# Village of Deer Park
# 2010 – 2035
# Comprehensive Plan

**Adopted on February 7, 2011**
**Deer Park Village Board**

**Adopted on March 2, 2011**
**Emerald Town Board**

**Prepared by:**
**St. Croix County Planning & Zoning Department**
**University of Wisconsin-Extension**

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# ACKNOWLEDGEMENTS

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Lu Jasperson
Francis Klatt
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Melvin Schreiber
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# INTRODUCTION

The most complete planning legislation in Wisconsin's history was enacted in 1999. The legislation provides communities with the framework to develop a comprehensive town plan as a tool to guide future growth. By January 1, 2010, all communities that make land use decisions, including zoning and subdivision ordinances, needed to base those decisions on an adopted comprehensive plan. The Village of Deer Park County and Emerald Town Board decided to become part of the West Central Wisconsin Collaborative Planning Project led by the West Central Regional Planning Commission (WCWRPC) out of Eau Claire. The WCWRPC along with four counties and 21 local communities applied for and received a comprehensive planning grant to complete local, county and regional plans.

In addition to coordination from the Regional Plan Commission, St. Croix County assisted the town and village in developing this plan. The village and town plan commissions worked to develop their plans for two and a half years. The Deer Park Village Board adopted the Plan on February 7, 2011 and the Emerald Town Board adopted the Plan on March 2, 2011.

# PUBLIC PARTICIPATION

Wisconsin's Comprehensive Planning statute recognizes the necessity of effective public participation and requires the adoption of a written public participation plan as stated in Chapter 66.1001(4)(a).

*"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 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."*

The Town of Emerald and Village of Deer Park adopted written public participation plans as required by statute. Each of the activities described and carried out in the public participation plan is summarized below. St. Croix County created a webpage for Emerald's comprehensive planning project on its website and has posted public participation materials and plan documents to the page through out the project. The webpage links are: www.sccwi.us/emeraldcompplan or www.sccwi.us/deerparkcompplan. A copy of each community's public participation plan is included in the Appendix.

## *ISSUES & OPPORTUNITIES WORKSHOP*

The town and village held a joint issues and opportunities workshop with the other communities in the project, St. Croix County and Town of Richmond, on November 11, 2008 at the Wisconsin Indianhead Technical College in New Richmond to identify issues and opportunities within the town and village. The results were used to supplement the results of the public opinion surveys in creating the vision statements for each community's future. The workshop results are available on each community's webpage.

The top issues identified by the Town of Emerald were: adequate communication services for residents, quality school districts, road maintenance, elderly and public transportation, senior housing and/or assisted living, affordable housing, appropriate business locations, small-at home businesses, promote but regulate agriculture, protect groundwater and surface water quality, prevent water runoff, save historic sites and structures, cooperate and work with county and neighboring towns, retain agriculture, control residential housing growth and protect natural areas for public enjoyment.

The top issues identified by the Village of Deer Park were: provide public water to village residents, future sewer capacity, restrooms at the ball park, crosswalk and speed controls on STH 46, improved senior transportation, more senior housing, lower taxes, fewer mobile homes, encourage small businesses, maintain commercial structures and lots, flood control, more walking paths, expand village park, encourage new residential development, support history club and expand events at the library.

## *Deer Park Public Opinion Survey*

In September, 2008, the Survey Research Center (SRC) at the University of Wisconsin – River Falls mailed comprehensive planning surveys to all households in the Village of Deer Park and non-resident property owners for which there was a valid address. The surveys were followed up with reminder postcards and a second mailing to non-respondents. The overall response rate was 47 percent (89 completed questionnaires). Based on the estimated number of adults in the population of the village (170) and the non-resident property owners (18) added to the mailing list, the results provided in this report are expected to be accurate to within plus or minus 7.6 percent. This means that if all recipients had responded to the survey, then 95 out of 100 times the results for each question would be the same, plus or minus 7.6 percentage points.

Any survey has to be concerned with "non-response bias". Non-response bias refers to a situation in which people who don't return a questionnaire have opinions that are systematically different from the opinions of those who return their surveys. The sample contained more adults over age 55 and fewer who rent their place of residence when compared to the US Census data; however, comparisons to the Census data are difficult due to the inclusion of non-resident property owners in the mailing. Based upon a standard statistical analysis that is described in Survey Report Appendix A, the Survey Research Center (SRC) concludes that non-response bias is not a concern for this sample. In short, the data gathered in this survey is expected to accurately reflect public opinion about the planning issues facing Deer Park.

