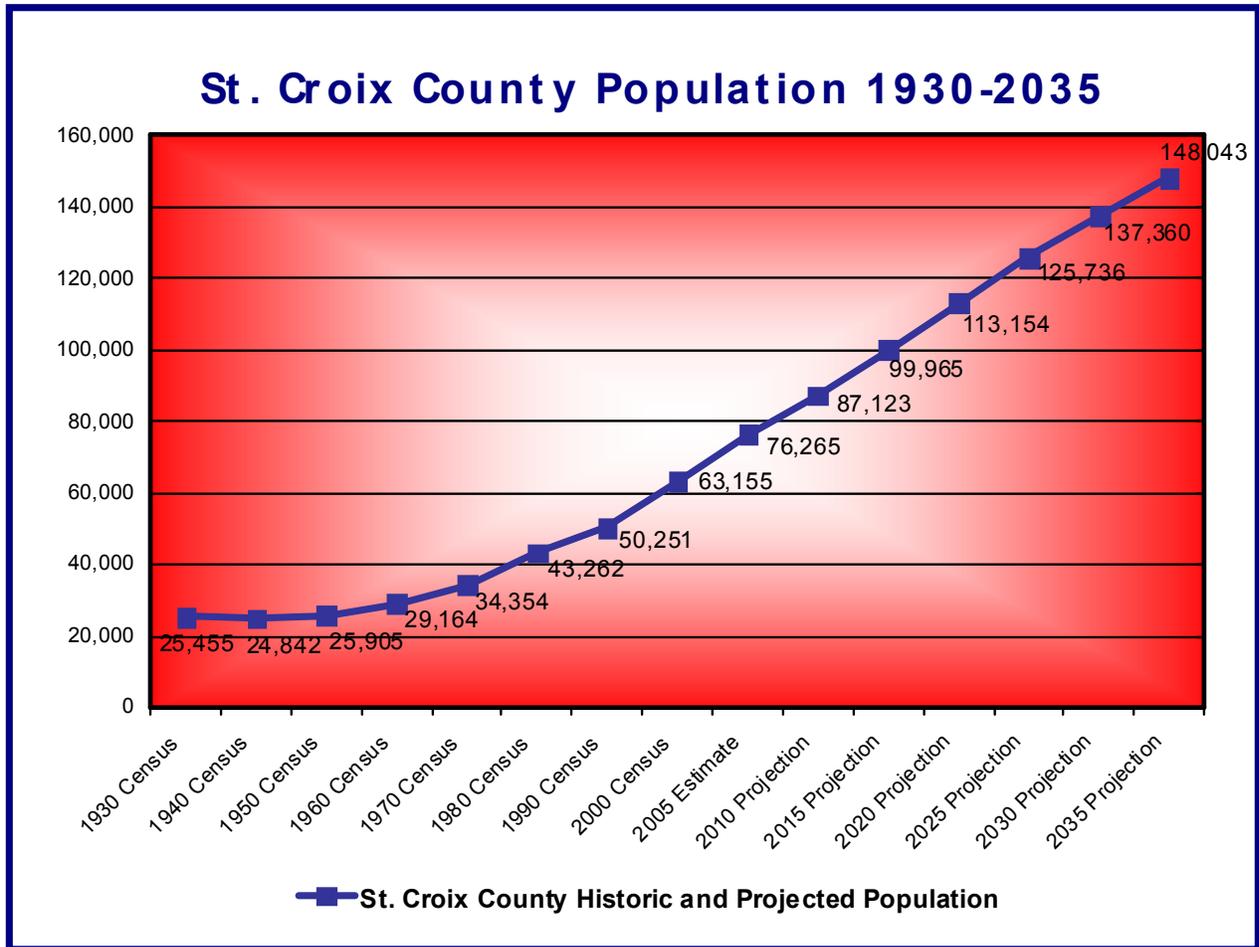


**COMMUNITY FORECASTS**

**POPULATION**



Source: U.S. Census Bureau and Wisconsin Department of Administration Population Projections-2008

