation.

TABLE 6.3: Recent Road improvement Projects

Road	Project Title	Miles	Year	Project Description
Highway 85	Bear Creek Bridge	0.0	2005-2007	Replace existing bridge in same location

Source: Wisconsin Department of Transportation

FIGURE 6.1: Cedar Brook

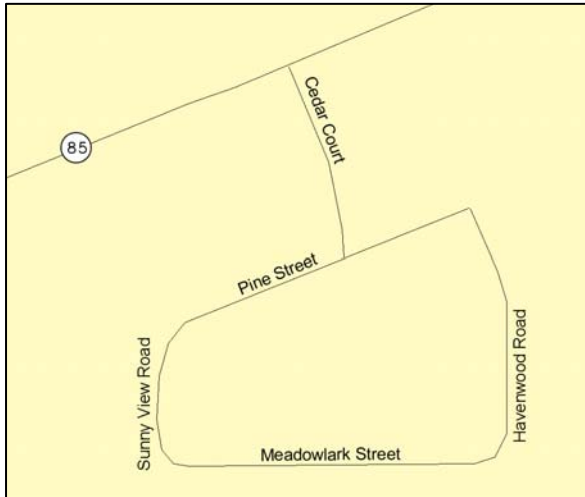


FIGURE 6.2: Maple Ridge Estates



Pedestrian and Bicycle

Many of the local roads are not suitable for safe pedestrian traffic due to the high speed limits and limited shoulder width. However, State Highway 85 from the north of the City of Durand to County Road M has extended shoulders of five feet on both sides. This is adequate room for pedestrians or bicyclists. In the near future, improvements to State Highway 25 will include five feet of shoulders in order to provide safer forms of transportation along the highways and improve multimodal transportation corridors in the Town of Durand. The Chippewa River State Bike Trail and State Highway 85's section with a wide shoulder for pedestrian or bicycle traffic are shown in MAP 6.1.

There is a great pedestrian and bicycle transportation resource in the Chippewa River State Bike Trail that follows along the Chippewa River, the northern border of the Town of Durand. This trail provides access to nearly 70 miles of trails throughout the Chippewa Valley Trail System. The trail provides biking, walking and wildlife opportunities in the summer, and snowmobile and cross-country skiing in the winter. Due to the Chippewa River Bike Trail section from the City of Durand to Dunnville being relatively new (Summer, 2003), traffic is expected to increase and more widely used.

The trail was constructed on a former railroad right-of-way. It consists of a 10' wide roadway with 3' wide shoulders.

Road Classification

Streets and highways are classified according to their primary function, either to move vehicles or to serve adjacent land. MAP 6.2 shows the locations of the various highway classifications in the Town of Durand. Arterials accommodate the movement of vehicles, while local roads are designed to provide direct access to individual parcels of land. Collectors serve both local and through traffic by providing a connection between arterials and local roads.

Principal Arterials- serve interstate and interregional trips. The only Principal Arterial in the Town of Durand is State Highway 25.

Minor Arterials- accommodate interregional movements, often in conjunction with principal arterials. The Minor Arterials in the Town of Durand are U.S. Highway 10 and State Highway 85.

Major Collectors- provide service to moderate sized communities and other intra-area traffic generators. Many county trunk highways fall into this classification. The only Major Collector in the Town of Durand is County Highway V.

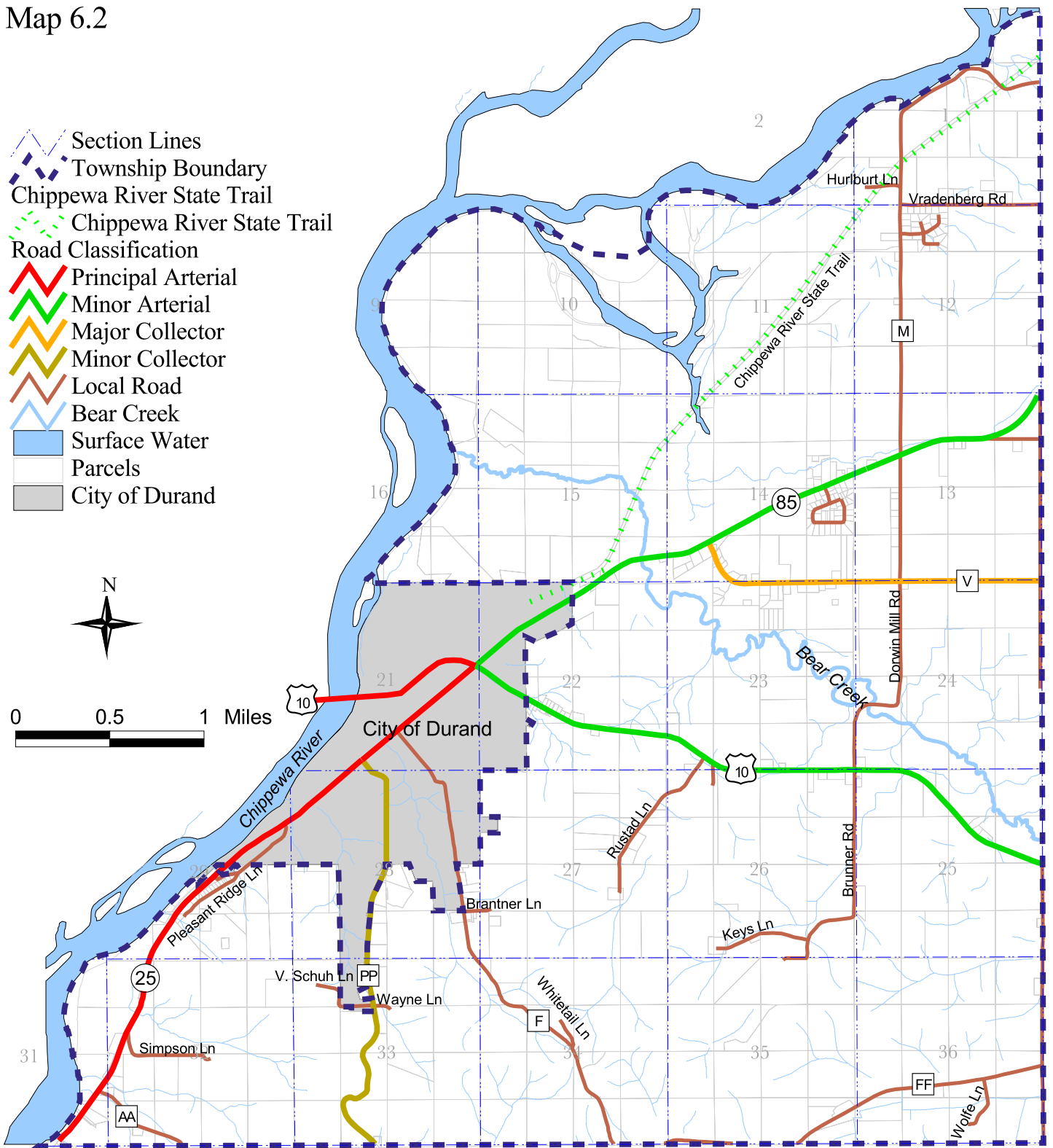
Minor Collectors- these roads collect traffic from local roads and provide links to all remaining portions of smaller communities and other higher function roads. The only Minor Collector in the Town of Durand is County Highway PP.

Local Roads- provide direct access to residential, commercial and industrial development. All other roads not mentioned above are considered Local Roads.

Road Classification

Town of Durand

Map 6.2



Source: Wisconsin Department of Transportation

Water Transportation

The Chippewa River and Bear Creek are considered “navigable streams” according to Wisconsin DNR. A “navigable stream” is defined as a body of water that has bed and banks and the ability to float the stream in a canoe or other small craft at some time of the year even if only during spring floods. The water bodies are generally not used as modes of transportation. However, the Chippewa River can be used by boats without props like small fishing boats or canoes. Traffic on these bodies of water is not likely to increase in the near future for transportation purposes, however, recreational use will most likely increase as recreational potential is realized.

Rail Service

Currently, there are no rail lines in the Town of Durand. Therefore, there is no direct service for industry, commerce or residential rail transport. The closest passenger rail service to the Town is Amtrak in Red Wing, which is approximately 44 miles away. At this time there are no plans for future lines to be developed, however, in the future, the Town may consider a possible expansion of existing abandoned Xcel rail line to be utilized for motor (putt-putt) cars.

Air Service

Air transportation is not directly provided to the residents of the Town of Durand. The closest airport is the Chippewa County Airport in Eau Claire. The Chippewa County Airport is 36 miles away. Its main connection is to the Minneapolis/St. Paul International Airport. Northwest Airlink Airlines, though Mesaba Airlines, provides eight round trip flights per weekday with connecting service to over 220 domestic and international destinations. Mesaba provides both scheduled passenger and air cargo/package express service from this airport.

The Minneapolis/St. Paul International Airport is approximately 75 miles away. It is one of the busiest airports in the world with more than half a million takeoffs and landings each year.

Public and Specialized Transportation

Durand is a rather low density rural community and therefore does not have a use for a mass transit system. Taxi service is also not available in the Town of Durand. Due to the size of the population and the projected growth over the next twenty years, there should not be a demand for such services. Therefore, these services are not likely to be offered in the near future.

The only current method of specialized transportation is the Office of Aging van. Pepin County Senior Services will arrange transportation for any resident in Pepin County, age 60+ or handicapped. If you do not meet these qualifications, call (715) 672-8936 and we will discuss your options. We provide transportation 7 days a week, 7:00 a.m. to 7:00

p.m. However, we will attempt to provide transportation at other times when it is possible to line up a driver.

If you need transportation, call Pepin County Senior Services at (715) 672-8936 and tell the receptionist the date, time and place of your appointment. If you have a driver preference, state that also. The receptionist will arrange for a driver to pick you up. She will then call you back and tell you who your driver is and what time you will be picked up.

Transportation is provided for all purposes such as medical, socialization or personal business.

For questions on cost & etc., please call Pepin County Senior Services at (715) 672-8936. Source: www.co.pepin.wi.us/cogovt/senior_services.htm#specialist

Trucking

There are two trucking businesses in the Town of Durand – Karen’s Trucking and Rock Road Trucking. Both provide trucking and material moving needs to the Town and surrounding area.

Other Modes of Transportation

There are no rail (passenger or freight) or water transportation services in the Town of Durand. It is unlikely that any of these services would be available over the next 10 to 20 years.

State and Regional Plans

The Wisconsin Department of Transportation has several state and regional transportation plans that were reviewed to ensure consistency. The plans reviewed are:

- Connections 2030
- West Central Regional Freeway System
- Wisconsin Rail Issues and Opportunities Report
- Midwest Regional Rail System
- Wisconsin State Highway Plan 2020
- Wisconsin State Airport System Plan 2020
- Wisconsin Bicycle Transportation Plan 2020
- Wisconsin Statewide Pedestrian Policy Plan 2020

According to the Wisconsin Department of Transportation’s Six Year Highway Improvement Program, there are a couple of projects affecting the Town of Durand area (TABLE 6.4).

TABLE 6.4: Highway Projects

Highway Name	Project Name	Miles	Year	Description
85	Durand - Eau Claire Road	0.05	2008	Replace the STH 85 bridge (B-46-0496) over the Bear Creek and reconstruct the approaches at the existing location.
85	Durand - Eau Claire Road	6.96	2010-2013	Resurface

Source: WDOT Six Year Highway Improvement Program

In 2008, the Mississippi River Regional Planning Commission prepared the SAFETEA-LU Pepin County, Coordinated Public Transit-Human Services Transportation Plan, 2008-2013. The Plan includes assessments of available services, gaps in service and service needs for individuals with disabilities, older adults, and people with low incomes.

Possible Funding Sources

Local multi-modal transportation projects can be funded through different sources. Some of the most common sources that are or could be used are:

- State Shared Revenue
- Local General Funds
- Community Development Block Grants
- DNR Stewardship Grants
- Enhancement Grants
- Private Foundations
- Corporate Foundations
- Local Volunteer Groups
- Local Organizations (Boy/Girl Scouts)

Goals, Objectives, and Policies

Goal 1: Provide for the safe and efficient movement of people and goods in the Town of Durand.

Objectives:

1. Minimize the impacts of noise and air pollution.
2. Provide long-range transportation planning that identifies potential safety and traffic problems and suggests solutions for them.
3. Reduce the possibility of accidents due to poor visibility at intersections.
4. Design transportation to meet primary use of the road.

Policies:

1. Establish access controls where necessary to preserve the integrity of roadways in existing and newly developed areas.

2. Ensure the road rights-of-way are maintained and kept clear from adjacent property owner infringement.
3. Identification accident prone areas and investigate ways of mitigating these problem areas.
4. Encourage proper use based on road classification.
5. Develop a yearly maintenance program for our roads.
6. Vacate discontinued roads.
7. Offer increased access points to the Chippewa River Bike Trail via roads or other paths.
8. Consider developing and adopting a road standard ordinance.

Goal 2: Provide multi-modal forms of transportation opportunities.

Objectives:

1. Ensure the transportation system supports the needs of the local agricultural and commercial economy.
2. Enhance transportation system to encourage multi-modal facilities.
3. Meet the transportation needs of all residents

Policies:

1. Support a State, County, and Town road system that promotes connectivity.
2. Support the County's efforts in developing transportation alternatives for seniors, the elderly, and the disabled.
3. Work with farmers to identify and improve areas where roads are too narrow or road signage is not offset to allow for the access of agriculture equipment.
4. Work with the City of Durand on developing possible trail corridors and linking up with their existing trail systems.
5. Identify areas in the Town suitable for trails and look to acquire easements and/or land.
6. Consider developing trails as a possible source of recreation for local residents and visitors.
7. Encourage ride share, commuting and access to airport shuttle shelters.
8. Consider widening roads for walkers and bikers as well as enhance pedestrian links and amenities.
9. Investigate opportunities to offer increased access points to the Chippewa River Bike Trail via roads or other paths.

CHAPTER SEVEN: UTILITIES AND COMMUNITY FACILITIES

Introduction

Developing an inventory of existing facilities and community facilities is an important step when planning for the future. The capacities of these facilities should be considered when creating a plan for the Town.

Vision

The Town of Durand continues to provide all the basic services to residents. The Town will continue to work with neighboring communities to provide residents with cost-effective regional services that reduce the tax burden. All residents rely on private well water and individual waste water treatment systems, therefore the water supply should be maintained as safe for consumption.

Utilities

There are the various utilities available to Town of Durand residents. Utilities include wastewater, stormwater management, water supply, solid waste disposal and recycling, electricity and natural gas.

Wastewater

If you are planning a new construction project in Pepin County where public sewer service is not available, an on-site, wastewater sewage disposal system is required. A sanitary sewer permit is required for these systems to ensure that wastes do not cause a public health hazard. A sanitary sewer permit must be obtained prior to a building permit, prior to the start of construction and all appropriate fees must be paid. The process to obtain a sanitary sewer permit is as follows:

Have soil tests taken. These tests must be performed by a Certified Soil Tester (CST) licensed by the State of Wisconsin.

If the soils are suitable for a conventional, in-ground septic system and the system is to serve a one- or two-family residence, the county can issue a sanitary sewer permit without a state plan review.