The purpose of this study was to gather opinions of residents about community planning issues regarding the future of the Village of Deer Park. The results indicate that, in large measure, residents and non-resident property owners are reasonably happy with the overall quality of life in the Village of Deer Park. They choose to live in the village because of the proximity of family and friends and the affordability of housing, and they want to protect the small town character of the village and its natural resources, especially groundwater and air quality. They are generally satisfied with the services and facilities of the village.

At the same time, respondents are concerned about the speed with which traffic moves within the village, repeatedly citing a desire for enforcement and speed management techniques on State Highway 46 and South Street. They said that control of traffic speed was the top ranked priority for the use of their local tax dollars.

The village's slow rate of growth in the past several years is also a concern for more than half of respondents. Perhaps reflecting the economic downturn that was becoming ever clearer during

the time that data was being gathered, respondents expressed a fair degree of unease about the availability of jobs in the area. They also indicated a desire for the village to promote or pursue programs that would assist existing or new businesses and would like to see a convenience store/gas station in the village.

Key results are summarized below. The full report on the Village of Deer Park's survey results is available on the village's project webpage www.sccwi.us/deerparkcompplan.

## KEY SURVEY RESULTS

- Nearly three-fourths of respondents rated the quality of life in Deer Park as good or excellent. Quality of life factors with the highest ratings include parks & recreation, safety, community atmosphere, and community appearance.
- The factors that induce people to live in Deer Park are the proximity of family and friends, housing affordability, and the crime rate/safety.
- Respondents were generally well-pleased with the community services and facilities in Deer Park.
- At least half of respondents gave excellent or good ratings to 13 of the 14 services and facilities listed in the question. Ratings were the highest for fire protection, the public library, garbage collection, park and recreation facilities, the public sewer system, and the ambulance service.
- A large majority of respondents indicated that they believe preserving the village's environmental resources and cultural heritage is important or very important. Protection of groundwater, air quality, and small town character ranked the highest.
- Strong majorities agreed or strongly agreed that more specialized housing (for the senior citizens and those with disabilities) and single family homes are needed in the village. Majorities do not see a need for more multi-family housing units or mobile homes. Most respondents view the condition of their place of residence as good or excellent. Taxation issues (the amount of the property tax and equitable assessment among similar properties) and the appearance of other homes in their neighborhood are the top housing concerns. Few respondents said they anticipate moving to a different residence within Deer Park in the next 10 years.
- The top four land use and growth management issues are reducing property taxes, enforcement of the speed limit on State Highway 46, maintaining the adequacy of the sewer system, and maintaining community atmosphere. About half of respondents said they think the current rate of growth in the village is too low. The largest portion of respondents has not formed an opinion regarding whether to change the minimum lot size on undeveloped land.
- With respect to economic development, more Deer Park residents and property owners would like to see improved employment opportunities in the area than are satisfied with the status quo. A majority believe the village should promote or pursue programs or assistance for existing or new local businesses. Three-fourths of respondents said a convenience store/gas station was important or very important to have in Deer Park. In addition, majorities favored a café/restaurant, farmer's market, daycare, agriculture-related businesses, and a recreational facility.
- When asked about transportation issues, a large majority of Deer Park respondents said they are satisfied with the current street network (86 percent agree or strongly agree). At

the same time two safety issues stand out — speed management techniques are needed on South Street and a desire for a pedestrian crosswalk on State Highway 46. Additionally, over half of respondents agreed that the sidewalk system meets current needs and support a car pool parking lot at the Four Corners intersection. Majorities would also like to see more walking and biking paths and believe that the village should seek to cooperate with neighboring governments and St. Croix County for additional biking and pedestrian trails or paths.

- Respondents said the most important uses of their local tax dollars are the control of traffic speed, maintenance and repair of streets, the public library, and community clean-up activities.
- Direct mailings are the preferred method for receiving information from the village government, with newsletters coming in a distant second.
- When asked to comment on one thing they would like to change in Deer Park, the most frequent responses were related to economic development, with the desire for a convenience store/gas station at the top of the list. Control or management of traffic speed was another frequently mentioned issue.

## DESIRED CHANGE IN DEER PARK

Near the end of the survey, respondents were asked the following open-ended question, "If you could change one thing about the Village of Deer Park, what would it be?" Fifty-three respondents provided answers to this question. The answers were grouped into specific topics by the SRC and are summarized in the table at right. The complete list of responses is included in Survey Report Appendix B.