**Population Projections - 2000 to 2030**  
**St. Croix County**

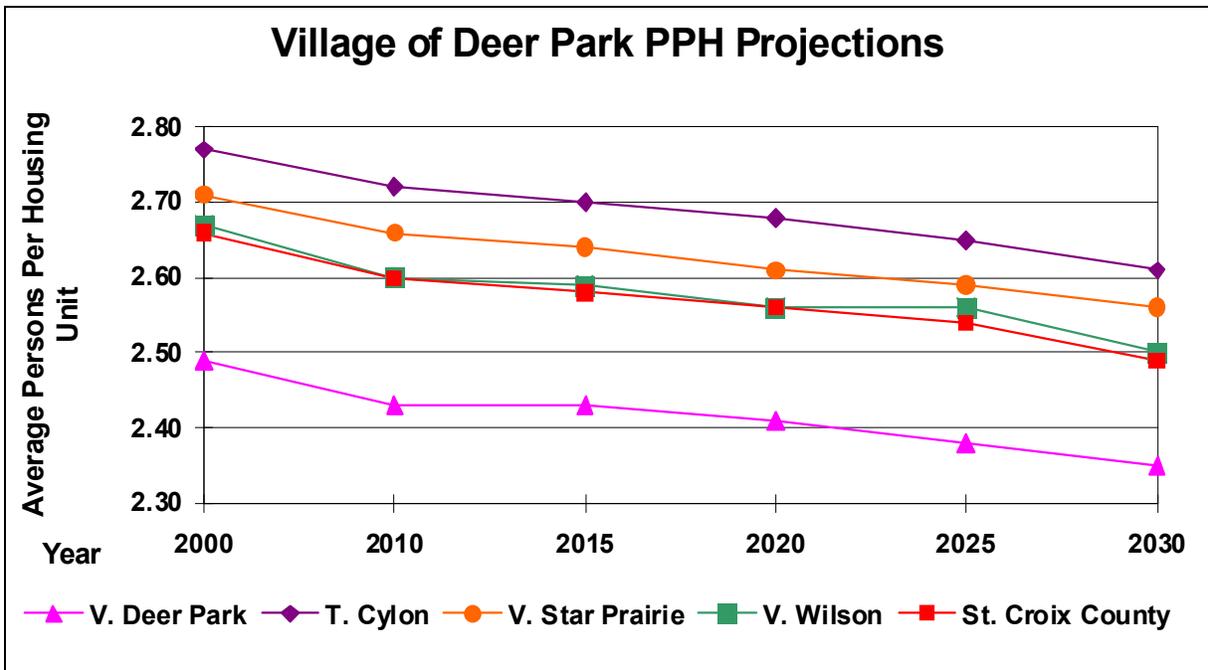
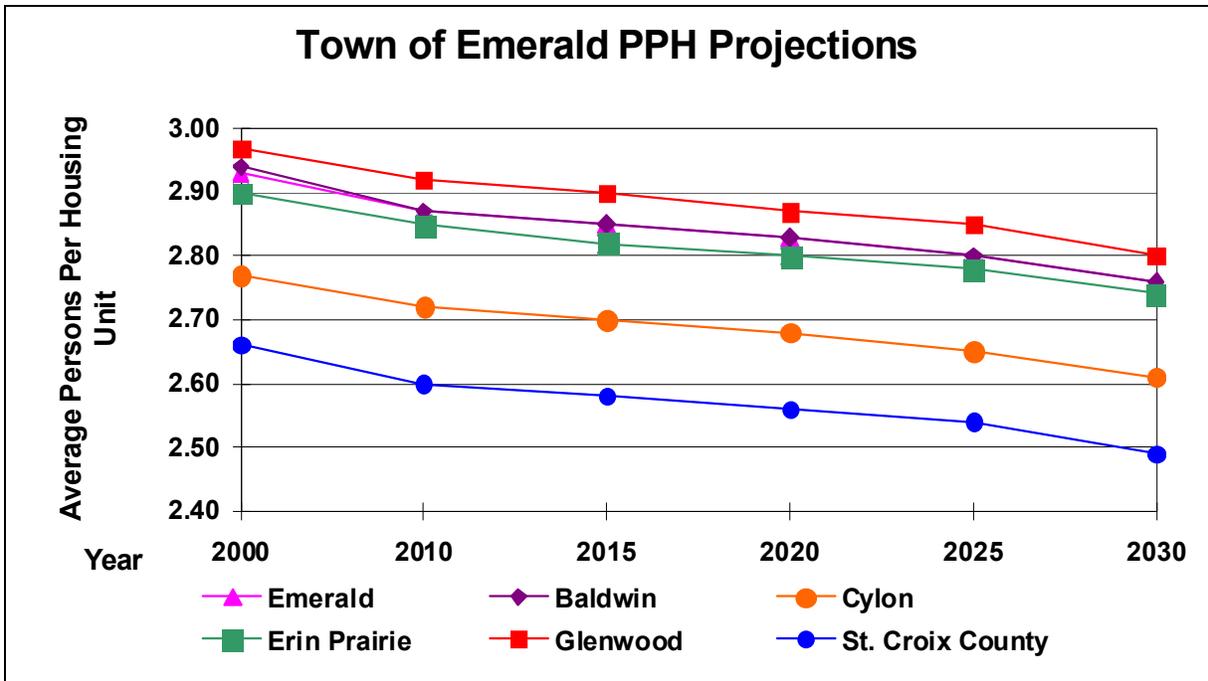
MUNICIPALITY	CENSUS	EST.	PROJECTIONS				# CHG	% CHG	
TOWNS	2000	2005	2010	2015	2020	2025	2030	00-30	00-30
T Baldwin	903	958	999	1058	1116	1164	1202	299	33.1
T Cady	710	785	846	921	997	1064	1124	414	58.3
T Cylon	629	671	696	735	772	803	826	197	31.3
T Eau Galle	882	995	1100	1209	1318	1419	1507	625	70.9
<b>T Emerald</b>	<b>691</b>	<b>781</b>	<b>851</b>	<b>939</b>	<b>1027</b>	<b>1109</b>	<b>1182</b>	<b>491</b>	<b>71.1</b>
T Erin Prairie	658	672	691	723	754	777	793	135	20.5
T Forest	590	627	651	687	722	750	773	183	31.0
T Glenwood	755	856	931	1026	1121	1210	1287	532	70.5
T Hammond	947	1523	1871	2265	2675	3074	3453	2506	264.6
T Hudson	6213	7533	8941	10,533	12,178	13,767	15,259	9046	145.6
T Kinnickinnic	1400	1629	1829	2068	2312	2542	2752	1352	96.6
T Pleasant Valley	430	480	523	579	634	684	730	300	69.8
T Richmond	1556	2441	2974	3580	4210	4822	5401	3845	247.1
T Rush River	498	526	560	604	649	688	721	223	44.8
T St. Joseph	3436	3716	4095	4561	5035	5477	5873	2437	70.9
T Somerset	2644	3252	3750	4334	4936	5513	6048	3404	128.7
T Springfield	808	916	991	1085	1181	1268	1344	536	66.3
T Stanton	1003	1014	1033	1062	1087	1101	1105	102	10.2
T Star Prairie	2944	3495	3973	4539	5121	5675	6185	3241	110.1
T Troy	3661	4385	5011	5748	6503	7224	7889	4228	115.5