If the soils dictate a mound system, in-ground pressure system, at-grade system or a holding tank, or if the system is to serve a three or more unit residential building, a commercial building or an industrial building, the plans must be approved by the Wisconsin Department of Commerce before the county can issue a sanitary sewer permit.

Plans for both county and state (if required) approval must be drawn by an architect, engineer, plumbing designer or the master plumber installing the system.

Completed plans and soil tests must be submitted to the Land Management Office, along with the appropriate fees, for approval.

Once approved, the sanitary sewer permit should be taken to the local building permit issuing agency (Town Clerk or County Land Management Office).

Please remember that arranging for soil tests, review of permit applications, site inspections, etc. takes time. Plan your building project well in advance to account for these requirements.

The excavation of a basement or footings is considered start of construction and is prohibited until a sanitary sewer permit and building permit are obtained. Starting construction without these permits will result in a double permit fee as a penalty.

The application for a sanitary sewer permit is typically the first step in the construction sequence. Later steps in the sequence, such as the request for an address, will require an accurate legal description. It is important that a certified survey map or other instrument used for describing the land be available at the time the sanitary sewer permit is applied for.

Septic Systems- Currently, the sewer service infrastructure does not extend to the Town of Durand. The most common way to deal with wastewater is through septic systems. Septic systems, also called onsite wastewater disposal systems, can act as sources of nitrogen, phosphorus, organic matter, and bacterial and viral pathogens for any of a number of reasons related to one of the following: inadequate design, inappropriate installation, neglectful operation, or exhausted life expectancy. Perhaps the greatest design inadequacy is associated with conventional septic systems, which do not remove nitrogen effectively. The two main components of a septic system are the septic tank and the leach field. There are a variety of septic system types that vary by price, site and situation.

Basically a septic system provides a "holding tank" where natural bacterial action decomposes human waste products into environmentally acceptable components - the major end-components being water, mixed with some other components that are not readily consumed by the bacterial action, gases, and undigested solids. The end products, except the undigested solids, are then discharged to the on-site environment. The discharge area is called the soil absorption field or leach field. The tank is the first level of waste water treatment in the septic system.

Conventional System- It is one of the more simple systems to install and operate because it is a gravity fed, passive system. Water runs down hill from the residence to a septic tank and down hill from the septic tank into the

treatment/disposal area. Conventional systems require the greatest amount (deepest) suitable soil. A conventional system requires suitable soils of at least 48 inches deep underneath the system. During a soil test a Certified Soil Tester (Soil/Site Evaluator) will identify the depth, size, contrast and abundance of any mottling as well as the soil permeability. For new construction, a soil test for a conventional system must identify an area for immediate development and an area for a reserve site for future use. The only way to be certain what system is suitable for any site is to have a soil test conducted by a Certified Soil Tester.

In-Ground Pressure Systems- They require a lesser amount of suitable soil, but do require a second tank (a pump chamber) containing a pump to provide for pressure distribution of the effluent from the septic tank to the treatment/disposal area. In-Ground Pressure Systems require at least 46 inches of suitable soil underneath the system. One advantage of this type of system is that it does not need to be down hill from the structure being served because the pump can move the effluent up hill or to a location some distance from the building. This is a tightly designed system because it needs to meet specific pressure and distribution requirements.

Mound- These systems require only 10 inches of suitable soil underneath the system and can be installed on soils with a relatively low permeability. These systems are very similar to the In-Ground Pressure systems in that they utilize a septic tank and a pump chamber in the same way. The difference is that the mound system is installed above ground rather than below. A mound system is created by: 1) placing one foot or greater of sand on the plowed surface of the soil, 2) the distribution piping is then installed in a bed of aggregate above the top of the sand, and 3) the mound is capped with soil to allow vegetation to grow. This system provides the same level of environmental protection as the previously described systems except it is installed above ground.

At-Grade Systems- are simply mound systems without the addition of any sand. These systems require 36 inches of suitable soil underneath the system, rather than the 10 inches required for the standard mound system. A number of these systems have been installed in the county, but the limiting factor is usually the depth of suitable soil.

Holding Tank- is a system that is as simple as it sounds. It is a tank, or series of tanks, that contains all the water used by the structure. The tank contains an alarm system to alert the owner when the tank is full. When the tank is full, the sewage is then pumped by a pumping service and taken to a municipal sewer treatment plant for treatment and disposal.

Other types of wastewater treatment- include pre-treatment Aeration Units, Sand Filters and Aquatic systems: The benefit and application of these "Alternative" systems is that they allow the property owner to reduce nitrate loading to the groundwater in the immediate area caused by the effluent and also

allow the landowner to reduce the required size of the drainfield component of the septic system. In a majority of these systems pretreatment is accomplished by an aeration unit after the septic tank but before the drainfield. This aeration unit through a process of digestion reduces the nitrate and organic matter loading of the drainfield. These units should be considered for small lots or in areas where nitrate levels in the groundwater are a concern.

Capacity needs for a septic system are based on whether there are water-saving devices implemented in the home, size of the home, and the number of bedrooms. TABLE 7.1 provides a conversion table for this information.

TABLE 7.1: Septic Tank Capacities

Bedrooms (number)	House size (square feet)	Tank capacity [without water-saving devices] (gallons)	Tank capacity [with water-saving devices] (gallons)
1 or 2	less than 1,500	750	750
3	less than 2,500	1,000	750
4	less than 3,500	1,250	1,000
5	less than 4,500	1,250	1,250
6	less than 5,500	1,315	1,250

“On-site wastewater treatment systems,” Bruce Lesikar, Extension Agricultural Engineering Specialist, The Texas A&M University System, February, 1999

Wisconsin Fund

State grants are available to repair or replace failing sanitary systems. Established in 1978, the Private Sewage System Replacement or Rehabilitation Grant Program provides financial incentives to protect public health, safety and the waters of the state. Since its inception, the program has awarded over \$58 million in grants for nearly 28,000 residences and businesses to replace or rehabilitate failing private sewage systems statewide.

As part of this program, Wisconsin counties, Indian tribes and municipalities within Milwaukee County may apply to the Department of Commerce (Commerce), Safety and Buildings Division, for grants to assist owners of principal residences (PR) and small commercial establishments (SCE) in rehabilitating or replacing a failing private sewage system. The following explains how the program works and who is eligible for financial assistance. The program is voluntary.

Questions concerning the program may be addressed to your county zoning at (715)-672-8897 or health department office at (715) 672-5961 or the Department of Commerce office at 608-267-7113.

The sanitary sewer service needs for the Town are primarily provided by the private onsite wastewater treatment systems (POWTS). They are found where homes and businesses are located. At this time, there are no plans to become part of a sanitary district from the City of Durand as the current private systems are working due to the rural nature of the Town.

Water Supply

The water supply source for the Town is Durand is primarily groundwater. Currently, there is no municipal water service and no plans to establish service at this time. Safe Drinking Water Act (SDWA) was originally passed by Congress in 1974 to protect public health by regulating the national public drinking water supply. The law was amended in 1986 and 1996 and requires many actions to protect drinking water and its sources in rivers, lakes, reservoirs, springs, and ground water wells. The SDWA does not regulate private wells which serve fewer than 25 individuals. The Town is supplied with water primarily through private wells and is therefore not regulated by the SDWA. According to the Wisconsin DNR website, wells are a safe and dependable source of water. However, the responsibility of maintenance and protection of the well falls primarily on the homeowner.

Wisconsin has had well regulations since 1936, and today is recognized as a national leader in well protection. NR 812 (formerly NR 112), Wisconsin Administrative Code, is administered by the Department of Natural Resources (DNR). For more information about the code, please contact a Department of Natural Resources regional water representative or a licensed well driller or pump installer.

Since 1974, EPA has set national safety standards for over 80 contaminants that may occur in drinking water. For a chart of groundwater contaminants, maximum contaminant levels, potential health effects and sources of drinking water contamination, please see the EPA website: www.epa.gov/safewater/mcl.html#mcls

Private Well Testing

The Land Management Office offers water testing for a number of different parameters through a number of sources. Bacteria and nitrates are the two items most commonly sampled for in private wells. Sanitized bacteria sampling bottles can be purchased from the Land Management Office for \$15 and the bacteria sample can be mailed or delivered to the Eau Claire City-County Health Department for analysis. Nitrate testing is done in the Land Management Office at no cost. Samples should be brought into the office during business hours in a small clean container (baby food size container). Other private water well sampling resources are available through the Land Management Office. Advice is provided on identifying and correcting drinking water quality problems.

TABLE 7.2 is from the EPA website and it breaks down the use and daily water consumption of that use.

TABLE 7.2: Approximate Daily Water Needs for Home and Farm

Use	Daily Water Consumption (gallons)
Home	
For kitchen and laundry use (including automatic equipment), bathing, sanitary use and other uses inside the home	100 per person
For swimming pool maintenance	30
Lawn and Garden	
For lawn sprinkling, per 1000 sq. ft., per sprinkling	600 (approx. 1in.)
For garden watering, per 1000 sq. ft., per sprinkling	""
Farm (maximum needs)	
Dairy cows (14-15000 lbs milk) Average drinking rate	20 per head
Dry cows or heifers	15 ""
Calves	7 ""
Beef, yearlings, full feed (90 deg F)	20 ""
Beef, brood cows	12 ""
Sheep or Goats	2 ""
Horses or Mules	12 ""
Swine Fishing	4 ""
Brood sows, nursing	6 ""
Laying hens (90 deg F)	9 ""
Broilers (over 100 deg F)	6 ""
Turkeys - 15-19 weeks (over 100 deg F)	20-25 per 100 birds
Ducks	22 per 100 birds
Dairy Sanitation - milk room & milking parlor	500 per day
Flushing Floor	10 per 100 sq. ft.
Sanitary hog wallow	100 per day

Source: EPA website, www.epa.gov/grtlakes/seahome/private/src/one.htm.

Private water systems are generally in rural areas and consist of wells which serve one or a few households. Wells are fed by groundwater sources which may be replenished by nearby surface water sources like wetlands, the Chippewa River, and Bear Creek. Private water systems consist of wells, piping, tanks, water treatment devices and appurtenances intended to supply drinking water to facilities such as: single family residences, multiple residences of fewer than five units, and non-residential (commercial and industrial) establishments. At this time there are no plans to create a water district in the Town.

Stormwater Management

With development also comes a responsibility to manage stormwater. Development results in impervious surfaces and increases the volume of water entering streams, creeks, lakes, and other surface waters. Stormwater erodes soils and carries the pollutants and sediments to these surface waters causing damage to the water resources. Soil erosion is one of the leading causes of water pollution in the state. There is a wide range of state and federal regulations as well as local programs and actions that local municipalities must implement to appropriately manage stormwater.

Currently, there are no existing Town controlled Best Management Practices in place. In the future, the Town may wish to implement ordinances to manage stormwater especially for major subdivisions. Surface waters, specifically the Chippewa River and Bear Creek, should be protected. Implementing erosion control and stormwater management ordinances can go a long way towards protecting these resources.

Solid Waste Disposal and Recycling

Residents in the Town of Durand have the option to have garbage pick-up, or take their refuse to the local dump. Durand Sanitation, LLC, is the solid waste management service for the Town of Durand. The local dump is also found at the Pepin County's recycling center.

The Pepin County Recycling/Solid Waste Department operates the drop-off collection sites and provides resource management information and education services to the public. For more information:

Recycling/Solid Waste Department
W4999 State Highway 85
Durand, WI 54736

The current services for both solid waste and recycling are considered adequate and at the present time, there is not a need for additional capacity or services.

Electricity

The three electric service providers in the Town of Durand are Dunn Electric, Dairyland Power, Pierce Pepin Coop, and Xcel Energy. See MAP 7.1 for electrical service area map.

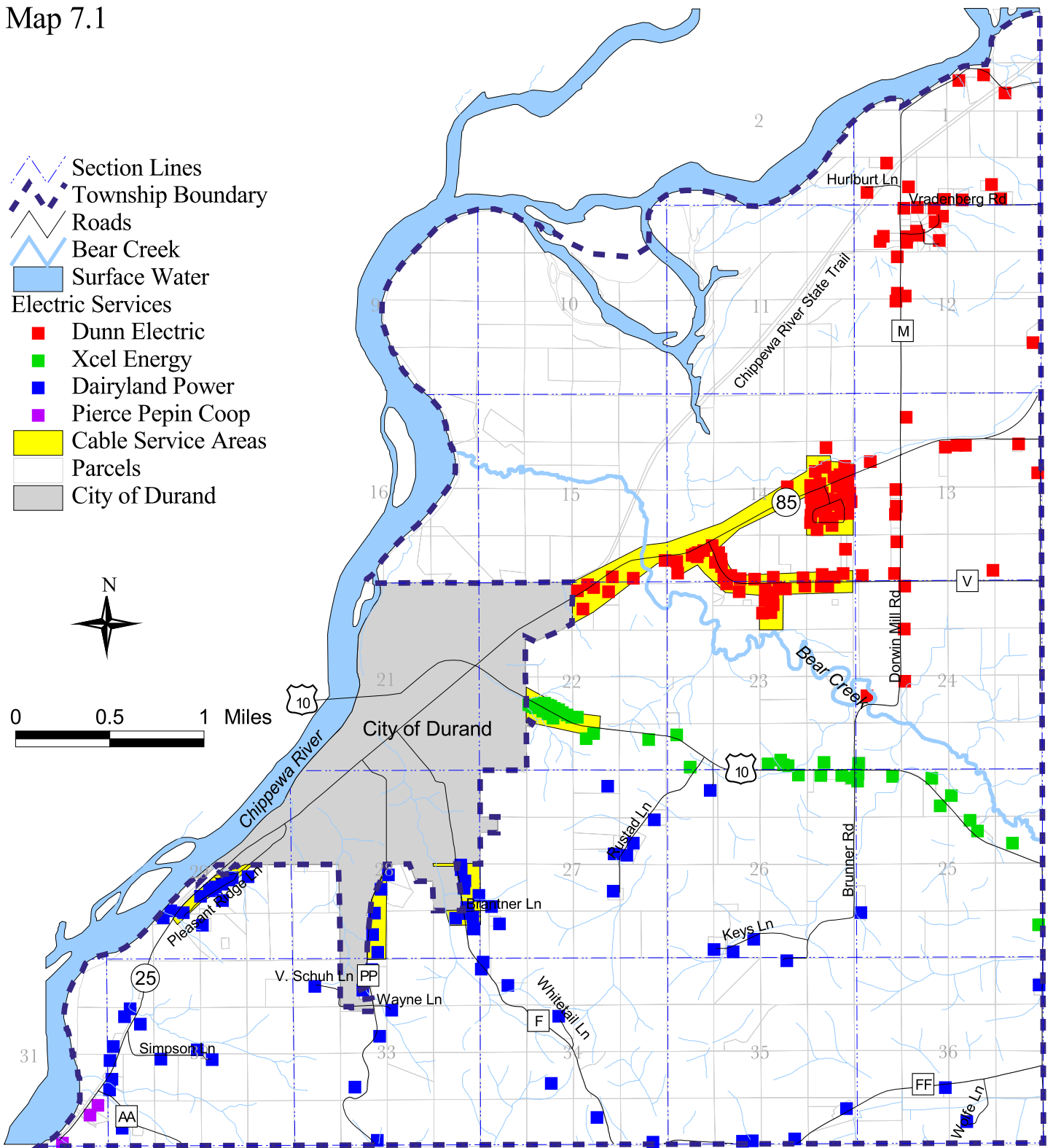
Power Plants and Transmission Lines

The Town of Durand has distribution lines but no transmission lines. The nearest transmission lines run through the City of Durand where they connect to a substation on the south end of the City. The current electric distribution system is adequate for the foreseeable future.