**Change One Thing in Deer Park**

| Topic | Count | % |
|---|---|---|
| Economic Development | 9 | 17% |
| Village Appearance | 8 | 15% |
| Traffic | 7 | 13% |
| Village Government | 7 | 13% |
| Recreation | 7 | 13% |
| Maintenance | 3 | 6% |
| Dog Control | 3 | 6% |
| Taxes | 2 | 4% |
| Miscellaneous | 7 | 13% |
| **TOTAL** | **53** | **100%** |

Five topics were grouped close together as the most frequent desired change: economic development, village appearance, recreation, village government, and traffic.

Within the comments related to economic development, five specifically mentioned a desire for a convenience store and/or gas station in the village. This pattern is consistent with the responses to the earlier question regarding the types of business desired in Deer Park in which a convenience store/gas station was the top priority. The following is a typical statement.

*"Gas station/convenience stores are needed in the area greatly."*

Responses related to traffic echoed the previously expressed concerns about excessive speed in particular locations.

*"Enforce speed limit on South St."*

Desires for improved village appearance most frequently mentioned the downtown area, such as this response.

*"Clean up downtown."*

Statements about village government were mostly about the Village Board, such as:

*"A more active village board."*

While the majority of responses related to recreation were requests for trails for non-motorized uses.

*"Establish some sort of walking and biking trails."*

In addition to the numeric responses, respondents provided additional written comments which were compiled by the SRC from the surveys. Survey Report Appendix B contains the complete compilation of comments. Survey Report Appendix C contains a copy of the survey questionnaire with a quantitative summary of responses by question.

## EMERALD PUBLIC OPINION SURVEY

During January and February 2006, the Survey Research Center (SRC) at the University of Wisconsin – River Falls mailed surveys on key land use issues to 382 adults in the Town of Emerald. Two weeks after the initial mailing, postcards were mailed to those from whom a completed questionnaire was not received. Two weeks after the post card, a second questionnaire was sent to remaining non-respondents. The SRC received a total of 246 completed surveys for a 64 percent response rate, which is a very high level of response. Given this response rate and the 2000 Census estimate of 489 adults, the results of the survey are expected to be accurate to within plus or minus 4.4 percent. with 95 percent confidence, which is a very high level for this type of analysis. This means that if all residents had responded to the survey, then 95 out of 100 times the results for each question would be the same, plus or minus 4.4 percentage points. In short, the sample should provide highly accurate statistical results.

Most surveys have to be concerned with "non-response bias." Non-response bias refers to a situation in which people who don't return a questionnaire have opinions that are systematically different from the opinions of those who return their surveys. Statisticians generally argue that if the survey response rate is 70 percent, non-response bias is unlikely to be an issue. Given the nearly 65 percent response rate achieved in the Town of Emerald survey, non-response bias is unlikely to be a problem and the results reported should accurately reflect the opinions of the citizens of the town. In addition, the SRC performed the statistical analysis described in the Survey Report's Appendix A to test for non-response bias and, based on these results, concluded that non-response bias is not a concern for this sample.

A clear theme in the responses to the Town of Emerald Land Use Survey is that respondents want to protect natural resources in the town. Respondents enjoy the rural lifestyle in the Town of Emerald and most agree that some restrictions should be placed on how much land owners should be allowed to develop. Key results are summarized below. The full report of Emerald's survey results is available on the town's project webpage, www.sccwi.us/emeraldcompplan.

### KEY SURVEY RESULTS

- The small town, rural atmosphere, natural beauty and surroundings, and being near family and friends are the primary reasons people choose to live in the Town of Emerald. Cultural/community events only received one response. The responses to questions throughout the survey suggest that residents are interested in preserving the physical characteristics that drew them to the town in the first place.
- Similar percentages of those in the sample have lived in the town for fewer than 10 years (45 percent) and more than 11 years (55 percent).
- Many respondents (45 percent) define themselves as non-farm residents. The second most common description was a farm land owner (36 percent). Only 3 percent define themselves as renters.