T Warren	1320	1540	1747	1990	2238	2474	2691	1371	103.9
<b>Subtotal</b>	<b>32,678</b>	<b>38,795</b>	<b>44,063</b>	<b>50,246</b>	<b>56,586</b>	<b>62,605</b>	<b>68,145</b>	<b>35,467</b>	<b>108.5</b>
VILLAGES/CITIES	2000	2005	2010	2015	2020	2025	2030	00-30	00-30
V Baldwin	2667	3441	4044	4746	5470	6170	6824	4157	155.9
<b>V Deer Park</b>	<b>227</b>	<b>224</b>	<b>225</b>	<b>229</b>	<b>232</b>	<b>234</b>	<b>232</b>	<b>5</b>	<b>2.2</b>
V Hammond	1153	1649	1951	2300	2661	3009	3337	2184	189.4
V North Hudson	3463	3693	3988	4374	4763	5120	5432	1969	56.9
V Roberts	969	1362	1585	1849	2123	2386	2631	1662	171.5
V Somerset	1556	2204	2681	3225	3790	4339	4860	3304	212.3
V Star Prairie	574	634	693	768	842	912	974	400	69.7
V Spring Valley	2	3	3	3	2	3	3	1	50.0
V Wilson	176	194	209	229	249	267	282	106	60.2
V Woodville	1104	1292	1436	1630	1830	2018	2191	1087	98.5
C Glenwood City	1183	1227	1303	1405	1506	1597	1672	489	41.3
C Hudson	8775	11,432	13,473	15,865	18,337	20,725	22,967	14,192	161.7
C New Richmond	6310	7566	8638	9917	11,230	12,485	13,643	7333	116.2
C River Falls	2318	2549	2831	3179	3533	3866	4167	1849	79.8
<b>Subtotal</b>	<b>30,477</b>	<b>37,470</b>	<b>43,060</b>	<b>49,719</b>	<b>56,568</b>	<b>63,131</b>	<b>69,215</b>	<b>38,738</b>	<b>127.1</b>
<b>St. Croix County</b>	<b>63,155</b>	<b>76,265</b>	<b>87,123</b>	<b>99,965</b>	<b>113,154</b>	<b>125,736</b>	<b>137,360</b>	<b>74,205</b>	<b>117.5</b>