Electric and Cable Service

Town of Durand

Map 7.1



Source: Pepin County, Chippewa Valley Cable



Natural Gas

The Town of Durand utility gas service is provided by We Energies. According to the We Energies website, there are two different rates customers are charged depending on the area they are located in.

The most prevalent method of heating fuel in the Town of Durand is bottled, tank, or LP gas (105 housing units or 45.7%). TABLE 7.3 shows the methods of home heating fuel used in the Town, and the number of housing units using each method. The following companies serve the Town of Durand:

Schauls Gas 212 W. Main Durand, Wisconsin 54736	Bauer LP-Gas & Appliance 110 W. Main Durand, Wisconsin 54736	Countryside Coop 430 2nd Ave. E. Durand, Wisconsin 54736
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TABLE 7.3: Methods of Heating Fuel

Methods of Heating Fuel	Number of Housing Units	Percentage of Homes
Utility gas	51	22.2
Bottled, tank, or LP gas	105	45.7
Electricity	9	3.9
Fuel oil, kerosene, etc	49	21.3
Wood	16	7.0

Source: U.S. Bureau of the Census, Census 2000

Communication Facilities

Availability of communication facilities is vital in today’s society. There are several businesses providing a variety of forms of communication in the Town and surrounding area. Businesses rely on capable services and providing quality services is important aspect in attracting businesses.

Television and Radio

There are no television or radio stations located in the Town of Durand and there are no plans to establish such stations in the near future.

Chippewa Valley Cable provides local cable service to part of the Township. See MAP 7.1 for service area. Cable Television - 52 Network and Cable Channels are provided with this service. For more information contact:

Chippewa Valley Cable Inc.
318 3rd Avenue W. P.O. Box 228
Durand, Wisconsin 54736

TV broadcast stations around Durand:

- WHWC-TV (Channel 28; MENOMONIE, WI; Owner: STATE OF WISCONSIN - EDUCATIONAL COMMUNICATIONS BOARD)
- WQOW-TV (Channel 18; EAU CLAIRE, WI; Owner: WXOW-WQOW TELEVISION, INC.)
- K57CN (Channel 57; WABASHA, MN; Owner: HUBBARD BROADCASTING, INC.)
- WEUX (Channel 48; CHIPPEWA FALLS, WI; Owner: GRANT MEDIA INC.)

There are a number of radio stations that provide a wide variety of music and programming in the area. These radio stations come from Western Wisconsin and Eastern Minnesota. The following is a list of the strongest radio stations in the area:

Strongest AM radio stations in Durand:

- WQQQ (1430 AM; 2 kW; DURAND, WI; Owner: ZOE COMMUNICATIONS, INC.)
- WMEQ (880 AM; 10 kW; MENOMONIE, WI; Owner: CAPSTAR TX LIMITED PARTNERSHIP)
- WCTS (1030 AM; 50 kW; MAPLEWOOD, MN; Owner: CNTL. BAPT. THEO/AL SEMI MINNEAPOLIS)
- KSTP (1500 AM; 50 kW; ST. PAUL, MN; Owner: KSTP-AM, LLC (DELAWARE))
- WCCO (830 AM; 50 kW; MINNEAPOLIS, MN; Owner: INFINITY MEDIA CORPORATION)
- KTIS (900 AM; 25 kW; MINNEAPOLIS, MN; Owner: NORTHWESTERN COLLEGE)
- KFAN (1130 AM; 50 kW; MINNEAPOLIS, MN; Owner: AMFM RADIO LICENSES, L.L.C.)
- WEBC (560 AM; 50 kW; DULUTH, MN)
- WAYY (790 AM; 5 kW; EAU CLAIRE, WI; Owner: MAVERICK MEDIA OF EAU CLAIRE LICENSE LLC)
- WDGY (630 AM; 8 kW; HUDSON, WI; Owner: 630 RADIO, INCORPORATED)
- WEAQ (1150 AM; 5 kW; CHIPPEWA FALLS, WI; Owner: MAVERICK MEDIA OF EAU CLAIRE LICENSE LLC)
- KOLM (1520 AM; 10 kW; ROCHESTER, MN; Owner: OLMSTED COUNTY BROADCASTING COMPANY)
- KMFX (1190 AM; daytime; 1 kW; WABASHA, MN; Owner: CLEAR CHANNEL BROADCASTING LICENSES, INC.)

Strongest FM radio stations in Durand:

- WDMO (95.9 FM; DURAND, WI; Owner: ZOE COMMUNICATIONS, INC.)
- WHWC (88.3 FM; MENOMONIE, WI; Owner: STATE OF WISCONSIN - EDUCATIONAL COMMUNICATIONS BOARD)
- W211AY (90.1 FM; MENOMONIE, WI; Owner: CALVARY CHAPEL OF TWIN FALLS, INC.)
- KMFX-FM (102.5 FM; LAKE CITY, MN; Owner: CLEAR CHANNEL BROADCASTING LICENSES, INC.)
- WMEQ-FM (92.1 FM; MENOMONIE, WI; Owner: CAPSTAR TX LIMITED PARTNERSHIP)
- WVSS (90.7 FM; MENOMONIE, WI; Owner: BD. OF REGENTS, UNIVERSITY OF WISCONSIN SYSTEM)
- KWNG (105.9 FM; RED WING, MN; Owner: SORENSON BROADCASTING CORPORATION)
- KLCH (94.9 FM; LAKE CITY, MN; Owner: WAITT RADIO, INC.)

Newspapers

Several local and regional newspapers are in circulation in the Town of Durand. The following is a list of those newspapers:

- Courier Wedge (weekly), Durand, Wisconsin
- Pioneer Press (daily), St. Paul, Minnesota
- Star Tribune (daily), Minneapolis, Minnesota
- Leader Telegram (daily), Eau Claire, Wisconsin
- Dunn County News (weekly), Menomonie, Wisconsin

The official paper of the Town of Durand is the Courier Wedge.

Local and Long Distance Telephone Service

The Town of Durand local telephone service is provided by Nelson Telephone Cooperative in the City of Durand. There are a wide variety of long distance carriers for the residents to choose from.

Cellular Service and Towers

New technologies are rapidly advancing, and cellular phone service is a vital component to communication in today's society. While cell towers are a necessary component to this form of communication, there can become an eyesore on the landscape and the environment. Methods are used to incorporate these towers into the environment. Included in these methods are innovative ideas such as placing antennas on already existing structures like silos, water towers, street lights, and buildings. Using the existing structures minimizes the impact of towers. However, these alternative antenna placements are not ideal for every situation.

Pepin County's "Telecommunications Towers, Antennas, and Related Facilities" Ordinance serves as the regulating document for the Town of Durand. Topics covered in

the ordinance include compliance, permit application, inspection, removal, pre-existing towers, compliance, structural design and environmental standards, and separation and setback requirements.

Currently, there are not any cell towers in the Town of Durand. There are also no future plans at this time to erect any.

Cellular service is provided to the Town of Durand by Cellular One, Midwest Wireless, and Alltel.

Postal Service

The Town of Durand does not have its own post office. And it is unlikely that a facility will be constructed in the near future. The nearest post office that serves the entire Town is located at 315 4th Avenue W in the City of Durand. The Town is in the 54736 zip code.

Internet

Many businesses and residence’s rely on the internet for conducting business and daily communication. The Town of Durand is served by NTCnet at Nelson Telephone Cooperative which offers both dialup and DSL service to the Township area.

Community Facilities

Town Hall

The Town Hall is located at N5974 Brunner Rd in the Town of Durand.

Parks

There are no parks in the Town of Durand, and there are no plans for developing any in the near future. Most of the residents use the park facilities in the City of Durand.

Health Care Facilities

Currently, there are no health care facilities in the Town of Durand. The nearest facility is Chippewa Valley Hospital in the City of Durand. Due to the close proximity to the hospital, it is unlikely that the Town of Durand will build any new facilities in the Town. Chippewa Valley Hospital serves its rural community with a 25-bed critical access hospital and an attached 58-bed skilled care nursing facility licensed for Medicaid and Medicare. The 47,900 square feet facility was constructed in 1983 and is part of the Adventist Health System that recognizes that total health is achieved through the proper balance of physical, mental, social and spiritual well being. Chippewa Valley Hospital is located 1220 3rd Avenue West, Durand, Wisconsin.



Chippewa Valley Hospital

Other hospitals/medical centers near Durand:

- Myrtle Werth Hospital Mayo Health System (About 17 Miles; Menomonie, WI)
- St Elizabeth Hospital (About 19 Miles; Wabasha, MN)
- Lake City Medical Center Mayo Health (About 28 Miles; Lake City, MN)
- Sacred Heart Hospital (About 29miles; Eau Claire, WI)
- Luther Hospital (About 31 Miles; Eau Claire, WI)

The medical care facilities covering the area seem to be adequate at this time for the residents of the Town of Durand.

Childcare Facilities

There are no childcare facilities in the Town of Durand. The closest childcare facility is the Wee Care Day Care located at 524 7th Avenue West in the City of Durand. At this time there is not an additional need for new large scale childcare facilities. Private individuals may open new facilities if there is a market for it.

Senior Care Facilities

According to the 2000 U.S. Census, 9.5% or 66 residents are 65 or older. Seniors often require special care and facilities to meet their needs. At this time, the Town of Durand does not have a senior care facility. Oakview Care Center is the closest nursing home that is located in the City of Durand at 1220 3rd Avenue West.

There is also an assisted living facility in the City of Durand called the Homeplace. They provide senior retirement, assisted living, and other senior care needs.

Schools

Currently, there are no schools located in the Town of Durand. According to the 2000 U.S. Census, there are 203 school-age residents between the ages of 5-19. The Town of Durand is in the Durand School District. The total number of students in the Durand School District is 1,156. Although there aren't any schools in the Town, however, there are schools in close proximity to the area. The following is a list of schools in the area:

Public High School:

- Durand High School (Location: 604 7th Ave E; Grades: 7 - 12)

Public Primary/Middle School:

- Arkansaw Elementary (Location: N6290 N H Street; Grades: Pre-K - 6)
- Caddie Woodlawn Elementary (Location: 650 Auth Street; Grades: 4-K – Kindergarten)

Private Primary/Middle Schools:

- St. Mary Elementary School (Location: 901 W Prospect Street; Grades: Kindergarten - 8)
- Holy Rosary School (Location: N6217 County Highway V; Grades: Kindergarten - 3)

- Peru Amish School (E6933 E. County Line Road; Grades: 1 - 8)
- Duscham Amish School (Location: N6866 Albany County Highway A; Grades: 1 - 8)
- Seventh Day Adventist Church and School (Location: W6733 Church School Lane; Grades: 1- 8)

The surrounding schools have adequate space to continue to serve the needs of the Durand School District. At this time the Town is not in need of additional schools.

Libraries

Although the Town of Durand does not have a library, there is a library nearby for local residents. The Durand Community Library is located at 604 7th Avenue East in the City of Durand. As of the year 2000 the operating income was \$95,425 and the library has the following:

- 44,963 books
- 1,360 audio materials
- 1,500 video materials, and
- 69 serial subscriptions

The Durand Community Library is a combination public / high school library located inside the Durand High School building. The community entrance is located to the left of the High School entrance. The Durand Community Library offers a wide variety of services to the public:

- Internet access available (no email)
- Word processing programs available
- Online research databases
- Microfilm reader / printer
- Comprehensive reference and research materials
- Wide variety of fiction and non-fiction books, videos, books on tape, and music cassettes
- Story time for preschoolers is available three times a year. Registration is required. of videos, books on tape, and music cassettes

Town residents are served effectively by the City of Durand's library and at this time there is not a need for a library in the Town.

Cemeteries

There are no Town run cemeteries located in the Town of Durand. The following are cemeteries found in adjacent Municipalities:

- Forest Hill Cemetery, City of Durand
- Holy Rosary Cemetery, Lima
- Round Hill Cemetery, Waterville
- St. Mary Cemetery, City of Durand

- Waubeek Cemetery, Waubeek

The nearby cemeteries serve and fulfill the Town's cemetery needs. At this time there is not a need for additional cemeteries for the Town.

Emergency Services

Emergency Services are an important aspect of protecting from harm, or aiding residents in dangerous situations. Emergency Response units include police, fire and ambulance protection. The Town of Durand is covered by the following emergency services:

- Pepin County Sheriff Department
- Durand Fire Department
- Durand Ambulance
- 1st Responders, Town of Durand

Police Department

The Sheriff's Office takes complaints and provides investigative services, assistance with registration and titling of motor vehicles, traffic control, weather and road information and assistance with all kinds of emergency situations. Also takes bond and fine payments, operates county jail and provides dispatch services for all emergency services within Pepin County, facilitates visitors to the jail, provides paper service and interfaces with other police agencies.

Contact Information: Phone- (715) 672-5944 or 911
Address- Pepin County Sheriff's Office
740 7th Avenue West
Durand, Wisconsin 54736

Fire Department

The Durand Fire Department serves an area of 220 square miles including all of the Town of Durand. The Durand Fire Department has the following resources:

- Active Volunteers 32
- Equipment 3 Pumpers
1 Rescue Unit (Jaws of Life)
3 Tankers (6500 gallons)
1 Brush Buggy
1 Rescue Boat
1 Rescue Snowmobile
- Service Area 220 Square Miles



Contact Information: Phone- (715) 672-5951 or 911

Ambulance Service

The Durand Ambulance Service serves an area of 240 square miles including all of the Town of Durand. The Durand Ambulance Service has the following resources:



- EMT's on staff 13
- Mobile ambulances 2
- Defibrillator Equipment 2
- Helicopter Service From Eau Claire of the Twin Cities
- Service Area 240 square miles

Contact Information: Phone- (715) 672-5951 or 911

The residents of the Town are adequately covered by emergency services and there is no need for addition services at this time.

Goals, Objectives, and Policies

Goal 1: Maintain existing facilities and utilities to adequately and safely serve the Town of Durand residents.

Objectives:

1. Provide basic facility and utility needs for Town residents.
2. Maintain good relationships with neighboring municipalities.

Policies:

1. Work with surrounding communities and agencies to provide quality police, fire, and emergency medical services to the Town's residents
2. Coordinate the future development of any hiking or biking trails on federal or state lands with Pepin County and surrounding communities if feasible.
3. Encourage the use and development of facilities in neighboring communities.
4. Support telecommunications facilities that would better enable residents to establish home based businesses if the towers do not detract from the rural aesthetics of the Town.
5. Support the development of wireless technology (Wi-Fi) throughout Pepin County.
6. Consider investigating opportunities to incorporate alternative types of waste water treatment systems that lower the level of nitrates being released.
7. Utilize existing Town Hall for meetings that relate to the Town.
8. Maintain existing levels of utilities such as; electricity, telephone, and natural gas service.
9. Provide residence with adequate police and fire protection as well as reliable ambulance services and capable medical facilities.
10. Continue to provide adequate and reliable electric, gas and communication services.
11. Ensure a safe water supply for area residents.