- Respondents expressed particularly strong support for protecting natural resources in the town. All eight resources mentioned in the survey had at least three-fourths of the respondents listing their protection as either very important or important.
- There is a strong and consistent sentiment expressed that landowners should have some restrictions on how much of their land they will be allowed to develop.
- A majority of respondents believe it is either very important or important that the Town of Emerald develop a land use plan that would designate the location of different types of development.
- A majority of respondents support some restrictions on land developments.
- More single family housing is the housing choice most preferred by respondents; more mobile homes, apartments, and condominiums are less desired.
- Over one-third of respondents believe that there should be no more housing development in the town.
- An overwhelming majority (86 percent) of respondents believe that land owners should be able to subdivide their land into housing lots for their children. When no designation is made as to who would live on those lots, only 47 percent believe that land owners should be able to subdivide their land into housing lots.
- Of various development strategies mentioned, (managing population density, managing residential growth, managing industrial growth, and managing commercial growth) the most popular suggestion was for the town to manage commercial growth (72 percent strongly agree or agree).
- Respondents were generally satisfied with the overall road network and road conditions in the town.
- Agricultural-based businesses (agriculture production and agriculture services) were the most strongly favored types of economic-business development respondents wished to encourage. Junk yards were the least desired type of business development.
- Over half of survey respondents believe that land values in the town are increasing at too fast a rate.
- A strong majority (94 percent) are in favor of farm land being used for agricultural use. Twenty-three percent of respondents believe that productive farm land should be allowed to be used for any purpose.
- Respondents overwhelmingly (92 percent) consider the Town of Emerald to be a rural area.
- Ten of the eleven town services mentioned had a majority of respondents rating the quality of services as either very good or good.
- Direct mailing and newsletters were the top two choices for the most effective ways the town can provide information to its residents.

In addition to the numeric questions, respondents provided a number of written comments. A total of 118 individual comments were compiled by the SRC from the surveys. A complete listing of comments can be found in the Survey Report's Appendix B. The survey instrument, with responses by question, is included in the Survey Report's Appendix C.

## Visioning Workshop

In February 2009 residents, plan commissioners and town and village board members participated in a two-part visioning workshop. Visioning is a process by which a community envisions the future it wants and plans how to achieve it. The workshop was held over two evenings. The second evening built on the results of the first.

During the first evening a facilitator helped participants identify their core values, describe where they see the future of the community and discuss how that future can be accomplished. Participants were specifically asked to focus on the elements and describe what should be preserved, changed or created in the Town of Emerald and Village of Deer Park. The facilitator used these responses to develop a draft vision statement.

On the second evening the participants refined and expanded the vision statement to include all the elements of the plan and provide a framework for the community's goals, objectives and policies. Results of the visioning workshop are included in the Issues and Opportunities Vision Statement section.

## Open Houses

The Town of Emerald and Village of Deer Park held three open houses to review the sections of the plan with the public and obtain comments, questions and feedback throughout the process. The open house format provides an opportunity for direct dialogue between citizens, the town board and plan commissioners. All were attended by the public, town board and plan commission members. There were excellent dialogues between citizens and plan commission members. In addition each community made the materials from the open house available for a month or two after the open houses for citizen review and comment. Each open house was noticed by posting at appropriate places in the community and through a direct mailing to every property owner and resident in the town or village. Emerald also put notices in the Glenwood City newspaper.

## Village of Deer Park

The Village of Deer Park's first Informational Open House was held on November 18, 2009 at Wisconsin Indianhead Technical College in New Richmond. It covered: Issues and Opportunities, Survey Results, Town Vision Statement, Utilities and Community Facilities and Transportation. After the open house the materials were moved to the public library and posted for a month so residents could view information and provide comments. The information was well received.

The second Informational Open House was held August 2-27, 2010 at the Community Center in Deer Park. It covered: Transportation, Housing, Economic Development, Agricultural Resources, Natural Resources, Cultural Resources, and Intergovernmental Cooperation. There were generally positive comments.

The third Informational Open House was held December 6-10, 2010 at the Community Center in Deer Park. It covered: Intergovernmental Cooperation, Community Forecasts, Land Use and Implementation. The information was well received with several positive comments submitted. There were no suggested changes to the elements.

## TOWN OF EMERALD

The Town of Emerald's first Informational Open House was held on November 18, 2009 at Wisconsin Indianhead Technical College in New Richmond. It covered: Issues and Opportunities, Visioning Workshop Results, Survey Results, Utilities and Community Facilities element and Transportation element. After the open house, the materials were moved to the town hall and posted for the next six months so residents could view information and provide comments. The information was well received.

Emerald's 2nd Open House was held at the Town Hall where residents could review information. Photos by Barbara Nelson.