Source: U.S. Census Bureau and Wisconsin Department of Administration 2008 Population Projections  
 Project communities are designated in bold type.

**HOUSEHOLD****Persons Per Housing Unit – 2000 to 2030  
St. Croix County**

MUNICIPALITY	CENSUS	ESTIMATE		PROJECTIONS			
	2000	2005	2010	2015	2020	2025	2030
<b>TOWNS</b>							
T Baldwin	2.94	2.93	2.89	2.86	2.83	2.82	2.77
T Cady	2.78	2.77	2.74	2.72	2.68	2.66	2.62
T Cylon	2.77	2.76	2.72	2.70	2.68	2.65	2.61
T Eau Galle	2.87	2.87	2.82	2.80	2.78	2.75	2.70
<b>T Emerald</b>	<b>2.93</b>	<b>2.93</b>	<b>2.87</b>	<b>2.85</b>	<b>2.83</b>	<b>2.80</b>	<b>2.76</b>
T Erin Prairie	2.90	2.88	2.85	2.82	2.80	2.78	2.73
T Forest	2.91	2.89	2.86	2.83	2.81	2.78	2.74
T Glenwood	2.97	2.96	2.92	2.90	2.87	2.85	2.80
T Hammond	3.02	3.00	2.96	2.93	2.91	2.89	2.84
T Hudson	3.17	3.16	3.11	3.09	3.07	3.04	2.99
T Kinnickinnic	2.90	2.89	2.84	2.82	2.80	2.77	2.73
T Pleasant Valley	2.97	2.94	2.89	2.90	2.87	2.85	2.80
T Richmond	2.95	2.94	2.90	2.87	2.85	2.82	2.78
T Rush River	2.91	2.89	2.85	2.84	2.81	2.79	2.74
T St. Joseph	2.86	2.85	2.80	2.78	2.76	2.73	2.69
T Somerset	2.85	2.84	2.80	2.78	2.75	2.73	2.69
T Springfield	2.84	2.83	2.78	2.76	2.73	2.72	2.67
T Stanton	2.85	2.84	2.80	2.78	2.75	2.73	2.69
T Star Prairie	2.82	2.81	2.77	2.75	2.73	2.70	2.66
T Troy	2.93	2.92	2.87	2.85	2.83	2.80	2.76
T Warren	3.10	3.09	3.04	3.02	3.00	2.97	2.92
<b>VILLAGES/CITIES</b>							
V Baldwin	2.33	2.32	2.28	2.26	2.25	2.23	2.19
<b>V Deer Park</b>	<b>2.49</b>	<b>2.49</b>	<b>2.43</b>	<b>2.43</b>	<b>2.41</b>	<b>2.38</b>	<b>2.35</b>
V Hammond	2.55	2.54	2.50	2.48	2.46	2.44	2.40
V North Hudson	2.63	2.62	2.58	2.56	2.54	2.52	2.48
V Roberts	2.47	2.46	2.43	2.40	2.39	2.37	2.33
V Somerset	2.45	2.44	2.41	2.39	2.36	2.35	2.31
V Star Prairie	2.71	2.70	2.66	2.64	2.61	2.59	2.56
V Spring Valley	2.46	1.50	1.50	1.50	1.00	1.50	1.50
V Wilson	2.67	2.66	2.60	2.59	2.56	2.56	2.50
V Woodville	2.37	2.36	2.33	2.31	2.29	2.27	2.24
C Glenwood City	2.48	2.47	2.43	2.42	2.40	2.37	2.34
C Hudson	2.35	2.34	2.30	2.29	2.27	2.25	2.21
C New Richmond	2.38	2.37	2.34	2.32	2.30	2.28	2.24
C River Falls	2.44	2.20	2.17	2.15	2.13	2.12	2.08
<b>St. Croix County</b>	<b>2.66</b>	<b>2.64</b>	<b>2.60</b>	<b>2.58</b>	<b>2.56</b>	<b>2.54</b>	<b>2.49</b>