12. Maintain original character of the Town Hall.
13. Encourage the use of the recycling center and investigate opportunities for curbside pick up of recycling and solid waste.

CHAPTER EIGHT: ECONOMIC DEVELOPMENT

Introduction

The growth of a local economy contributes significantly to the development that occurs in a community. Employment and income levels affect demand for residential development. Therefore it is important to examine characteristics of the labor force and the income levels of the local citizens. Various characteristics of the labor force also contribute to the growth of the local economy and the amount of commercial and industrial development that might occur. This section examines various economic factors that have implications for land use planning in the Town of Durand.

Vision

Economic development in the Town of Durand is in harmony with the Town's rural character with family farms and small businesses. The Town is open to new residential and commercial development that is aesthetically pleasing and environmentally friendly. The town provides excellent growth potential along Wisconsin State Highway 25, 85, and U.S. Highway 10 corridors. With limited employment opportunities in the Town, many residents travel to Durand, Mondovi, Menomonie and Eau Claire to work.

Labor Force

The Socio-Economic Chapter (Chapter 4) provides charts and analysis of the local labor force and economy. The following is a list of highlights from that chapter:

- The Town of Durand's labor force participation rate is 74.8%. That is higher than the participation rate in Pepin County (67.3%) and in Wisconsin (69.1%). Labor force participation rate is based on the number of residents who are 16 years or older that are employed.
- The mean travel time for Town of Durand Resident to drive to work is 24.9 minutes. This would generally mean that most residents commute a considerable distance and work outside the Town (U.S. Census Bureau, Census 2000).
- The largest percentage of Town residents were employed by production, transportation, and material moving (29.9%).
- The 1999 household income was higher in the Town of Durand (\$49,375) than both Pepin County (\$37,609) and Wisconsin (\$43,791).
- Nearly 47% of the Town of Durand residents 25 years or older have some college or higher level of education.

According to the survey sent out in August, most residents in the Town of Durand (70%) believe there is a lack of high paying jobs in this Town. The majority of residents also said there should be tax incentives for new businesses to locate here. Residents also feel

the most important factor in determining where they choose to rent or buy a home is the proximity to work.

Current Business Inventory

There are a few businesses in the Town of Durand. The following is a list of businesses located in the Town of Durand (TABLE 8.1):

TABLE 8.1: Local Businesses

Name	Address
Durand Sanitation	W4999 State Highway 85
Rock Road Trucking	N6435 Dorwin’s Mill Road
Chris Bauer Plumbing	N6483 Dorwin’s Mill Road
Country Coaches & Supreme Travel	W5475 State Highway 85
Butch’s Country Market	W5823 State Highway 85
Rod’s Performance Shop	N5712 Brunner Road
Schlosser Excavating	W4860 Highway 10
Pleasant Valley Satellites LLC	N5590 Brunner Road
Nelson Telephone Building	N6539 Dorwins Mill Road
Glaus Brother’s Contracting	W5356 U.S. Highway 10
Jeannie Thompson-Accounting	N6589 Dorwin’s Mill Road
Highland Stables	W5841 U.S. Highway 10
Countryside Coop Tanks	W5862 State Highway 85
Kees Wheatfield Farming	W6754 Simpson Ln
Wayne (Pat) Construction	W5362 County Road V

Source: City of Durand Website

When looking at future growth corridors, the Town of Durand must look at limitations to development. Because of these conservancy areas, only certain locations will be suitable for future business. The three areas most suitable for new business development based on the Town of Durand’s Planning Commission suggestions are along State Highway 85 just east of County Road M, Dorwin Mill Road between State Highway 85 and County Road V, and on the southwest corner of the intersection of State Highway 85 and County Road V. These areas are ideal for business development because of highway access and the lack of development limitations in these locations.

A number of residents operate businesses from there home. Depending on the type of business, these homes rarely affect adjacent property owners.

Desired New Businesses and Industry

The majority of residents feel there are not enough high paying jobs found in the area. There is a lot of support by the community to add more jobs in the Town. Businesses and industries that want to move into this Town should comply with the resident’s environmental concerns. The following is a list of attributes residents would prefer from new businesses:

- Landscape property to fit in with the local environment.

- Infrastructure should be adequate to support new businesses without considerable expansion at a cost to local taxpayers
- Any new businesses would likely have to be environmentally sensitive and not disturb existing wetlands and forestlands, and should preserve river corridors.

Strengths and Weaknesses of Attracting New Businesses and Industry

New businesses and industry look at many factors when deciding where to open or expand their business. Based on the SWOT exercise, the Planning Commission determined some of the strengths, and weaknesses of attracting new business and industry.

Strengths

- Good roads
- Access to one U.S. Highway and two State Highways
- Access to hunting and fishing
- Good quality of life

Weaknesses

- Lack of appeal for new business
- Unknown future development
- Conflict in land use
- Land limited for development due to floodplain, wetland, and steep slope areas
- Small local population not enough to support new businesses

Although most residents would like more, higher paying jobs in the area, existing land use and the desire to limit land use conflicts should be considered. New development should not add significant waste or pollution, nor should it degrade the local environment.

Employment Forecasts

The 2007 Pepin County Workforce Profile describes some of the prominent industries, wages, and occupation trends for Pepin County. Most of the County's top employers are found in the City of Durand, so there are many job opportunities nearby. TABLE 8.2 shows some of the prominent industries in Pepin County.

Overall, the number of jobs in most industries had increased in the past year, but the average annual wage decreased in many industries during that same time period.

TABLE 8.2: Prominent Industries

Industry	2006 Annual Average Employment	Change in Average Employment		2006 Annual Average Wage	Percent Change in Wages	
		1-year	5-year		1-year	5-year
Educational Services	260	3	-4	\$29,690	-4.2%	0.3%
Food Services and Drinking Places	204	not avail.	not avail.	\$8,743	not avail.	not avail.
Hospitals	*	not avail.	not avail.	*	not avail.	not avail.
Merchant Wholesalers, Nondurable Goods	136	15	47	\$24,044	-0.9%	4.3%
Motor Vehicle and Parts Dealers	108	-3	7	\$34,193	-0.4%	14.9%
Nursing and Residential Care Facilities	84	4	not avail.	\$18,238	-3.5%	not avail.
Merchant Wholesalers, Durable Goods	*	not avail.	not avail.	*	not avail.	not avail.
Executive, Legislative, & Gen. Gov't	79	6	17	\$15,142	-6.2%	-4.9%
Construction of Buildings	74	3	-24	\$41,016	-1.0%	28.2%
Ambulatory Health Care Services	65	9	20	\$31,071	-2.6%	11.0%

Note: * data suppressed for confidentiality and not available for calculations

Source: WI DWD, Bureau of Workforce Training, QCEW, unpublished-special request, January 2007

TABLE 8.3 shows a list of common occupations in throughout the County and the education/training required for each. Many of the jobs require on the job training, but a few such as teachers, teacher assistants, operations managers, and registered nurses require an Associate or Bachelor's degree.

TABLE 8.3: Common Occupations

Occupation	Education/Training
Carpenters	12 mos. Plus on-the-job trng.
Cashiers	1 month or less training
Dishwashers	1 month or less training
Elem. School Teachers, not Spec. Ed.	Bachelor's degree
Food Preparation Workers	1 month or less training
General & Operations Managers	Bachelor's dgr/higher + exp.
Home Health Aides	1 month or less training
Middle Sch. Teachers, not Spec/Voc.Ed.	Bachelor's degree
Registered Nurses	Associate or Bachelor's degree
Retail Salesperson	1 month or less training
Sales Reps-Whls & Mfg, not Tech.-Scien.	1-12 mos. on-the-job trng
Secretaries, not Legal/Med./Executive	1-12 mos. on-the-job trng
Teacher Assistants	Associate Degree
Truck Drivers, Heavy & Tractor-Trailer	1-12 mos. on-the-job trng
Waiters & Waitresses	1 month or less training

Source: DWD, Bureau of Workforce Training, special request, July 2007

TABLE 8.4 shows the prominent public and private sector employers in Pepin County. Like many Wisconsin communities, the school district is one of the areas largest employers.

TABLE 8.4: Prominent Public and Private Sector Employers

Establishment	Service or product	Number of employees (Dec. 2006)
School District of Durand	Elementary & secondary schools	100-249 employees
Bauer Built Inc	Tire dealers	100-249 employees
Chippewa Valley Hospital & Oakview	General medical & surgical hospitals	100-249 employees
County of Pepin	Executive and legislative offices, combined	100-249 employees
Countryside Coop	Farm supplies merchant wholesalers	50-99 employees
Pepin Manor	Nursing care facilities	50-99 employees
Pepin Public School	Elementary & secondary schools	50-99 employees
Harbor View Café Inc	Full-service restaurants	50-99 employees
City of Durand-Pepin County	Executive and legislative offices, combined	50-99 employees
Econ Foods	Supermarkets & other grocery stores	50-99 employees

Source: DWD, Bureau of Workforce Training, QCEW, unpublished request, July 2007

Table 8.5 shows a comparison of wages by industry between Pepin County and the State of Wisconsin. In most industries, Pepin County is significantly lower than the State’s average wages.

TABLE 8.5: Average Annual Wages by Industry

Industry	Wisconsin	Pepin County	Percent of Wisconsin	1-year % change
All Industries	\$36,830	\$26,789	72.7%	-1.2%
Natural Resources	\$28,301	\$20,387	72.0%	-15.0%
Construction	\$44,682	\$38,464	86.1%	2.7%
Manufacturing	\$45,952	\$31,959	69.5%	-4.5%
Trade, Transportation & Utilities	\$31,935	\$24,987	78.2%	1.3%
Information	\$45,704	suppressed	Not avail.	Not avail.
Financial Activities	\$48,859	\$31,047	63.5%	2.5%
Professional & Business Services	\$42,612	\$48,577	114.0%	0.8%
Education & Health	\$38,492	\$28,069	72.9%	-2.1%
Leisure & Hospitality	\$13,058	\$8,872	67.9%	-11.2%
Other Services	\$21,228	\$22,020	103.7%	7.7%
Public Administration	\$38,294	\$18,506	48.3%	0.0%

Source: DWD, Bureau of Workforce Training, QCEW, July 2007

Promoting Economic Development

Industrial Revenue Bond: All Wisconsin municipalities--cities, villages, and towns--are authorized to issue Industrial Revenue Bonds (IRBs). IRBs are municipal bonds whose proceeds are loaned to private persons or to businesses to finance capital investment projects. The Industrial Revenue Bonds are exempt from federal tax and therefore are at a low interest rate. The entire project including land, buildings and equipment can all be paid for via IRBs. Communities that issue these bonds, either to

retain businesses or to encourage the expansion of new businesses, generally do so to build their economic base and add jobs.

Internet Marketing: There is no official website for the Town of Durand. Developing a webpage may be a future option for marketing the Town's businesses. Doing so would add a valuable resource for promoting growth and businesses.

The City of Durand has a list of local businesses on its website. However, it does not distinguish between which businesses are located in the City and which are in the Town.

Business Association: There is no established business association in the Town of Durand. As new businesses enter the local area, they may want to create a business association in the future.

Local Programs and Assistance

Pepin County has at least one organization to encourage economic development within the county. UW-Extension Service is a local organizations that aide municipalities with growth and development.

UW-Extension Service: Pepin County, like other counties in Wisconsin has a UW-Extension Office that provides educational tools in land use matters for residents and businesses.

In addition to local programs, there are many regional, state and federal agencies that encourage economic development opportunities in the area.

Regional Planning Commission: The Mississippi River Regional Planning Commission (MRRPC) provides administrative and technical assistance to several community, county or multi-county revolving loan funds (RLF). They also assist the State of Wisconsin Department of Commerce with their Community Development Block Grants, (CDBG) Economic Development Grant Program and the U.S. Department of Commerce-Economic Development Administration with their Economic Development and Revolving Loan Programs. Any business within our nine county service area has access to one or more revolving loan funds. Please call us at 608-785-9396 about funding availability or eligibility prior to preparing an application. The following is a listing of revolving loan funds that we administer.

Business Capital Fund: The Business Capital Fund is a revolving loan fund (RLF) designed to address a gap in private capital markets for long term-fixed rate, low down payment, low interest financing. The fund is targeted to manufacturers, tourism, and selected service industries which create jobs and are located in Buffalo, Jackson, Pepin, Pierce and Trempealeau Counties. For further information call 608-785-9396 or email plan@mrrpc.com.

State Agencies: The following is a list of state agencies that are set up to support and encourage economic development:

- **Wisconsin Small Business Centers:** An organization dedicated to assisting businesses in education, training and other initiatives. <http://www.uwex.edu/sbdc>
- **Forward Wisconsin-** The State of Wisconsin offers a wide array of financial resources available to businesses. <http://www.forwardwi.com/assist/>
- **Department of Workforce Development:** The Wisconsin Department of Workforce Development (DWD) is the state agency charged with building and strengthening Wisconsin's workforce. <http://www.dwd.state.wi.us>
- **Wisconsin Department of Commerce:** A number of grants and assistance is available through this state agency. <http://www.commerce.state.wi.us/MT/MT-COM-2000.html>
- **Wisconsin Department of Transportation:** The Disadvantaged Business Enterprise (DBE) Program's goal is to increase participation of firms owned by disadvantaged individuals in all federal aid and state transportation facility contracts. <http://www.dot.wisconsin.gov/business/engrserv/dbe-main.htm>

Federal Agencies: The following is a list of federal agencies to assist businesses and encourage local economic development:

- Department of Agriculture Rural Development Administration- <http://www.rurdev.usda.gov>
- U.S. Small Business Administration- <http://www.sba.gov>
- U.S. Department of Commerce- <http://www.doc.gov>
- U.S. Department of Transportation- <http://www.dot.gov>

Environmentally Contaminated Sites

There are a few sites in the Town of Durand that are contaminated. The Wisconsin Department of Natural Resources has on its website a composite list of contaminated sites in Wisconsin. Please see the following website to identify contaminated sites in the Town: www.dnr.state.wi.us/org/aw/rr/brrts/index.htm. These contaminated sites are tracked by the Wisconsin DNR.

The Brownfield Site Assessment Grant (SAG) is a DNR program that helps local governments conduct initial activities and investigations of known or suspected environmentally contaminated property. The grants can be utilized by property owners for the initial phases of remediating and redeveloping sites for potential industrial and commercial sites.

Goals, Objectives, and Policies

Goal 1: Support economic growth in the Town of Durand that blends in with the natural environment and meets the environmental goals of the Town.

Objectives:

1. Maintain existing businesses and support new businesses that are compatible with Durand's rural character and meet the needs of area residents and visitors.
2. Expand work and job opportunities.
3. Remain largely as it exists today.
4. Encourage environmentally sustainable economic development.
5. Maintain the right to farm.
6. Maintain the tax base of the Town.