The second Informational Open House was held July 14, 2010 at the Emerald Town Hall. It covered: Transportation, Housing, Economic Development, Agricultural Resources, Natural Resources, Cultural Resources, and Intergovernmental Cooperation. The materials were left on display at the town hall for three months, after the open house, so more people would have an opportunity to view the information and provide comments. There were generally positive comments.

The third Informational Open House was held December 1, 2010. It covered: Community Forecasts, Intergovernmental Cooperation, Land Use and Implementation. The materials were left on display at the town hall for two months, after the open house, so more people would have an opportunity to view the information and provide comments. The information was well received and positive feedback resulted.

## EMERALD INTERACTIVE LAND USE WORKSHOP

An Interactive Land Use Workshop to discuss future land uses for the Town of Emerald was held at the town hall, on Wednesday, December 1, 2010. The workshop was conducted immediately following the open house to encourage more participants to attend and to tie all parts of the Land Use element together. Individual flyers were sent to all residents and land owners in Emerald. Participants were encouraged to attend both the open house and workshop, but it was not required.

Participants were given a visual preference survey, which is an interactive slide show of land uses. Each person was asked to vote on whether they liked or disliked photos of various land uses. The results show the land uses the participants think are appropriate in the Town of Emerald.

In the second part of the workshop there was a land use mapping exercise to identify potential locations for land uses. Using two trends, conservative and aggressive, of future land use projections, residents were asked to develop two future land use maps for the town. Open space, commercial, industrial, residential and agricultural land uses were identified as part of the exercise. Three sets of maps were prepared by a dozen people working in three groups. Plan Commission and Town Board members participated along with residents.

The thinking that went into each group's map development and land use decisions is important to understanding the maps and trying to create a combined map for a future land use map for the town. Thoughts and concepts for each group are reported below:

**Group 1 Report: Preferred Conservative Trend 1**

Town residents work with a facilitator to develop land use maps representing trend 1 and 2 for Emerald. Photo by Pete Kling.

*Open Space:*

- The group identified a block of open space in Section 21 around a large wetland with woods. The participants were not necessarily proposing this specific site, but felt it was representative of multiple options in the town to provide access to notable water features and associated environmental resources. Additional acreage was added to the site for Trend 2.

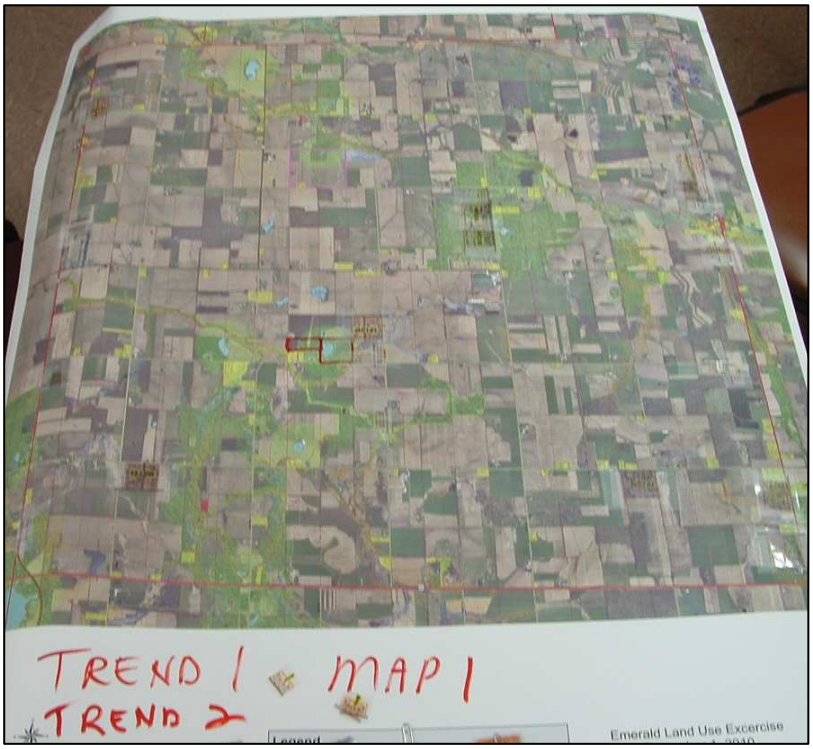
*Commercial & Industrial:*

- Commercial acreage was placed along USH 63 in section 18, about six acres and in section 31, an additional six acres.
- Also the existing commercial site in section 9 was expanded by about four acres.
- Approximately 12 acres of industrial land use was identified just off USH 63 on CTH G in section 18.
- An additional 25 acres of industrial land was placed north of unincorporated Emerald on CTH D in section 13.
- The group's decisions were primarily influenced by three factors: expanding existing development; taking

advantage of accessibility, visibility and traffic on USH 63; and building upon the available sewer service and existing land uses in the unincorporated village of Emerald.

