

Village of Deer Park

Local Conditions and Trends Summary

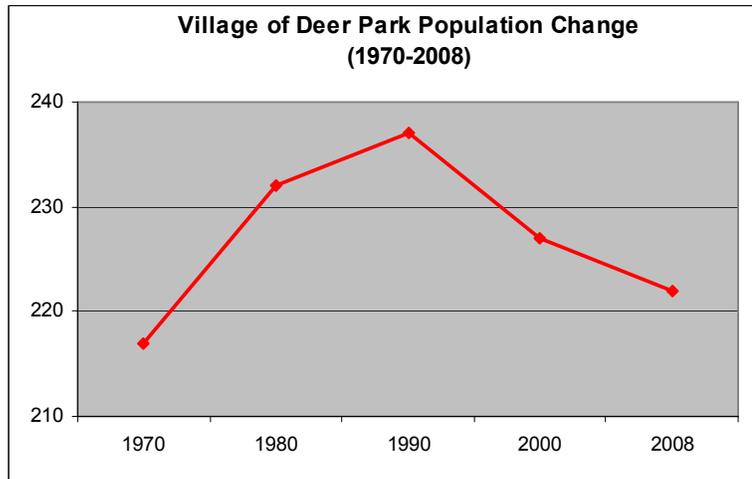
compiled by West Central Wisconsin Regional Planning Commission, 11/18/08

The *St. Croix County Comprehensive Plan Conditions and Trends Report* provides a compilation of background information for the State-required comprehensive planning. While that report identifies significant information and trends, it often does so in the broad context of the region as a whole and greater St. Croix County, and does not always identify trends specific to individual communities.

This summary offers a brief synopsis of the significant information and trends for the Village of Deer Park from the *Conditions and Trends Report* and the U.S. Census Bureau's American FactFinder Fact Sheet (<http://factfinder.census.gov/>) for the community. The reader can review the *Conditions and Trends Report* if desiring a more detailed look into the community than is provided by the identified trends below. As needed, this information can be further supplemented during the planning process with data and information unique to the community, its facilities, and its issues.

DEMOGRAPHIC OVERVIEW

- The Wisconsin Department of Administration estimates that the 2008 population for the Village of Deer Park was 222.
- Following a population gain from 1970 to 1990, Deer Park's population has been decreasing ever since. Between 2000 and 2008, the Village's population was estimated to have decreased by 2.2 percent (or -5 persons).
- The Wisconsin Department of Administration population projections completed in 2008 predict the Village will very slowly increase in population over the long term, reaching 232 residents by 2030.
- The Village of Deer Park's population increased in median age from 34.0 years in 1990 to 35.8 years in 2000; St. Croix County's median age in 2000 was 35.0 years. There has been little change in the age cohorts overall during this time period. In 2000, 27.3 percent of the population was under the age of 20 and 16.3 percent was 65 years or older.
- The Village of Deer Park experienced significant improvements in educational attainment with 90.4 percent of residents over 25 years of age in 2000 having at least attained a high school diploma as compared to 78.4 percent in 1990.
- By 2000, approximately 70.2 percent of Deer Park residents over 25 years of age had at least some post-secondary education compared to only 18.4 percent in 1990.
- In 2000, 4.9 percent of persons and 2.6 percent of families in the Village of Deer Park were below the poverty level.



HOUSING INFORMATION

- While the Village's population decreased by 4.2 percent between 1990 and 2000, the number of housing units decreased correspondingly by 4.1 percent.
- In 2000, 68.3 percent of the Village of Deer Park' housing stock was built before 1970, while 11.5 percent was built since 1990.

Housing Characteristics - 1980 to 2000

Year	1980	1990	2000
Total Housing Units	92	98	94
Total Seasonal	0	0	0
Total Vacant	2	4	3
Total Occupied Units	90	94	91
Owner Occupied Units	67	64	67
Renter Occupied Units	23	30	24
Single Family Units	79	75	82
Multi-Family Units	12	9	20
Mobile Homes	1	14	2

Source: U.S. Census.

Housing Value of Specified Owner Occupied Units - 2000

Less than \$50,000	\$50,000 - \$99,999	\$100,000 - \$149,000	\$150,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$499,999	\$500,000 or more	Village Median Value	County Median Value	State Median Value
8	40	21	0	0	0	0	\$86,300	\$139,500	\$113,400

Source: U.S. Census

Contract Rent (Renter Occupied Units) - 2000

Less than \$200	\$200 - \$299	\$300 - \$499	\$500 - \$749	\$750 - \$999	\$1,000 or more
8	0	7	10	0	0

Source: U.S. Census

Owner Occupied Housing Costs as a Percentage of Household Income - 1999

Less than 15%	15.0% - 19.9%	20.0% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35.0% or more	Village % not affordable	County % not affordable
38	17	13	1	0	0	0%	17.5%

Source: U.S. Census

Note: U.S. HUD defines affordable housing as 30% or less of monthly or annual income.

Renter Occupied Housing Costs as a Percentage of Household Income-• 1999

Less than 15%	15.0% - 19.9%	20.0% - 24.9%	25.0% - 29.9%	30.0% - 34.9%	35.0% or more	Village % not affordable	County % not affordable
8	0	10	4	0	3	11.1%	30.6%

Source: U.S. Census

Note: U.S. HUD defines affordable housing as 30% or less of monthly or annual income.