Policies:

1. Encourage small businesses and designate areas for home occupations.
2. Support local farmers in their efforts to maintain farmland in the Town of Durand.
3. Develop standards that protect residential areas from businesses and farming
4. Encourage new businesses to leave the natural surroundings as undisturbed as possible and enhance whenever possible with plantings and keeping vegetative buffers.
5. Support home-based businesses that will have limited impacts on surrounding properties.
6. Consider establishing criteria for property owners to develop home businesses in their own homes.
7. Consider developing guidelines on how to create buffer areas between residential areas and business.

Goal 2: Work with neighboring communities to maintain and improve the job outlook in the area.

Objectives:

1. Maintain a cooperative relationship with adjacent communities.
2. Support area businesses.
3. Provide local job opportunities to residents.

Policies:

1. Coordinate with neighboring municipalities, Pepin County, Mississippi River Regional Plan Commission, and local organizations in order to better market economic development opportunities in the area.

CHAPTER NINE: INTERGOVERNMENTAL COOPERATION

Introduction

Understanding the intergovernmental cooperation among local municipalities as well as counties and local agencies is an important aspect of comprehensive planning. The Town of Durand must consider the local municipalities when developing comprehensive plans for better coordination of future development.

Vision

The Town of Durand works cooperatively, through shared service agreements, with the City of Durand and Pepin County, to provide Town residents with cost-effective services including police and fire protection, ambulance/rescue services and road maintenance/repair. The Town continues to pursue opportunities to provide coordinated, cost-effective services with neighboring communities and the county.

Issues and Concerns

One concern related to land use planning is that Pepin County is not taking an active role in comprehensive planning. Although the Town of Durand is the only Township working on developing a comprehensive plan, the Town would like to see the surrounding municipalities as well as the County begin the process of comprehensive planning. The Intergovernmental Cooperation Element will be easier to tie together with other municipalities once the County and other Townships get on board and develop a comprehensive plan.

Governmental Units and Relationships to the Town of Durand

The Town of Durand shares a border with five municipalities. The Town must also define cooperation among the local school districts, the Wisconsin Department of Transportation, the Wisconsin Department of Natural Resources, Pepin County, and the Mississippi River Regional Planning Commission.

Adjacent Local Governments Units: The Town of Durand is surrounded by a number of municipal units of government. The following is a list of towns that border the Town of Durand and the Counties that those Towns are in:

Pepin County

- Town of Waubeek
- Town of Waterville
- Town of Lima

Dunn County

- Town of Dunn

Buffalo County

- Town of Maxville

School Districts: The entire Town of Durand falls into the Durand School District. Currently, there is not any school facilities located in the Town of Durand.

County and Regional Government Units:

- Pepin County
- Mississippi River Regional Planning Commission

The Town of Durand is located in Pepin County. Pepin County has jurisdiction within the Town. Currently, Pepin County has not adopted a comprehensive plan in accordance with Wisconsin's Comprehensive Planning Legislation.

The Mississippi River Regional Planning Commission was organized in 1964 to provide planning assistance on regional issues, assist local interests in responding to state and federal programs, provide advisory service on regional planning problems, act as a coordinating agency for programs and activities, and provide cost shared planning and development assistance to the Town of Durand as well as other municipalities.

Specific examples of services include: comprehensive community plans; zoning and subdivision ordinances; grant writing; geographic information system map production; revolving loan fund administration; economic development planning; economic data collection and dissemination and public policy advocacy on issues affecting our Region.

State Agencies:

- Wisconsin Department of Natural Resources
- Wisconsin Department of Transportation

The Wisconsin DNR is often the regulatory agency that is responsible for the protection and sustained management of woodlands, waterways, animal habitat and other natural resources. WDNR also owns a number of parcels in the Town and therefore, they also have an interest in property management issues.

For more information please see the WDNR website: www.dnr.state.wi.us

The Wisconsin Department of Transportation is responsible for maintaining and improving State Highways 25 and 85, two of the main potential growth corridors in the Town. For this reason, cooperation and communication between the Town of Durand and the Wisconsin DOT are extremely important for the development of the Town.

For more information please see the WisDOT website: www.dot.state.wi.us

Emergency Services: The Town of Durand is serviced by the City of Durand and other nearby municipalities in relation to emergency services. As mentioned in Chapter 7, Utilities and Community Facilities, the Town of Durand is covered by the following services:

- Pepin County Sheriff Department
- Durand Fire Department
- Durand Ambulance
- 1st Responders, Town of Durand

Current Agreements

Setting up agreements with the County and neighboring municipalities is an important aspect of successful planning. Agreements allow for cost sharing among small municipalities for services to small communities.

The Town of Durand currently has a written agreement with the fire department and ambulance services to cover the Township. The Town is also a part-owner of the fire department and ambulance equipment.

The Town of Durand has a standing agreement with the Pepin County Highway Department to do maintenance and snow removal on the roads in the Township.

The Town of Durand also has a formal agreement with Pepin County regarding recycling and solid waste.

Ordinances: As required by Wisconsin State law, Pepin County is responsible for land uses near shorelines, wetlands, and issues related to highway access and the sanitary code. The county has ordinances related to all of these issues.

According to the Wisconsin Chapter of the American Planning Association, "Wisconsin now has administrative rules on reclamation of nonmetallic mines. The rules are known as NR 135 and became effective on December 1, 2000. The rules require virtually all nonmetallic mines that are operating on or after September 1, 2001 to have permits based on approved reclamation plans. Counties must have a nonmetallic mining reclamation ordinance and program by June 1, 2001."

Pepin County does have its own plan on requiring approved reclamation plans prior to allowing removal of minerals from the land.

Possible Conflicts

At this time the Town does not foresee any conflicts with any of the adjacent municipalities. However, if the Town does not eventually develop a cooperative boundary agreement with the City, that could potentially lead to future conflicts.

Conflict Resolution

When conflicts arise, it is important to address them in a manner that produces mutual understanding of the issues and creates an atmosphere under which the conflicts can be resolved successfully. The Town should hold joint meetings with neighboring governments and agencies to resolve future conflicts. Initial guidance may come from the Town's Plan Commission or Town Board.

Goals, Objectives, and Policies

Goal 1: Maintain and improve communication with intergovernmental entities.

Objectives:

1. Resolve annexation and development problems in an equitable manner.
2. Work with adjacent municipalities regarding land use issues and community services

Policies:

1. The Town of Durand Planning Commission, operating under statutory authority, will meet as needed and discuss cooperative opportunities available to the Town and adjacent governments.
2. Discuss and work with the City of Durand regarding their Extra-Territorial Zone and the City's plans for future annexation to better plan for the future of the Town of Durand.
3. Develop a written agreement with the Pepin County Highway Department for maintenance and snow removal on roads within the Township.

CHAPTER TEN: LAND USE

Introduction

A very important aspect of comprehensive planning is the land use element. To understand how to use the land appropriately the current use must be evaluated properly and then it should be determined if current practices are appropriate for local residents and the surrounding environment, or if changes need to be implemented. The other consideration for land use planning is the growth potential and direction the residents want to see the Town of Durand grow.

Vision

Agricultural uses still dominate the landscape in the Town of Durand. Through successful implementation of its Comprehensive Plan and supporting regulations, the Town has maintained its rural character while still providing quality single-family residential areas and commercial properties. New residences are well planned to protect the Town's natural resources, farmland and aesthetic appeal while being sensitive to individual rights.

Current Land Use Characteristics

The current land use classifications were based on the tax roll. MAP 10.1 shows the current land use classifications that are based on how the different parcels are taxed.

The following is a list of current land use classifications based on the tax roll.

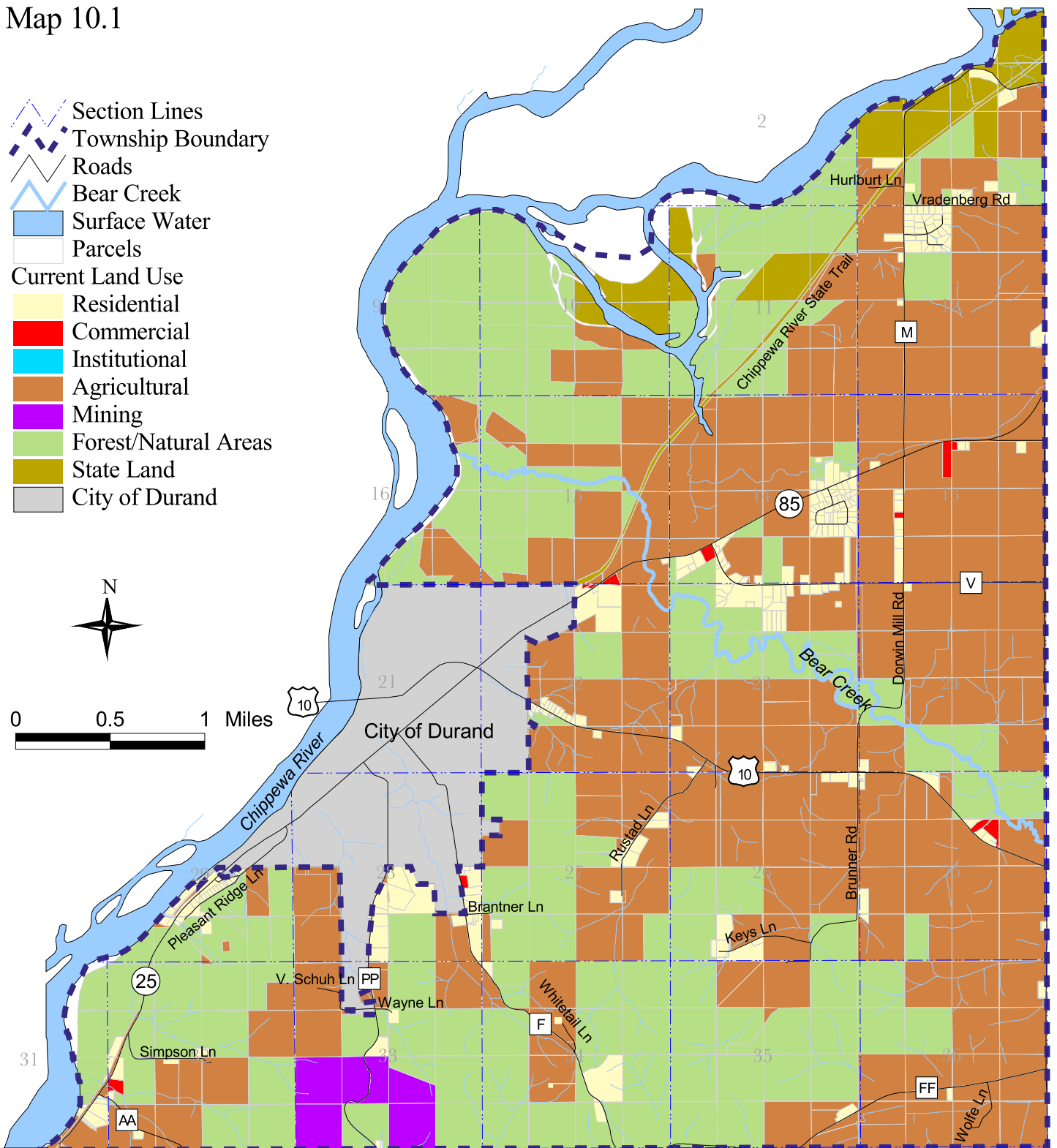
- Residential
- Commercial
- Institutional
- Agricultural
- Industrial - Mining
- Forest/Natural Areas
- State Land

TABLE 10.1 shows the breakdown of the current land use in the Town of Durand. Currently, 52.1% (6,153 acres) of the land falls under that Agricultural classification which is the greatest single land use in the Town. Institutional is the smallest use with one parcel occupying approximately 0.1 acre (Town Hall).

Current Land Use

Town of Durand

Map 10.1



Note: The Current Land Use map is derived from a variety of sources and based on best available data. The Land Use map is a generalized depiction of the overall current development and Land Uses in the Town. Some individual residential uses may not be mapped.

Source: Town of Durand Plan Commission, Pepin County 2007 Tax Roll, Pepin County Plat Book



TABLE 10.1: Current Land Use and Intensity

Current Land Use	Acres	Percent
Residential	568.0	4.8%
Commercial	26.7	0.2%
Industrial	180.2	1.5%
Institutional	0.1	0.0%
Exclusive Agricultural	6,152.7	52.1%
Forest/Natural Areas	4,474.8	37.9%
State Land	406.0	3.4%
	11,808.5	100.0%

Source: Town of Durand Plan Commission, and Cedar Corporation

Future Land Uses

The Town of Durand Planning Commission has developed and defined land use classifications to dictate future land use. MAP 10.2 is a map of the future land uses for the Town of Durand. The following categories were set up during the planning process for the purposes of this plan:

Residential: The Town of Durand Planning Commission has decided on two different categories of residential zoning for the Town of Durand. One category is Residential, and the other one is General Rural Residential.

Residential Zones consist of a maximum of 20 homes per 40 acres with a minimum lot size of 1.5 acres. This zone is established to provide for the densest residential development in the Town of Durand. The zone is intended to be used where residential development is encouraged on lots without public sewer and water and in locations where such density is supported by the surrounding environment.

Note: In considering high density subdivisions, developers and the town government body should also consider additional factors such as regional groundwater flow direction in relation to sources of contamination, aquifer recharge and discharge rates, depth/supply and quality of groundwater and soils, and nutrient loading from sanitary system effluent to the groundwater.

General Rural Flexible is a zone that has a maximum of 4 homes per 40 acre section with a minimum lot size of 2 acres. This zone is established to maintain and enhance agricultural operations in the county. The zone provides for low-density residential development that is compatible with rural environment.

Commercial: This zone is established to provide appropriate space and location for businesses in the Town of Durand. Commercial zones are established along highway growth corridors and should provide protection to residential zones from noise, traffic, and other nuisances. At the time of development of this plan, the planning committee was unable to identify areas for commercial use to comply with town’s people desire as

per the town’s survey. Reason for this problem is landowners desire to keep their lands identified for agriculture use. The committee felt there are definitely specific areas that have potential for commercial development along State Highway 85 and U.S. Highway 10. It would be the Plan Commission’s recommendation that this commercial usage be noted in this plan to keep opportunities open should the right situation present itself.

Commercial/Residential: This zone is established to allow for residential growth without limiting the possibility of the development of home occupation growth.

Exclusive Agricultural: This zone is designated to help protect the prime agricultural land and prevent it from being developed in the future. Uses in this district are restricted to agricultural uses and uses consistent with agricultural uses that are defined in the Wisconsin Statute 91.01(10).

Land Use Classifications

This section discusses land use classifications and descriptions of those classifications that the Town of Durand Planning Commission has developed. Based on the desires of local residents and development limitations, these categories for proposed housing densities for the purpose of developing a future land use map and plan. TABLE 10.2 shows the different housing density of those zones, and minimum lot size requirements regarding lots that include home sites.