*Residential Development:*

- Small four-lot minor subdivisions were scattered in a number of places around the town to reflect the historical pattern of development.
- Small major subdivisions were placed north of unincorporated Emerald in section 12 with the intention of utilizing any available sewage capacity.
- Other small major subdivisions were placed in wooded areas in section 15, near proposed open space in section 21, along USH 63 in sections 7, on CTH D in section 36 and along 140th Street in sections 29 and 26.




*Agriculture:*
As part of the placement of other land uses, the group recognized the continued predominance of agricultural land use in the town and tried to avoid converting active agricultural land or creating potential conflicts.

**Group 2 Report: No preference for Trend 1 or 2 -- Growth will follow historic pattern and should not be directed.**

Each group struggled to identify land uses on the maps and all three groups agreed the exercise wasn't easy but was educational. Photo by Pete Kling.

*Open Space:*

- Additional open space was added to the existing WDNR Emerald Valley Wildlife Area
- Designated a strip along the wetlands and waterway west of unincorporated Emerald.

*Commercial & Industrial*:

- The group struggled with placing additional commercial because they felt there was no real viable commercial center in the town.
- Along the Hw 63 corridor was the most logical and therefore placed development up and down the corridor with no real preference.

- Acknowledged that in Emerald commercial development may occur scattered throughout the town if a business develops at someone's home.
- Industrial land use growth was limited to expansion of the existing limestone quarry operation.

*Residential Development:*
Adding additional residential land use was difficult for this group. The group expressed preference for existing residential growth patterns, 1 or 2 lots of 2 – 10 acres scattered through the town on existing roads.

- Because of the scattered nature of development the group could not determine an appropriate or inappropriate place for residential development.
- Some of the reluctance to place residential development was due to a laissez-faire attitude.
- Any environmental concerns would be self limiting and are probably already regulated.
- There was a desire for no major subdivisions and a belief that they just would not occur.

*Agriculture:*
- Agriculture was not separately addressed by the group.

**Group 3 Report: Preferred Conservative Trend 1**

Plan Commission members and citizens view maps created by other groups as part of the workshop. Photo by Pete Kling.

*Open Space: Focused on areas unique to Emerald, discussed expansion of the DNR land but decided there were more important sites to identify.*

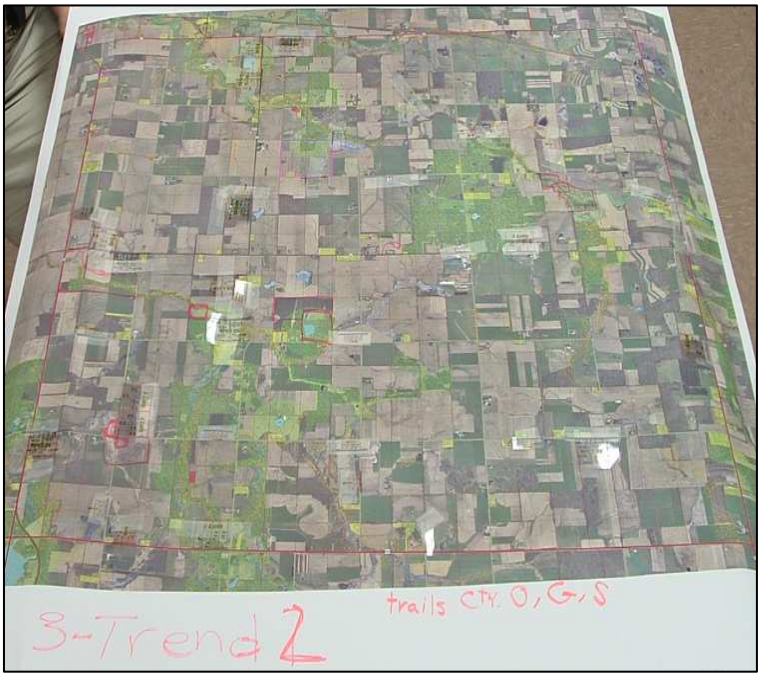
- Protect nesting grounds for ducks and other waterfowl in the wooded swamp areas west of unincorporated Emerald, in Sections 13 and 14, south of 160th Ave.
- Protect Emerald Lake in Section 5, west of CTH D.
- Protect the native prairie in Sections 29, 32 and 33 at the intersection of 220th Street and 130th Ave.
- Protect waterways or drainageways like those in Section 19, south of CTH G.
- Protect wetlands and woods complex like the one in Section 21, north of 140th Ave.