TRANSPORTATION INFORMATION

- The major transportation function of the Village is maintaining the 3 miles of Village streets.
- State Highway 46 and County Highway "H" travel through the Village of Deer Park. State Highway 46 just north of the Village had an average daily traffic volume of 4,200 in 2006, which was an increase of 7.1 percent since 1993.
- The number of crashes on public roads in the Village has been quite low, with no crashes from 2003 to 2007, except for two crashes in 2005.

- Of employed residents in 2000, 9.9 percent worked within the Village of Deer Park. 32.9 percent commuted to locations outside the Village, but worked within St. Croix County. 23.0 and 30.9 percent commuted to Minnesota and Polk County, respectively.
- Of the 152 workers 16 years and over in 2000, 90.1 percent drove alone to work and 5.3 percent carpooled. 2.0 percent worked at home. Mean travel time to work was 27.5 minutes.
- The *St. Croix County Parks and Recreation Bicycle and Pedestrian Plan* adopted in 2008 recommends potential bicycle routes in the Deer Park area.

UTILITIES AND COMMUNITY FACILITIES INFORMATION

- The Village of Deer Park manages a municipal wastewater treatment facility, but does not have a municipal water system.
- The Village of Deer Park lies within the New Richmond School District.
- Fire service is provided by the Deer Park Fire Department and an EMS/First Responder Service is available in the Village. The Village is in the New Richmond Ambulance Service District.
- Public recreation facilities within the Village of Deer Park are the Deer Park Community Park and associated ballfields on Main Street.
- Other key municipal facilities include the Village Hall and Village Public Works maintenance building. Library services are available at the Deer Park Public Library.

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES INFORMATION

- The Village of Deer Park does not have any FEMA-designated 100-year floodplain, however it does have a significant flooding history due to fluctuating groundwater levels. The *St. Croix County All Hazards Mitigation Plan* discusses this flood history and notes that development could exacerbate past flooding problems if not carefully planned.
- There are some areas of WisDNR-identified wetlands in the Village, mostly around the pond on the east side of STH 46 and in the southwestern portion of the Village.
- Deer Park does have some scattered areas of steep slopes, which can contribute to stormwater runoff challenges.
- There are eleven historic structures in the Village of Deer Park on the State of Wisconsin Architecture and History Inventory, though no structures are on the National Register of Historic Places. These structures include a church, the village hall, firehouse, post office, library/former bank, one tavern, one retail, one industrial structure, and three homes. Other structures of historic value do exist in the Village, though a formal survey or report on these structures or sites does not appear to exist.



ECONOMIC DEVELOPMENT INFORMATION

- The number of Deer Park residents in the labor force increased from 108 to 155 from 1990 to 2000. Unemployment decreased from 17.6 percent to 1.3 percent during this timeframe.

- In 2000, the largest percentage of working Village residents were employed in the manufacturing sector (37.9%) The educational, health, and social services sector, at 13.7 percent, made up the next largest percentage of employment by industry in 2000. The retail trade industry employed 13.1 percent of working residents.
- In 2000, 33.3 percent of the Village's working residents were employed as machine operators, assemblers, material movers, handlers, and in production occupations. 24.2 were employed in sales and administrative support jobs. 18.3 percent were employed in management, professional, technician, and related occupations.
- In 2000, most of the Village's workforce (83.0%) was employed by private firms. Self-employed workers in a non-incorporated business constituted 10.5 percent, while 6.5 percent were employed by government entities.
- The median household income in the Village of Deer Park increased 131.8 percent between 1989 and 1999, well above the County and State average increases of 49.6 and 47.1 percent, respectively. The median household income in 1989 was \$22,000 and in 1999 it was \$51,000, compared to the 1999 St. Croix County and State of Wisconsin median household income of \$54,930 and \$43,791, respectively.
- The Village had 1 open and 2 closed contaminated leaking underground storage tank sites according to the DNR Bureau of Remediation and Redevelopment Tracking System in 2008.

LAND USE INFORMATION

- In 2007, the Village of Deer Park had 55.5 percent of its land assessed as agricultural, 18.7 percent as forest, and 15 percent as undeveloped. Residential uses were 8.8 percent of assessed acreage in the Village.
- Assessed agricultural acreage in the Town has decreased by 40.8 percent from 1987 (331 acres) to 2007 (196 acres). However, some of this land is likely now assessed as forest and undeveloped which both increased in acreage during this period.
- Since 1990, improved residential parcels have increased in the Village of Deer Park by 14.5 percent, though the amount of assessed residential acreage decreased by 3 acres. Commercial parcels and acreage decreased during timeframe.

Land Use Acreage and Assessed Value Per Acre – 1987 and 2007

	Residential	Commercial	Manufacturing	Agricultural	Forest	Ag. Forest	Undeveloped/ Swamp & Waste	Other	Total
1987									
Parcels	152	29	1	10	0	0	0	0	192
Acres	34	19	<1	331	0	0	0	0	384
Value per Acre	\$4,091	\$3,367	>\$4,300	\$362	0	0	0	0	\$852
2007									
Parcels	174	22	1	11	5	0	10	1	224
Acres	31	5	<1	196	66	0	53	2	353
Value per Acre	\$30,262	\$28,900	>\$3,500	\$124	\$1,103	\$0	\$801	\$3,500	\$3,492
Difference									
Parcels	22	-7	0	1	5	0	10	1	32
Acres	-3	-14	0	-135	66	0	53	2	-31
Value per Acre	\$26,171	\$25,533	\$0	(\$238)	\$1,103	\$0	\$801	\$3,500	\$2,640

Source: Wisconsin Department of Revenue