TABLE 10.2: Housing Classifications

Land Use	Residential Density	Minimum Lot Size	Clustering Permitted	Clustering Bonus
Exclusive Agriculture	1 house per 35 acres	35 acres	No	N/A
General Rural Flexible*	4 houses per 40 acres	2 acres	Yes	5 houses per 40 acres
Residential	20 houses per 40 acres	1.5 acres	N/A	N/A
Residential Commercial	N/A	2 acres	N/A	N/A

*General Rural Flexible lot ratio not to exceed 3:1 depth to frontage ratio

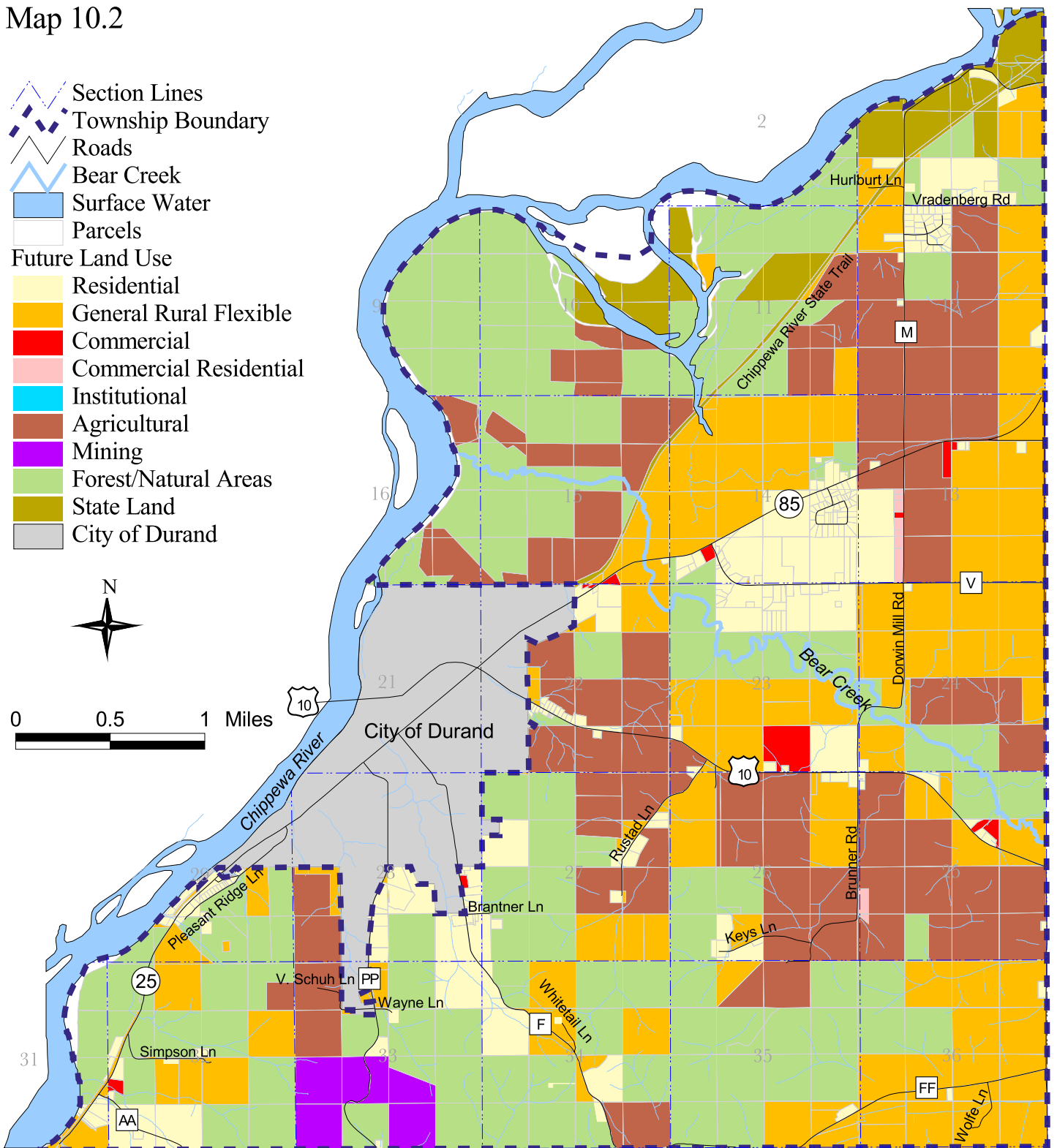
Future Land Use

The Future Land Use information was based on a number of factors which include: developed land, Plan Commission input, and natural resources. The Future Land Use Map, MAP 10.2, is general in nature and is not meant to dictate how each parcel of land can be developed. It is used to indicate the general preference for future land uses in that area.

Future Land Use

Town of Durand

Map 10.2



Note: The Current Land Use map is derived from a variety of sources and based on best available data. The Land Use map is a generalized depiction of the overall current development and Land Uses in the Town. Some individual residential uses may not be mapped.

Source: Town of Durand Plan Commission, Pepin County 2007 Tax Roll, Pepin County Plat Book



TABLE 10.3: Future Land Use

Future Land Use	Acres	Percent
Residential	1,151.3	9.7%
General Rural Flexible	3,038.6	25.7%
Commercial	62.7	0.5%
Commercial/Residential	21.2	0.2%
Industrial	180.2	1.5%
Institutional	0.1	0.0%
Agricultural	2,754.5	23.3%
Forest/Natural Areas	4,193.9	35.5%
State Land	406.0	3.4%
	11,808.5	100.0%

Source: Town of Durand Plan Commission, and Cedar Corporation

Future Land Use Projections

Based on the 20 year land use projection and map, the estimated future land use needs are projected in 5 year increments (TABLE 10.4).

TABLE 10.4: Future Land Use Projections

Year	*2008	2010	2015	2020	2025	2030	Total
Residential	568	610	674	738	802	856	856
-Acres		42	64	64	64	54	288
Commercial	26.7	28.7	31.7	34.7	37.7	40.2	40.2
-Acres		2	3	3	3	2.5	13.5
Industrial	180.2	180.2	180.2	180.2	180.2	180.2	180.2
-Acres		0	0	0	0	0	0
Agricultural/Forest/ Natural Areas	10,628	10,584	10,517	10,450	10,383	10,326	10,326
-Acres		-44	-67	-67	-67	-56.5	-301.5

Source: * 2008 is Existing Land Use calculations. Residential calculations based on 3.2 acres per household

If the housing unit projection holds true, it is likely that the Town will have an additional 288 acres of residential land. The only industry currently in the Town is mining and there is not expected to be additional mining operations in the near future.

Natural Limitations for Building Site Development

There are a number of limitations the landscape provides for development. Some of the limitations include slope, flooding, depth to bedrock, poor filtering soil, and other areas where land has a designation of FWSS. These FWSS areas include floodplains, wetlands, and land with slopes greater than 30%. All of these categories represent some sort of limitation for development.

Some of these limitations can be overcome through the use of improved technologies such as mound septic systems. Mound septic systems allow on-site sanitary waste systems to be placed over less than ideal soil conditions.

Future Land Use Trends

In the past 20 years, more and more agricultural land has been lost as development increased and sprawled into the rural areas. In recent history, however, development has begun to slow. It is important for the Town of Durand to establish a land use strategy or plan to protect them from undesirable land use activities in the future.

Land Supply

The amount of land in the Town will never increase and will likely decrease if adjacent municipalities annex land in the future. Currently, there is approximately 11,808 acres of land including portions of the road right of way, of which about 9% of the land is considered developed (1,035 acres). That is a significant amount of land that is currently undeveloped, but most of that is agriculture and farm fields. The Town is trying to protect its agriculture.

Land Demand

There is an occasional land division in the Town, but there has not been a significant influx of development. That may change in the future, but that is not expected for the next 10 to 20 years. Currently, the supply outweighs demand.

Land Prices

Overall property values continue to increase. Residential property values increased by \$118,400 between 2007 and 2008. Land values remained about the same.

TABLE 10.5: Land Values

Land Use Category	2008 Land Value per Acre	2008 Improvement Value per Acre	2008 Total Value per Acre	2008 Total Land and Improvements Value of the Entire Town
Residential	\$4,580	\$44,427	\$49,007	\$32,933,000
Commercial	\$2,799	\$11,962	\$14,761	\$1,136,600
Manufacturing	\$1,630	\$0	\$1,630	\$242,900
Agricultural	\$149	\$0	\$149	\$882,000
Undeveloped	\$267	\$0	\$267	\$157,300
Ag Forest	\$918	\$0	\$918	\$2,130,500
Forest	\$1,788	\$0	\$1,788	\$1,194,100

Source: 2008 Statement of Assessment - Wisconsin Dept. of Revenue

Opportunities for Redevelopment

Redevelopment opportunities typically occur in Brownfield areas or locations that have been previously contaminated. The Town of Durand has few known sites that have some environmental groundwater or soil contamination, often caused by underground storage tanks. For those property owners that are interested in cleaning up their property there

are a number of Brownfield cleanup grants available through the DNR and EPA. All of the identified sites have already been closed.

FIGURE 10.1: Previously Contaminated Sites



Legend

-  Open Sites (ongoing cleanups)
-  Open Sites (ongoing cleanups) - site boundaries shown
-  Closed Sites (completed cleanups)
-  Closed Sites (completed cleanups) - site boundaries shown

Closed Sites:

- Kock Pipeline
- Kuhn's Agri Chemical Pesticide
- Countryside Coop
- Schlosser Construction

Existing or Potential Land Use Conflicts

In agricultural rural areas, there is always the potential to have conflicts between agricultural and residential uses. To date, this has not been major issue as most residents seem to understand that the rural area they chose to live in is primarily an agricultural area.

One potential conflict could occur with City of Durand's Future Land Use Map. The City has the opportunity to plan out 1.5 miles from their City Limits. The City is currently working on their Comprehensive Plan and the Town would like to be involved if and when they decide to plan beyond their current boundary.

Goals, Objectives, and Policies

Goal 1: Allow for logical growth.

Objectives:

1. Separate incompatible land uses with buffer areas between different types of land uses.
2. Protect resources of the Community, such as, groundwater, streams, rivers, forestlands, and wildlife from overdevelopment.

Policies:

1. Establish uniform guidelines for residential growth.
2. Develop performance standards to evaluate lot sizes based on use.
3. Separate incompatible land uses with buffer areas between different types of land uses.
4. Establish uniform guidelines for residential growth.
5. Establish setbacks so residents are not building too close to the lot line.

CHAPTER ELEVEN: IMPLEMENTATION

Introduction

In order for any plan to be effective, there must be a way to implement the plan. This chapter takes a look at some of the land use tools available to the Town and how these tools can be utilized to fit into the plan.

Vision

The Town of Durand continues to recognize and value the importance of comprehensive planning as its primary tool to guide development. The Town, with input from residents, administers its zoning ordinance to provide for orderly development. Development decisions and provision of public services are determined based on resident concerns and their impact on Town resources.

Implementation Tools

Official Map Ordinances: The official map is a legal document. It shows existing and future streets, right-of-ways, parks, school sites, and other public facilities. It ensures that future development does not infringe on planned streets and public facilities. In conjunction with the Comprehensive Plan, the Official Map can be a very effective implementation tool.

Zoning Ordinance: Zoning is an essential tool in comprehensive planning often used to protect community resources, separate incompatible land uses, and allow for logical growth. Zoning is a flexible tool and is subject to change as the community's needs change.

Ordinances, Regulations and Codes: Along with mapping and zoning, ordinances and codes provide a way to regulate the types of structures and development that can occur in the Town. Many of the ordinances have been implemented in the County and must be approved by the Town Board prior to the Town enacting the ordinances. One particular example is the Driveway Access Code. The County has already adopted the Code and it is being considered in the Town of Durand. As stated in previous chapters, ordinances, related to land use, currently exist. These ordinances are used to regulate and/or limit land use for the purpose of protecting both the environment and the people in close proximity to the Town of Durand.

The Town of Durand Planning Commission follows the contents and procedures in accordance with the "Town of Durand Plan Commission Ordinance." The following is the purpose of the ordinance: "The ordinance is to establish a Town of Durand Planning Commission and set forth its organization, powers and duties, to further the health, safety, welfare, and wise use of resources for the benefit of current and future residents of

the Town and affected neighboring jurisdictions, through the adoption and implementation of comprehensive planning with significant citizen involvement."

A Code of Ordinances covers a wide variety of regulations to help protect the Town. Some of the issues covered in the Code include: Building Construction, Citations, Emergency Management, Impact Fees, Parks, Subdivision of Land, and Zoning.

Subdivision Ordinances: Subdivision Ordinances control the development of land. They enable a community to control the subdivision of land by a developer. A community can specify lot sizes, density, design features, infrastructure, etc. They can also help guarantee that sufficient existing and planned public utilities and facilities such as schools, parks and emergency services will be there for future growth.

Transfer of Development Rights (TDR): A TDR Program allows land owners to transfer development rights from a sending area (area to be protected in perpetuity) to a receiving area (land to be developed). This program would allow the land owners in the Town to permanently preserve the best farmland and still be able to get an equitable value for the development rights on their land.

Building and Housing Codes: Building codes control the construction of buildings. The codes are put in place so that newly constructed and remodeled buildings conform to state building, plumbing, and electrical codes. Housing codes are passed to discourage housing from becoming dilapidated and blighted.

Sign Ordinances: A sign ordinance controls the placement of signs within a community and contributes to the community's aesthetics and character. The ordinance restricts the size, location, and types of signs. As well as the material a sign can be made of.

Site Plan Review: A Site Plan Review is mostly concerned with residential land use, commercial and industrial properties. It is in place to make sure storm drainage, parking, and setback requirements are met.

Historic Preservation Ordinance: A Historic Preservation Ordinance aims to protect historic buildings, structures, and districts. The Town may address historical accuracy when designated buildings, structures, or districts are rehabilitated or redeveloped. It is designed to protect communities from development that would detract from its appearance and character.

Access Control Ordinance: An Access Control Ordinance provides for safe and efficient movement of traffic and provides safe access to land adjacent to roadways. Through this, land development along roadways can be managed. State, county, and local governments often use this to implement roadway traffic, access, and development issues.

Floodplain Ordinance: Flood Plain Ordinances control the use of land within a flood plain. This type of ordinance is used to minimize expenditures for flood control projects,

business interruptions, and damage to public facilities. The Flood Plain Ordinance can also be used as a tool to discourage the victimization of unwary land and homebuyers.

Stormwater Management Ordinances: Stormwater management ordinances or plans are designed to address the quality and quantity of stormwater runoff and its impact on water resources. Communities can adopt stormwater management plans or ordinances. The plans or ordinances are used to address erosion and stormwater runoff during construction and post-constructions phases of development. Communities also use these to address the quantity and quality of stormwater runoff and its impact on water resources. They can also be used to address flooding issues.

Transportation Plan: A transportation plan is the document to follow when new subdivisions are developed. Existing and future road corridors are mapped and should be followed to form continuity between existing and future development. The State requires that a PASER Study be completed every three years. Updating the PASER Study would be a component of a Transportation Plan.

Comprehensive Plan: A Comprehensive Plan is meant to be a guide for all types of community development decisions. With adoption by the Town Board, the Plan becomes the official policy of the Town for planning and development issues in the Town of Durand. Development of a community happens incrementally, one development, and sometimes, one parcel at a time. In addition, committees and boards responsible for making development decisions change over time. Therefore, using the Plan as a guide for overall development decisions will build consistency, continuity and legal protections into the development process.

Financial Support

Whenever a large project is being planned, one of the first elements that must be considered is the financing. There are a few financing methods that can be utilized when great expenses are going to be incurred during projects. One method is a Capital Improvement Program, and another is Tax Increment Financing.