Source: Wisconsin Department of Administration - 2008  
Project communities are designated in bold type.



- The number of persons per housing unit has been declining since the 1980s. That trend is expected to continue and is reflected in the declining rates for Emerald, Deer Park and the surrounding municipalities.
- The decline is a result of smaller families with fewer children, more households with no children, more single households, and elderly people living longer and remaining in their own homes longer.
- Emerald’s persons per housing unit rate is very close to the surrounding towns, except Cylon. It is significantly higher than the County’s which includes a greater number of

multi-family, rental and elderly housing options. It also reflects the strong farming background with traditionally larger families.

- Deer Park's persons per housing unit rate is significantly lower than the surrounding municipalities, similar sized villages and St. Croix County's. This may be due to the growing elderly population in the village and the decline in families with children.
- As population per housing unit continues to decline the town and village should evaluate its affect on provision of services such as road maintenance, school busing, access to health services, services for the elderly, etc.

## EMERALD HOUSING UNITS & ACREAGE

The following assumptions were used to create the growth projections for the Town of Emerald which are found in the charts and graphs on the next several pages.

- All projections assume that existing town land use policies will not change.
- The *Official Trend* projections are the official population projections for Emerald from the Wisconsin Department of Administration's (WDOA) Demographic Services Center, see charts on previous pages. They are based on historic growth rates, with a strong emphasis on the estimated growth from 2000 to 2005.
- It should be noted that from 1970-2000 Emerald was substantially below the County growth rate.
- The *Official Trend* projections do not account for the economic recession of the past three years and the depressed housing market; therefore, alternative projections were developed with adjusted populations based on these market changes.
- In developing the alternative growth projections, the 2010 population is kept numerically close to the WDOA's official estimate.
- The *Conservative Growth* projections are based on Emerald's average historic population growth from 1970 to 2000. Emerald's current estimated population is below the *Official Trend* estimate and closest to the *Conservative Growth* estimate.
- The *Accelerated Growth* projections for Emerald are based on the population projections for all of St. Croix County for the period 2000-2030 from WDOA. These ratios were chosen because the population projections are fairly aggressive and it was appropriate to provide one set of growth projections that were more aggressive than the state's official projections for Emerald.
- If all towns or adjacent towns in St. Croix County had similar restrictions on growth and development, then a more open market would occur, which could lead to a significant shift in existing and future development patterns.
- The *Accelerated Growth* projections for Emerald would not occur unless the community had the same location, transportation infrastructure, amenities, and shopping opportunities as the county.

The following notes regarding calculations will make it easier to read the Growth Projection charts for Emerald.