- Provide trail along CTH O and CTH G.
- Provide a small park with playground and picnic tables at the new town hall.

*Commercial & Industrial: Was very hard to find sites where these uses were acceptable. The group struggled to come up with acceptable locations.*

- Two acres commercial for rural storage operation in ag-type structures.
- Four acres commercial to serve traveling public on CTH G near USH 63.
- Six acres commercial in unincorporated Emerald.
- Four acres commercial north of Emerald Dairy where agricultural commercial operation related to the dairy or other direct farm marketing could occur. Perhaps a farmer's market.
- Industrial was limited to two sites, 10 acre expansion of the existing non-metallic mining facility and 15 acres of agriculture-related industry in the northwest corner of Section 6 that would be a similar or related use to the Precision Ag industrial operation in Town of Cylon.
- Did not assign the industrial for Trend 2 because the group felt more industry was not appropriate in the Town of Emerald.

*Residential Development: Most of the development was focused on the western third of the town recognizing that new residents would be traveling USH 63 to employment.*




- Strong support for protecting farmland. Generally did not place any development on farmland, if possible.
- Much of the development was scattered two lot or four lot minors following the historic development pattern in the town.
- The group strongly avoided new roads and placed the majority of development on existing roads in locations they felt to be poor farmland and not environmentally sensitive areas.
- They avoided any large wooded sites but did utilize small wooded sites.
- Trend 1 was mostly two acre sites and 10 acre hobby farms.

- Trend 2 was much of the same but with more subdivisions placed because of time constraints.
- It was mentioned that members would prefer to cut apart the development and place more individually but because of time constraints the linked groups of four minors, two acre or ten acre, were used.
- Small major subdivisions of 10 to 15 lots were placed but there was not a strong feeling that these were what would happen with future development, more it was suggested that development could concentrate in an area over time to avoid good farmland.

*Agriculture:*
The group worked very hard and very selectively to protect Emerald's farmland, whether cropped or pastured, as they placed the other land uses. Agriculture is clearly very important and is to be protected in this town. Plan Commission Chair Dan Doornink summed up his group's philosophy this way: "In Emerald if it can be farmed, it is farmed. If it can't be farmed then it is a woods or a swamp. If it's a woods or swamp no one wants to farm it."

At the end of the evening, participants were asked to vote on which trend they preferred to see in the town. They voted for each type of land use and overall. The clear winner was trend 1, conservative in all cases. Votes were: public open space 58 percent trend 1, 42 percent trend 2; commercial/industrial land use 91 percent trend 1, 9 percent trend 2; residential land use 83 percent trend 1, 17 percent trend 2; overall land use 100 percent trend 1.

As the vote indicates, there was support for protection of natural resources and open space in the town. Some groups focused on specific sites, like Emerald Lake and the Klatt-Lyons wetlands complex, while others generically identified the town's many wooded/wetland sites found throughout the town. There was consensus that commercial and industrial development would be limited to those which support agriculture or are related to U.S. Hwy 63. There was also strong consensus that residential development should remain small-scale and scattered to lessen the impact on the rural landscape and farming activities. The historic pattern of development, one or two small lots to support existing and new families and small hobby farms, is definitely preferred and should be encouraged. These results are incorporated into the land use goals, objectives and policies and the future land use map and narrative.

The visual preference survey and draft maps were posted to the project webpage for Town of Emerald, www.sccwi.us/emeraldcompplan, and displayed at the town hall for other residents to review.

## PUBLIC HEARING & ADOPTION

The Plan Commissions referred the final draft of the comprehensive plan to the village and town boards for review in January 2011. After their review and subsequent revisions by the Plan Commissions, public hearings were held. Deer Park held its public hearing on February 7, 2011. Emerald's public hearing was held on March 2, 2011. The public hearing draft of the comprehensive plan was sent to the government bodies, agencies and organizations listed below for review and comment. Also, the plan was made available at the local libraries and on the county website's project webpages, Village of Deer Park www.sccwi.us/deerparkcompplan, and Town of Emerald www.sccwi.us/emeraldcompplan, for public review.