Capital Improvement Programs: A Capital Improvement Program (CIP) is a long-range financial planning document for municipal capital spending. CIP is generally a long range plan to provide for the timely improvements of large scale projects for municipalities.

Tourism, Agriculture, and Forestry (TAF): A Tourism, Agriculture, and Forestry (TAF) program allows the Town to use the taxes collected on the increase in the value of taxable property for financing additional property improvements. Newly adopted in 2004, the TAF law has extended to Towns providing them a way to help pay for specific agricultural, forest, manufacturing and tourism activities as classified in the North American Industry Classification System (NAICS), 1997 edition by way of a TAF District. A TAF District can be used as an incentive tool to draw new tourist activities into the area.

Community Development Block Grants (CDBG): CDBGs are used to improve local housing and public buildings. Several state and federal programs are available for various housing needs.

Impact Fees: Impact Fees can be used to offset the cost of infrastructure needs in a community. New developments will be charged impact fees per dwelling. In turn, that money is used to upgrade parks, fire departments, and roads. This shifts much of the financial burden of these upgrades to the people that initiate them.

Existing Implementation Tools

There are a number of implementation tools already in place for the Town of Durand. Some of these tools are implemented and enforced by Pepin County, such as the subdivision ordinance.

- Comprehensive Plan
- Zoning Codes
- Subdivision Ordinance
- Access Control Ordinance
- Uniform Dwelling Code

Comprehensive Plan: The Plan is meant to be a guide for all types of community development decisions. With adoption by the Town Plan Commission, Town Board and County Board, the Plan becomes the official policy of the Town and County for planning and development issues in Durand. Development of a community happens incrementally, one development, and sometimes, one parcel at a time. In addition, decision-making committees and boards responsible for making development decisions change over time. Therefore, using the Plan as a guide for overall development decisions will build consistency, continuity and legal protections into the development process.

Zoning Code: In 2008, the Town revised its zoning code. Zoning classifications are currently in place to generally carry out the land use provisions of the Plan. The Town should use the goals, objectives and policies of the Plan as a guide for decisions for rezonings, special exceptions and variances under the zoning ordinance.

As population and the related demand for additional development continue to grow, the need for more sophisticated zoning provisions increases as well and it is important for both the Town and the County work together to enforce their zoning codes.

Subdivision Ordinance (County): Developments that create new parcels in the Town of Durand are subject to the County subdivision regulations. One of the requirements of these ordinances is that proposed subdivisions are to be consistent with adopted local plans and ordinances. Therefore, the review of subdivisions by the Town and County should include a comparison of the proposed subdivision to the goals, objectives and policies of the Plan. The County subdivision regulations include a variety of development standards that apply to new developments.

Access Control Ordinance: An Access Control Ordinance or Driveway Ordinance provides for safe and efficient movement of traffic and provides safe access to land adjacent to roadways. Pepin County does have an Access Control Ordinance. The Town adopted the County's Access Control Ordinance in 2004.

Uniform Dwelling Code: The Uniform Dwelling Code controls the construction of buildings. This code is in place so that newly constructed and remodeled buildings conform to state building, plumbing, and electrical codes. Housing codes are utilized to discourage housing from becoming dilapidated and blighted. As of January 1, 2005, all municipalities are required to enforce the State's Uniform Dwelling Code.

Local Action

Local Citizens: The Town of Durand encourages ideas from its citizens that will result in the betterment of the community. Throughout the planning process, public participation has been encouraged through several means including a Community Development Survey and monthly Planning Commission meetings. This process does not end with the adoption of the Comprehensive Plan. Situations change and new ideas evolve and with this, the Comprehensive Plan will need to be updated. Therefore, public participation will always be needed and welcomed.

Planning Commission: The Town of Durand's Plan Commission role in the planning process is to review all pertinent information, give input, and act as advisory to the Town Board. The recommendations of the Plan Commission that are presented in this Comprehensive Plan will guide the future direction of growth and development in the Town of Durand in a manner which benefits its citizens and minimizes the Town's costs.

Town Board: In order for the Comprehensive Plan to be implemented, the Town Board must formally adopt the Plan. Upon this happening, the Comprehensive Plan becomes the official guide for decision-making by Town officials. As chief policy makers, the board is also responsible for establishing and actively supporting a continuing planning program.

Element Integration/Consistency: Any inconsistencies among Elements of this Comprehensive Plan have been addressed during the development of said Plan. All of the goals, objectives and policies within this Comprehensive Plan as well as any maps, analysis and appendices have been presented and reviewed by members of the Town of Durand's Plan Commission. Policies from each element were assessed to ensure they would address the goals and objectives of each element. Future revisions of this Plan shall take the same considerations during the updating process.

Plan Amendments and Updates: Comprehensive Plans are meant to be very dynamic. The Town of Durand's will also require updates and changes when it is necessary. Wisconsin State Statute section 66.1001(2)(i), states that the comprehensive plan shall be updated no less than once every 10 years. Because this plan was adopted in 2004 and undertook a major revision in 2009, a complete update will be required of all nine

elements in 2019. Revisions or amendments to the plan can be addressed at any time by following the procedures for adopting a comprehensive plan under Wisconsin Statutes and the adapted public participation procedures. It is recommended that the Comprehensive Plan be reviewed yearly. The existing plan will be reevaluated and assessed by Planning Commission, and recommendations will be made to the Town Board based on the reevaluation. It is then up to the Town Board to decide whether or not they want to adopt the updated plan. Town Board members should be willing to address minor changes at any time when the situation is warranted.

On-going evaluation and monitoring is important to maintain the integrity of the Comprehensive Plan. The needs of the community today may not match the needs 20 years from now. Therefore, the Plan Commission will need to monitor the progress of the Plan implementation. A potentially large update may be needed after reviewing 2010 census data. The 2010 U.S. Census information likely won't be available until 2012.

Plan Adoption and Implementation

The Town of Durand has a Planning Commission Ordinance detailing the adoption and implementation process. The Planning Commission will follow the Ordinance requirements for proper approval, adoption and implementation of the plan (Town Planning Commission Ordinance; Sections 13-16).

Potential Implementation Tools

- Subdivision Ordinance (Town)
- Transportation Plan
- CIP Program
- Historic Preservation
- Official Map
- TDR Program

Goals, Objectives and Policies

Goal 1: Continue the ongoing implementation of the Town's Plans including the Comprehensive Plan and make sure it is updated accordingly.

Objectives:

1. Make sure Comprehensive Plan is updated as needed.

Policies:

1. Update Comprehensive Plan every five years. Compare data such as housing and demographics information to make sure they follow the Plan; if not, adjust the Comprehensive Plan to coincide with the new data.
2. Upon review of each Plan, amend them when necessary.
3. Look at other possible types of plans that could be beneficial to the Town.

Goal 2: Consider new implementation tools to guide future growth.

Objectives:

1. Provide the appropriate tools necessary for logical growth.

Policies:

1. Create a committee to determine the Town's needs for additional implementation tools.
2. Consider adopting Town's own Subdivision Ordinance.
3. The Town Board should utilize the Comprehensive Plan when adopting or amending ordinances.
4. Develop Implementation Task List and Schedule.

APPENDIX A
Community Survey

APPENDIX A:

Planning our Future—Smart Growth in the Town of Durand

Please circle the number beside the word or phrase that best describes your answer. Do not skip any questions unless instructed to do so. Remember that your answers will remain confidential, but this information is necessary to plan for growth and change in our community.

Section I: Issues and Opportunities

1. Thinking about this area, overall how would you rate the quality of life here in the Town of Durand?
 1. Excellent 2. Good 3. Fair 4. Poor 5. Not sure

2. During the next five years or so, do you expect the quality of life here in the Town of Durand will improve, stay the same or worsen?
 1. Improve 2. Stay the same 3. Worsen 4. Not sure

3. Do you feel mosquitoes adversely affect the quality of life in the Town of Durand?
 1. Greatly 2. Somewhat 3. Minimally 4. Not at all 5. Not sure

4. Listed below are several aspects of life in a community. For each one, please tell us whether you think the aspect of life here in the Town of Durand needs any improvement.

	Needs a lot of improvement	Needs a little of improvement	Needs no improvement	No opinion
a. Providing enough homes that people can afford to buy...	1	2	3	4
b. Having enough parks and green space	1	2	3	4
c. Providing roads necessary to handle current and planned development	1	2	3	4
d. Having high-quality drinking water	1	2	3	4
e. Providing enough rental housing that people can afford	1	2	3	4
f. Offering high-quality health care facilities	1	2	3	4
g. Having reliable supply of electric power	1	2	3	4
h. Having enough high-paying job opportunities	1	2	3	4
i. Providing high-quality police service	1	2	3	4
j. Providing high-quality fire protection service	1	2	3	4
k. Providing high-quality schools	1	2	3	4
l. Providing high-quality ambulance service	1	2	3	4

Section II: Planning for Growth

5. Listed below are several types of growth that might occur in the area. Please tell us how strongly you generally support or oppose that type of growth for the Town of Durand.

	Strongly Support	Support Somewhat	Oppose Somewhat	Strongly Oppose	No Opinion
a. New residential development in low density areas (10+ acre lots).....	1	2	3	4	5
b. New residential development in medium density areas (2-10 acre lots)	1	2	3	4	5
c. New residential development in high density areas (Planned subdivisions, < 2 acre lots):	1	2	3	4	5
d. New residential development in high density areas (Planned subdivisions).....	1	2	3	4	5
e. Encouraging new business to locate in the Town of Durand.....	1	2	3	4	5
f. Encouraging new businesses to locate nearby but outside the Town of Durand.....	1	2	3	4	5
g. More housing options for lower and moderate income families.....	1	2	3	4	5

6. Over the past five years, how much growth do you think the Town of Durand has experienced?

1. A great deal of growth 2. Some growth, but not a lot 3. Almost no growth at all 4. No opinion 5. Not sure

Section III: Housing

7. Based on what you see and hear, how would you rate the supply of housing in this area in each of the following categories?

	We need A lot more	We need a little more	We don't need anymore	No opinion
a. Single-family homes for first-time buyers	1	2	3	4
b. Assisted living for seniors	1	2	3	4
c. Rental housing for families and young people	1	2	3	4
d. Moderately-priced homes	1	2	3	4
e. Higher-priced homes	1	2	3	4
f. Condominiums	1	2	3	4
g. Townhouses and duplexes	1	2	3	4
h. Manufactured housing under 20 feet in width	1	2	3	4

8. If you were going to buy or rent a home, which of the following factors would have the greatest effect on your decision? (PLEASE CIRCLE NO MORE THAN TWO ITEMS)

- | | |
|--------------------------|---|
| 1. Proximity to shopping | 5. Proximity to bike paths and nature walks |
| 2. Proximity to work | 6. Proximity to health care clinics |
| 3. Proximity to schools | 7. Having a large yard |
| 4. Proximity to parks | 8. None |

Section IV: Transportation

9. Which of these investments do you think would benefit the Town of Durand the most? (PLEASE CIRCLE NO MORE THAN TWO ANSWERS)

- | | |
|----------------------------------|-------------|
| 1. New streets and highways | 4. None |
| 2. Improved streets and highways | 5. Not sure |
| 3. New hiking or biking trails | |

10. Would you say excessive speed on local roads is:

- | | |
|-----------------------|--------------------------|
| 1. A serious problem | 3. Not much of a problem |
| 2. A moderate problem | 4. Not sure |

Section V: Agriculture, Natural and Cultural Resources

11. Overall, how would you rate the quality of the environment in the Town of Durand? That is, the air quality and quality of our lakes and streams?

1. Excellent 2. Good 3. Fair 4. Poor

12. How would you rate our current environmental laws in protecting our environment here in the Town of Durand?

1. Excellent 2. Good 3. Fair 4. Poor 5. No opinion

13. Would you say that this area has a problem with groundwater quality?

1. Yes
2. No (Skip to Q. 14)
3. Not sure

13a. What do you think is/are the most effective thing(s) we can do to protect the groundwater in our area? (PLEASE CIRCLE NO MORE THAN TWO ANSWERS)

1. Impose stricter regulations
2. Better enforcement of existing regulation
3. Provide educational materials to property owners
4. Not sure

14. a. Do you think there is a conflict between residential housing and livestock operations?
1. Yes 2. No 3. No opinion
- b. Do you think there is a conflict between residential housing and crop operations?
1. Yes 2. No 3. No opinion
- c. Do you think there is room for large animal confinement operations in the Town of Durand?
1. Yes 2. No 3. No opinion
15. Do you think that existing farmland in the Town of Durand should be kept as farmland or do you think farmers should be able to use it for other purposes?
1. Keep as farmland 2. Use for other purposes other than agricultural use 3. Not sure
16. In planning for the future, which if any, of the following initiatives do you think would be the most important steps we should take in our area to protect or improve the quality of our natural environment here in the Town of Durand? (CIRCLE ALL THAT APPLY)
1. Improving local services such as trash collection and snow plowing
 2. Stricter water-quality regulations
 3. Investing more in creating new parks and open spaces
 4. More regulations that protect agricultural land
 5. More neighborhood beautification projects (elimination of yard junk, old cars, appliances etc.)
 6. Preserving existing woodlands
 7. Preserving wetlands
 8. Preserving river corridors
 9. Better enforcement of existing laws and regulations
 10. Other (Please specify) _____
 11. None, our environment is fine the way it is
 12. Not sure

Section VI: Economic Development

17. Based on what you have heard and read, how would you describe the job opportunities we have here in the Town of Durand?
1. We face a serious job shortage 3. We have a good supply of job opportunities
 2. We face a minor job shortage 4. No opinion
18. Businesses that are planning to expand or build new operations look at many communities where they might locate. They also look at a number of services or qualities that a community has to offer. For each of these services or qualities listed below, tell us whether you think the Town of Durand is strong in that area, whether we need some improvement or whether we are weak in that area, in terms of attracting new business and jobs.
- | | We are strong | Need to improve | We are weak | No opinion |
|--|---------------|-----------------|-------------|------------|
| a. Having workers with the skills to fill the jobs---- | 1 | 2 | 3 | 4 |
| b. Having enough workers to fill the jobs---- | 1 | 2 | 3 | 4 |
| c. Providing tax incentives to businesses to locate grow here---- | 1 | 2 | 3 | 4 |
| d. Having a good public school system---- | 1 | 2 | 3 | 4 |
| e. Having safe neighborhoods for families---- | 1 | 2 | 3 | 4 |
| f. Having a good transportation system for goods that are produced---- | 1 | 2 | 3 | 4 |
| g. Offering an adequate supply of affordable housing---- | 1 | 2 | 3 | 4 |

Section VII: Utilities and Community Facilities

19. How would you grade the quality of education our public schools provide to children in our community?
1. A-Excellent 4. D-Below average
 2. B-Good 5. F-Poor
 3. C-Average 6. No opinion

20. How would you rate your existing utilities in your area; Ex: gas, electric, cable etc.

1. Excellent 2. Good 3. Fair 4. Poor 5. No opinion

21. Which utilities would you like to see improved upon?

1. Gas 2. Electric 3. Cable 4. Telephone 5. City Sewer & Water 6. Other _____

Section VIII: Land Use and Implementation

22. Should our town adopt a clear land use plan?

1. Strongly agree 2. Agree 3. No opinion 4. Disagree 5. Strongly disagree

22. Should our town adopt regulations to implement that plan?

1. Strongly agree 2. Agree 3. No opinion 4. Disagree 5. Strongly disagree

23. Our town should provide a public place where residents and non-residents can hold community activities (Community center)

1. Strongly agree 2. Agree 3. No opinion 4. Disagree 5. Strongly disagree

We want your input. Please write any comments regarding the township in the space below:

Thank you for your cooperation!