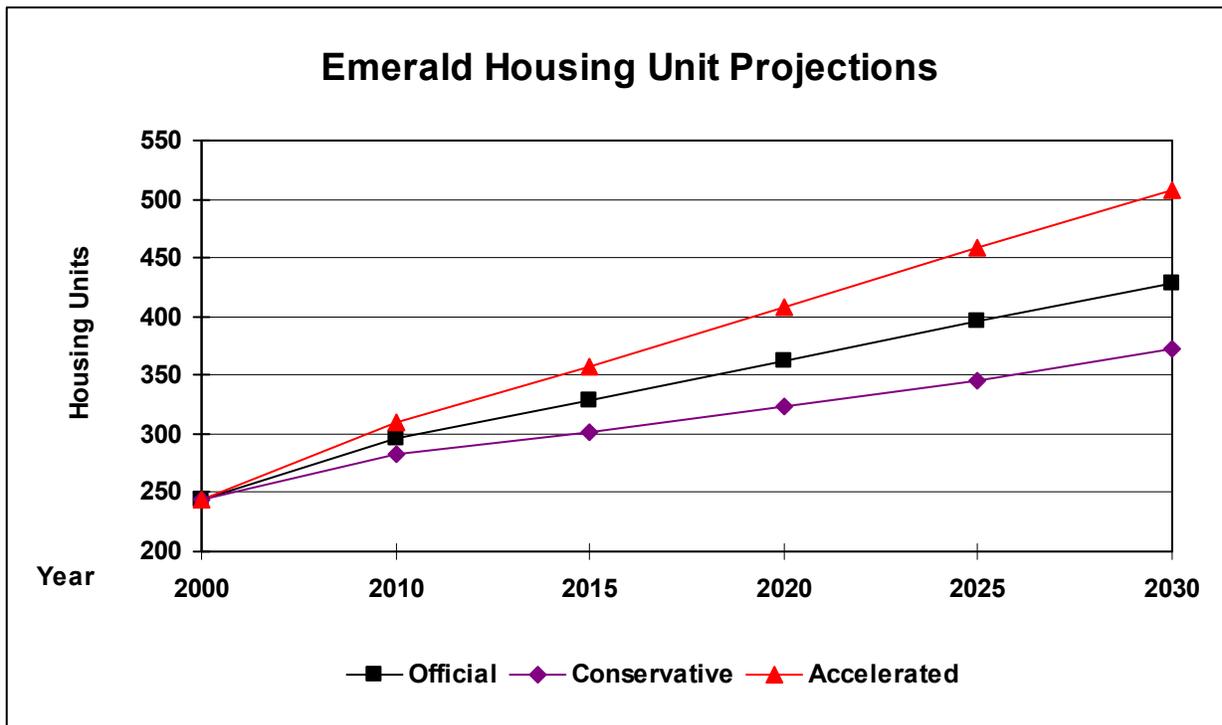
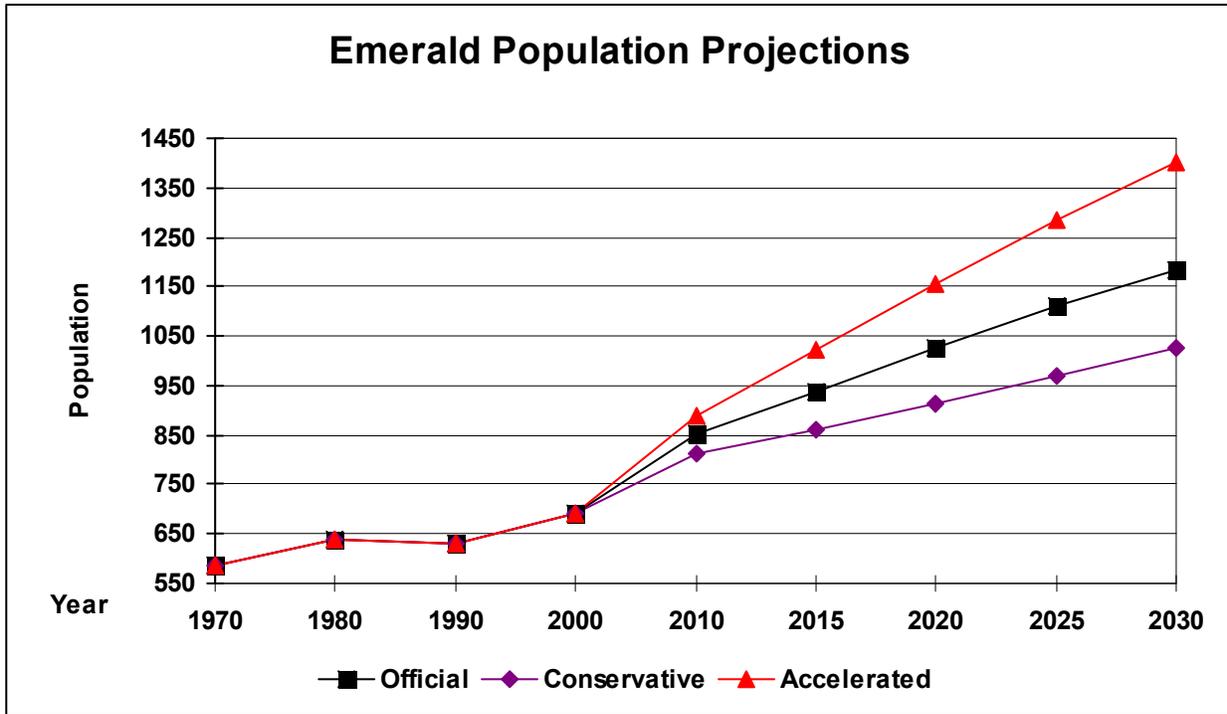
- Each of the calculations is cumulative. The baseline 2000 official Census numbers are the starting point.
- The number in the change column is the increase or decrease expected. The number for each time period is based on the previous time period.
- The Persons Per Housing Unit (PPH) number is the official estimate from WDOA's Demographic Services Center. This number was not adjusted; the official number was used for all calculations.
- The Population is divided by the PPH to calculate Housing Units for all the projections.
- Three acres per housing unit was used to estimate acreage used for rural residential development in Emerald. The three acres represents the residential housing site and the associated infrastructure needed. It is not intended to represent lot size or to correspond to the actual acreage owned or taxed as residential or agricultural building site property.
- The Housing Units are multiplied by 3.0 acres per Housing Unit to calculate the Acreage.