Wisconsin Land Information Office
West Central Wisconsin Regional Planning Commission
U.S. Fish and Wildlife Service
Wisconsin Department of Natural Resources
Wisconsin Department of Transportation
UW-Extension - Baldwin
Wisconsin State Historical Society
St. Croix County Historical Society
St. Croix County
Town of Baldwin
Town of Cylon
Town of Erin Prairie
Town of Forest
Town of Glenwood
Town of Hammond
Town of Springfield
Amery School District
Baldwin-Woodville School District
Glenwood School District
New Richmond School District

Baldwin Library
Deer Park Library
Glenwood City Library
New Richmond Library
Woodville Library
Baldwin Ambulance
Deer Park First Responders
Deer Park Area Fire
Glenwood City Fire & Ambulance
New Richmond Ambulance
United Fire & Rescue
Upper Willow River Rehabilitation District
St. Croix County Sportsmen's Alliance
St. Croix Economic Development Corp.
St. Croix Valley Builder's & Realtor's Associations
Milestone Materials - Mathy Construction
Nonmetallic Mining

Each plan commission passed a resolution recommending the plan to the village or town board. The Deer Park Village Board adopted the plan by ordinance on February 7, 2011. The Emerald Town Board adopted the plan by ordinance on March 2, 2011. Certified copies of the adopting ordinances are included below. Copies of the adopted comprehensive plan were sent to all the government bodies, agencies and organizations listed above.

## DEER PARK ADOPTING ORDINANCE

**AN ORDINANCE TO ADOPT**
**VILLAGE OF DEER PARK 2010 – 2035 COMPREHENSIVE PLAN**
Ordinance No. 2011-1

The Village Board of the Village of Deer Park of St. Croix County, Wisconsin, does ordain as follows:

**Pursuant** to sections 62.23(2) and (3) of the Wisconsin Statutes, the Village of Deer Park is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

The Village Board of the Village of Deer Park has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

The Plan Commission of the Village of Deer Park, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of the document entitled VILLAGE OF DEER PARK 2010 – 2035 COMPREHENSIVE PLAN containing all the elements specified in section 66.1001(2) of the Wisconsin Statutes.

The Village Plan Commission has held a public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

The Village Board of the Village of Deer Park, does by the enactment of this ordinance formally adopt the document entitled, VILLAGE OF DEER PARK 2010 – 2035 COMPREHENSIVE PLAN public hearing draft dated 2-7-11 pursuant to section 66.1001(4)(c) of the Wisconsin Statutes and also adopts any amendments that are identified in the attached list, Recommended Amendments, and that are or may be recommended by the Village Board as a result of the public hearing comments.

This ordinance shall take effect upon passage by a majority vote of the members of the Village Board and posting as required by law.

ADOPTED this 7th day of February 2011.

Eldon Spencer

Eldon Spencer, President Village of Deer Park

Approved: 2/7/2011 (Date) Posted: 2/8/2011 (Date)

Attest: Roland Thompson

Roland Thompson, Clerk/Treasurer Village of Deer Park

## *EMERALD ADOPTING ORDINANCE*

**AN ORDINANCE TO ADOPT**
**TOWN OF EMERALD 2010 – 2035 COMPREHENSIVE PLAN**
Ordinance No. 2011-03-09

The Town Board of the Town of Emerald of St. Croix County, Wisconsin, does ordain as follows:

**Pursuant** to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Emerald is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

The Town Board of the Town of Emerald has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

The Town Plan Commission has held a public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

The Plan Commission of the Town of Emerald, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled TOWN OF EMERALD 2010 – 2035 COMPREHENSIVE PLAN containing all the elements specified in section 66.1001(2) of the Wisconsin Statutes.

The Town Board of the Town of Emerald, does by the enactment of this ordinance formally adopt the document entitled, TOWN OF EMERALD 2010 – 2035 COMPREHENSIVE PLAN public hearing draft dated 3-2-11 pursuant to section 66.1001(4)(c) of the Wisconsin Statutes and also adopts any amendments that are identified in the attached list, Recommended Amendments, and that are or may be recommended by the Plan Commission or Town Board as a result of the public hearing comments.

This ordinance shall take effect upon passage by a majority vote of the members of the Town Board and published as required by law.

ADOPTED this 2nd day of March 2011.

Henry Hurtgen, Chair Town of Emerald

Effective: 3-9-11 (Date) Published: 3-9-11 (Date)

Attest: Barbara Prinsen
Barb Prinsen, Clerk Town of Emerald