APPENDIX B
Community Survey Results

APPENDIX B:

Please circle the number beside the word or phrase that best describes your answer. Do not skip any questions unless instructed to do so. Remember that your answers will remain confidential, but this information is necessary to plan for growth and change in our community.

Section I: Issues and Opportunities

1. Thinking about this area, overall how would you rate the quality of life here in the Town of Durand?

1. Excellent 2. Good 3. Fair 4. Poor 5. Not sure
13 *74* *21* *1* *0*

2. During the next five years or so, do you expect the quality of life here in the Town of Durand will improve, stay the same or worsen?

1. Improve 2. Stay the same 3. Worsen 4. Not sure
11 *74* *18* *6*

3. Do you feel mosquitoes adversely affect the quality of life in the Town of Durand?

1. Greatly 2. Somewhat 3. Minimally 4. Not at all 5. Not sure
46 *39* *16* *5* *1*

4. Listed below are several aspects of life in a community. For each one, please tell us whether you think the aspect of life here in the Town of Durand needs any improvement.

	Needs a lot of improvement	Needs a little of improvement	Needs no improvement	No opinion	
a. Providing enough homes that people can afford to buy...	1 <i>9</i>	2 <i>37</i>	3 <i>46</i>	4 <i>14</i>	5 <i>7</i>
b. Having enough parks and green space	1 <i>10</i>	2 <i>22</i>	3 <i>67</i>	4 <i>7</i>	5 <i>8</i>
c. Providing roads necessary to handle current and planned development	1 <i>4</i>	2 <i>30</i>	3 <i>66</i>	4 <i>8</i>	5 <i>8</i>
d. Having high-quality drinking water	1 <i>19</i>	2 <i>40</i>	3 <i>37</i>	4 <i>12</i>	5 <i>21</i>
e. Providing enough rental housing that people can afford	1 <i>12</i>	2 <i>26</i>	3 <i>48</i>	4 <i>21</i>	5 <i>5</i>
f. Offering high-quality health care facilities	1 <i>13</i>	2 <i>39</i>	3 <i>48</i>	4 <i>5</i>	5 <i>8</i>
g. Having reliable supply of electric power	1 <i>4</i>	2 <i>21</i>	3 <i>67</i>	4 <i>8</i>	5 <i>4</i>
h. Having enough high-paying job opportunities	1 <i>73</i>	2 <i>19</i>	3 <i>10</i>	4 <i>4</i>	5 <i>6</i>
i. Providing high-quality police service	1 <i>9</i>	2 <i>30</i>	3 <i>55</i>	4 <i>6</i>	5 <i>7</i>
j. Providing high-quality fire protection service	1 <i>3</i>	2 <i>20</i>	3 <i>76</i>	4 <i>7</i>	5 <i>8</i>
k. Providing high-quality schools	1 <i>2</i>	2 <i>31</i>	3 <i>64</i>	4 <i>8</i>	5 <i>10</i>
l. Providing high-quality ambulance service	1 <i>3</i>	2 <i>23</i>	3 <i>70</i>	4 <i>10</i>	5 <i>10</i>

Section II: Planning for Growth

5. Listed below are several types of growth that might occur in the area. Please tell us how strongly you generally support or oppose that type of growth for the Town of Durand.

	Strongly Support	Support Somewhat	Oppose Somewhat	Strongly Oppose	No Opinion
a. New residential development in low density areas (10+ acre lots).....	1 <i>24</i>	2 <i>31</i>	3 <i>13</i>	4 <i>24</i>	5 <i>17</i>
b. New residential development in medium density areas (2-10 acre lots).....	1 <i>31</i>	2 <i>37</i>	3 <i>13</i>	4 <i>13</i>	5 <i>15</i>
c. New residential development in high density areas (Planned subdivisions, > 2 acre lots).....	1 <i>15</i>	2 <i>38</i>	3 <i>18</i>	4 <i>24</i>	5 <i>15</i>
d. New residential development in high density areas (Planned subdivisions).....	1 <i>16</i>	2 <i>32</i>	3 <i>14</i>	4 <i>28</i>	5 <i>19</i>
e. Encouraging new business to locate in the Town of Durand.....	1 <i>80</i>	2 <i>19</i>	3 <i>3</i>	4 <i>4</i>	5 <i>3</i>
f. Encouraging new businesses to locate nearby but outside the Town of Durand.....	1 <i>54</i>	2 <i>33</i>	3 <i>6</i>	4 <i>5</i>	5 <i>7</i>
g. More housing options for lower and moderate income families.....	1 <i>20</i>	2 <i>41</i>	3 <i>15</i>	4 <i>12</i>	5 <i>20</i>

1. A great deal of growth **16** 2. Some growth, but not a lot **52** 3. Almost no growth at all **36** 4. No opinion **0** 5. Not sure **2**

Section III: Housing

7. Based on what you see and hear, how would you rate the supply of housing in this area in each of the following categories?

	We need A lot more	We need a little more	We don't need anymore	No opinion
a. Single-family homes for first-time buyers	1 10	2 54	3 20	4 22
b. Assisted living for seniors	1 24	2 47	3 18	4 16
c. Rental housing for families and young people	1 12	2 45	3 28	4 21
d. Moderately-priced homes	1 10	2 48	3 21	4 22
e. Higher-priced homes	1 2	2 17	3 62	4 23
f. Condominiums	1 5	2 18	3 56	4 24
g. Townhouses and duplexes	1 6	2 30	3 49	4 23
h. Manufactured housing under 20 feet in width	1 1	2 13	3 66	4 25

8. If you were going to buy or rent a home, which of the following factors would have the greatest effect on your decision? (PLEASE CIRCLE NO MORE THAN TWO ITEMS)

- | | | | |
|--------------------------|-----------|---|-----------|
| 1. Proximity to shopping | 17 | 5. Proximity to bike paths and nature walks | 6 |
| 2. Proximity to work | 70 | 6. Proximity to health care clinics | 23 |
| 3. Proximity to schools | 30 | 7. Having a large yard | 40 |
| 4. Proximity to parks | 2 | 8. None | 8 |

Section IV: Transportation

9. Which of these investments do you think would benefit the Town of Durand the most? (PLEASE CIRCLE NO MORE THAN TWO ANSWERS)

- | | | | |
|----------------------------------|-----------|-------------|-----------|
| 1. New streets and highways | 7 | 4. None | 33 |
| 2. Improved streets and highways | 48 | 5. Not sure | 26 |
| 3. New hiking or biking trails | 20 | | |

10. Would you say excessive speed on local roads is:

- | | | | |
|-----------------------|-----------|--------------------------|-----------|
| 1. A serious problem | 18 | 3. Not much of a problem | 44 |
| 2. A moderate problem | 43 | 4. Not sure | 4 |

Section V: Agriculture, Natural and Cultural Resources

11. Overall, how would you rate the quality of the environment in the Town of Durand? That is, the air quality and quality of our lakes and streams?

- | | | | | | | | |
|--------------|-----------|---------|-----------|---------|-----------|---------|----------|
| 1. Excellent | 18 | 2. Good | 72 | 3. Fair | 16 | 4. Poor | 3 |
|--------------|-----------|---------|-----------|---------|-----------|---------|----------|

12. How would you rate our current environmental laws in protecting our environment here in the Town of Durand?

- | | | | | | | | | | |
|--------------|----------|---------|-----------|---------|-----------|---------|----------|---------------|-----------|
| 1. Excellent | 7 | 2. Good | 55 | 3. Fair | 20 | 4. Poor | 9 | 5. No opinion | 15 |
|--------------|----------|---------|-----------|---------|-----------|---------|----------|---------------|-----------|

13. Would you say that this area has a problem with groundwater quality?

- | | |
|-------------------------|-----------|
| 1. Yes | 42 |
| 2. No (Skip to Q. 14) | 29 |
| 3. Not sure | 35 |

13a. What do you think is/are the most effective thing(s) we can do to protect the groundwater in our area? (PLEASE CIRCLE NO MORE THAN TWO ANSWERS)

- | | |
|---|-----------|
| 1. Impose stricter regulations | 21 |
| 2. Better enforcement of existing regulation | 38 |
| 3. Provide educational materials to property owners | 37 |
| 4. Not sure | 21 |

1. Yes 2. No 3. No opinion
25 64 15
- b. Do you think there is a conflict between residential housing and crop operations?
1. Yes 2. No 3. No opinion
23 65 14
- c. Do you think there is room for large animal confinement operations in the Town of Durand?
1. Yes 2. No 3. No opinion
23 68 14
15. Do you think that existing farmland in the Town of Durand should be kept as farmland or do you think farmers should be able use it for other purposes?
1. Keep as farmland 2. Use for other purposes other than agricultural use 3. Not sure
36 45 28
16. In planning for the future, which if any, of the following initiatives do you think would be the most important steps we should take in our area to protect or improve the quality of our natural environment here in the Town of Durand? (CIRCLE ALL THAT APPLY)
1. Improving local services such as trash collection and snow plowing 18
 2. Stricter water-quality regulations 36
 3. Investing more in creating new parks and open spaces 11
 4. More regulations that protect agricultural land 25
 5. More neighborhood beautification projects (elimination of yard junk, old cars, appliances etc.) 60
 6. Preserving existing woodlands 68
 7. Preserving wetlands 52
 8. Preserving river corridors 53
 9. Better enforcement of existing laws and regulations 28
 10. Other (Please specify) 7
 11. None, our environment is fine the way it is 7
 12. Not sure 3

Section VI: Economic Development

17. Based on what you have heard and read, how would you describe the job opportunities we have here in the Town of Durand?
1. We face a serious job shortage 38 3. We have a good supply of job opportunities 4
2. We face a minor job shortage 30 4. No opinion 13
18. Businesses that are planning to expand or build new operations look at many communities where they might locate. They also look at a number of services or qualities that a community has to offer. For each of these services or qualities listed below, tell us whether you think the Town of Durand is strong in that area, whether we need some improvement or whether we are weak in that area, in terms of attracting new business and jobs.
- | | We are strong | Need to improve | We are weak | No opinion |
|--|---------------|-----------------|-------------|------------|
| a. Having workers with the skills to fill the jobs---- | 1 47 | 2 35 | 3 10 | 4 12 |
| b. Having enough workers to fill the jobs---- | 1 49 | 2 26 | 3 10 | 4 16 |
| c. Providing tax incentives to businesses to locate grow here---- | 1 8 | 2 33 | 3 29 | 4 3 |
| d. Having a good public school system---- | 1 61 | 2 18 | 3 0 | 4 7 |
| e. Having safe neighborhoods for families---- | 1 36 | 2 9 | 3 1 | 4 6 |
| f. Having a good transportation system for goods that are produced---- | 1 47 | 2 24 | 3 12 | 4 2 |
| g. Offering an adequate supply of affordable housing---- | 1 31 | 2 40 | 3 12 | 4 2 |

Section VII: Utilities and Community Facilities

19. How would you grade the quality of education our public schools provide to children in our community?
1. A-Excellent 31 4. D-Below average 0
2. B-Good 51 5. F-Poor 0
3. C-Average 19 6. No opinion 6

- | | | | | | |
|--------------|---------|---------|---------|---------------|--|
| 1. Excellent | 2. Good | 3. Fair | 4. Poor | 5. No opinion | |
| 24 | 68 | 12 | 3 | 2 | |
21. Which utilities would you like to see improved upon?
- | | | | | | |
|--------|-------------|----------|--------------|-----------------------|----------------|
| 1. Gas | 2. Electric | 3. Cable | 4. Telephone | 5. City Sewer & Water | 6. Other _____ |
| 4 | 14 | 31 | 11 | 11 | 12 |

Section VIII: Land Use and Implementation

22. Should our town adopt a clear land use plan?
- | | | | | |
|-------------------|----------|---------------|-------------|-----------------------|
| 1. Strongly agree | 2. Agree | 3. No opinion | 4. Disagree | 5.. Strongly disagree |
| 19 | 32 | 28 | 7 | 8 |
22. Should our town adopt regulations to implement that plan?
- | | | | | |
|-------------------|----------|---------------|-------------|----------------------|
| 1. Strongly agree | 2. Agree | 3. No opinion | 4. Disagree | 5. Strongly disagree |
| 22 | 30 | 26 | 13 | 7 |
23. Our town should provide a public place where residents and non-residents can hold community activities (Community center)
- | | | | | |
|-------------------|----------|---------------|-------------|----------------------|
| 1..Strongly agree | 2. Agree | 3. No opinion | 4. Disagree | 5. Strongly disagree |
| 14 | 22 | 31 | 18 | 18 |

We want your input. Please write any comments regarding the township in the space below:

Thank you for your cooperation!

APPENDIX C
Public Participation Plan

RESOLUTION NO. 2009- 01
TOWN OF DURAND, PEPIN COUNTY, WISCONSIN

RESOLUTION ESTABLISHING PUBLIC
PARTICIPATION PROCEDURES FOR COMPREHENSIVE PLAN

WHEREAS, the Town of Durand has decided to prepare a comprehensive plan under the authority of and procedures established by Sec. 66.1001 Wis. Stats; and

WHEREAS, Sec. 66.1001, Wis. Stats, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written and oral comments on the plan materials, and a process for the governing body to respond to such comments; and

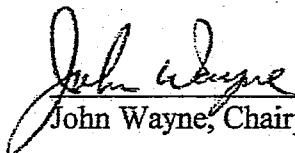
WHEREAS, the Town of Durand believes that regular, meaningful public involvement in the comprehensive plan process is important to assure that the resulting plan meets the wished and expectations of the public; and

WHEREAS, written procedures to foster public participation ensure wide distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the Town of Durand hereby adopts the written procedures included in the APublic Participation Plan@ meeting the requirements of Sec. 66.1001, Wis. Stats. A copy of said procedure is attached as Exhibit A.

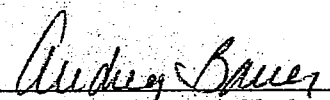
Adopted this 5 day of May, 2009.

TOWN OF DURAND



John Wayne, Chairperson

ATTEST:



Audrey Bauer, Town Clerk

EXHIBIT A
PUBLIC PARTICIPATION PLAN

The following methods will be used, when practical, to foster public participation and input for the Town of Durand Comprehensive Plan.

- **Opinion Surveys:** The Town of Durand will utilize opinion survey of all residents and property owners.
- **Public Meetings:** The public is invited to attend all Plan Commission meetings.
- **Public Hearing:** A public hearing is a legal requirement of the Comprehensive Planning Law. It allows residents to express their views and offer comments before adoption of the comprehensive plan.

The Town of Durand is not limited to the public participation methods listed above and may engage in other methods not identified here as the planning process moves forward.