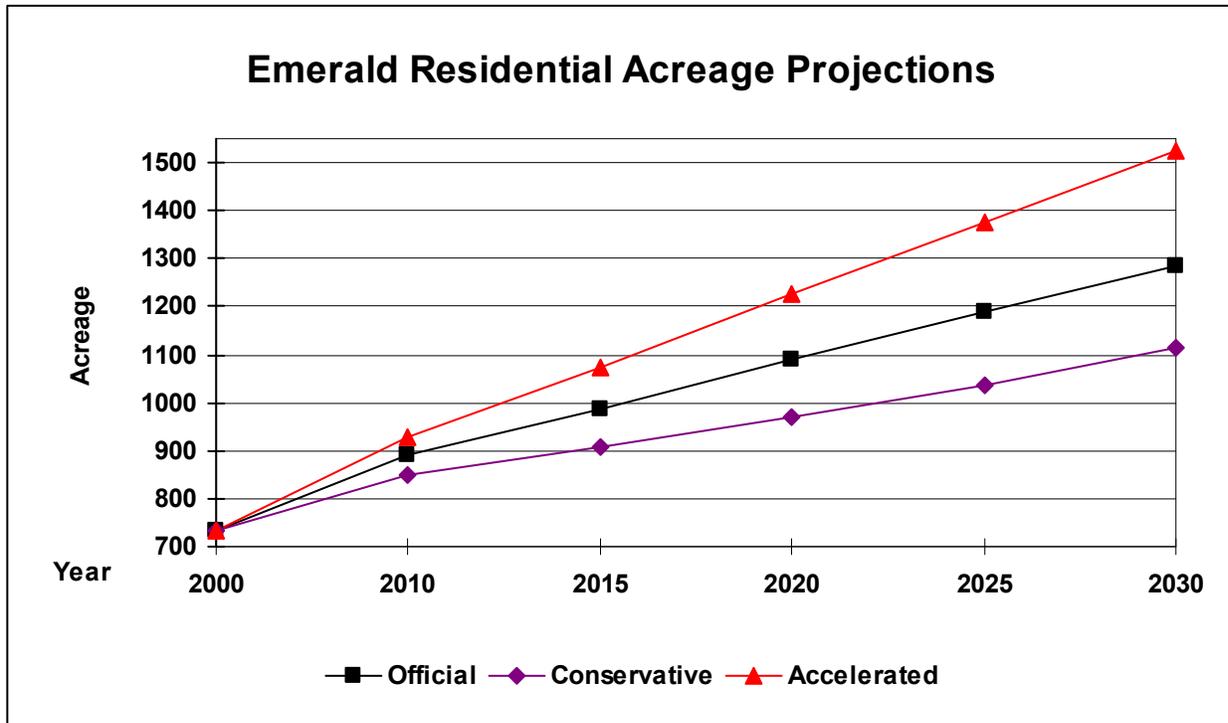
***Growth Projections -- 2000 to 2030  
Town of Emerald***

INCREASE BASED ON	PROJECTIONS						
	POPULATION		PPH	HOUSING UNITS		ACREAGE	
	CHANGE	TOTAL		CHANGE	TOTAL	CHANGE	TOTAL
<b>Baseline 2000</b>	691		2.93	244		732	
<b>2010</b>							
Official Trend	160	851	2.87	53	297	158	890
Conservative Growth	122	813		39	283	118	850
Accelerated Growth	199	890		66	310	198	930
<b>2015</b>							
Official Trend	88	939	2.85	33	329	99	988
Conservative Growth	49	862		19	302	58	907
Accelerated Growth	131	1021		48	358	144	1075
<b>2020</b>							
Official Trend	88	1027	2.83	33	363	100	1089
Conservative Growth	51	913		20	323	60	968
Accelerated Growth	135	1156		50	408	151	1225
<b>2025</b>							
Official Trend	82	1109	2.80	33	396	100	1188
Conservative Growth	55	968		23	346	69	1037
Accelerated Growth	128	1284		50	459	150	1376
<b>2030</b>							
Official Trend	73	1182	2.76	32	428	97	1285
Conservative Growth	58	1026		26	372	78	1115
Accelerated Growth	119	1403		50	508	149	1525

PPH = Persons Per Housing Unit

Source: U.S. Census Bureau, Wisconsin Department of Administration and St. Croix County Planning & Zoning Department.





### *EMERALD EMPLOYMENT*

Background information and analysis for the following employment forecasts are found in the section on Economic Development.

- Area-wide economic development activities may contribute to the local employment options for residents of Emerald.
- Farm employment will continue to be the main economic activity located within the Town of Emerald.
- Home-based businesses will continue to be important to the economy of the town and should be encouraged where there will be little impact on surrounding properties.
- Alternative agriculture and nontraditional farming will be important to agriculture's economic future in the Town of Emerald.
- The existing patterns for farm and nonfarm employment will likely continue into the future.
- Many outside factors, which the Town of Emerald has little ability to influence or control, affect expansion or contraction of the farm economy and employment.
- Most commercial and industrial activity is expected to occur in neighboring communities and provide employment opportunities to town residents.
- The Town of Emerald would consider some commercial and other nonresidential land uses; however, extensive commercial or industrial development would not be consistent with the rural character and community goals.

## DEER PARK HOUSING UNITS & ACREAGE

The following assumptions were used to create the growth projections for the Village of Deer Park, which are found in the charts and graphs on the next several pages.

- All projections assume that existing village land use policies will not change.
- The *Official Trend* projections are the official population projections for Deer Park from the Wisconsin Department of Administration's (WDOA) Demographic Services Center, see charts on pages 38 thru 40. They are based on historic growth rates, with a strong emphasis on the estimated growth from 2000 to 2005.
- It should be noted that from 1970-2000 Deer Park was substantially below the County growth rate.
- The *Official Trend* projections do not account for the economic recession of the past three years and the depressed housing market; therefore, alternative projections were developed with adjusted populations based on these market changes.
- In developing the alternative growth projections, the 2010 population is kept numerically close to the WDOA's official estimate.
- The *Current Trend* projections are based on Deer Park's average historic population decline from 1980 to 2000. Deer Park's current estimated population is at the *Official Trend* estimate and indicates no growth in population.
- Deer Park's *Growth* projections are based on the population projections for the Village of Wilson for the period 2000-2030 from WDOA. Wilson was chosen because it is the only community in St. Croix County with a similar starting population as the Village of Deer Park. Their growth patterns could follow a comparable pattern.
- The *Accelerated Growth* projections for Deer Park are based on the population projections for all of St. Croix County for the period 2000-2030 from WDOA. These projections are provided for comparison purposes but are not very realistic at this time.
- The *Accelerated Growth* projections for Deer Park would not occur unless the community had the same location, transportation infrastructure, amenities, and shopping opportunities as the county.

The following notes regarding calculations will make it easier to read the Growth Projection charts for Deer Park.

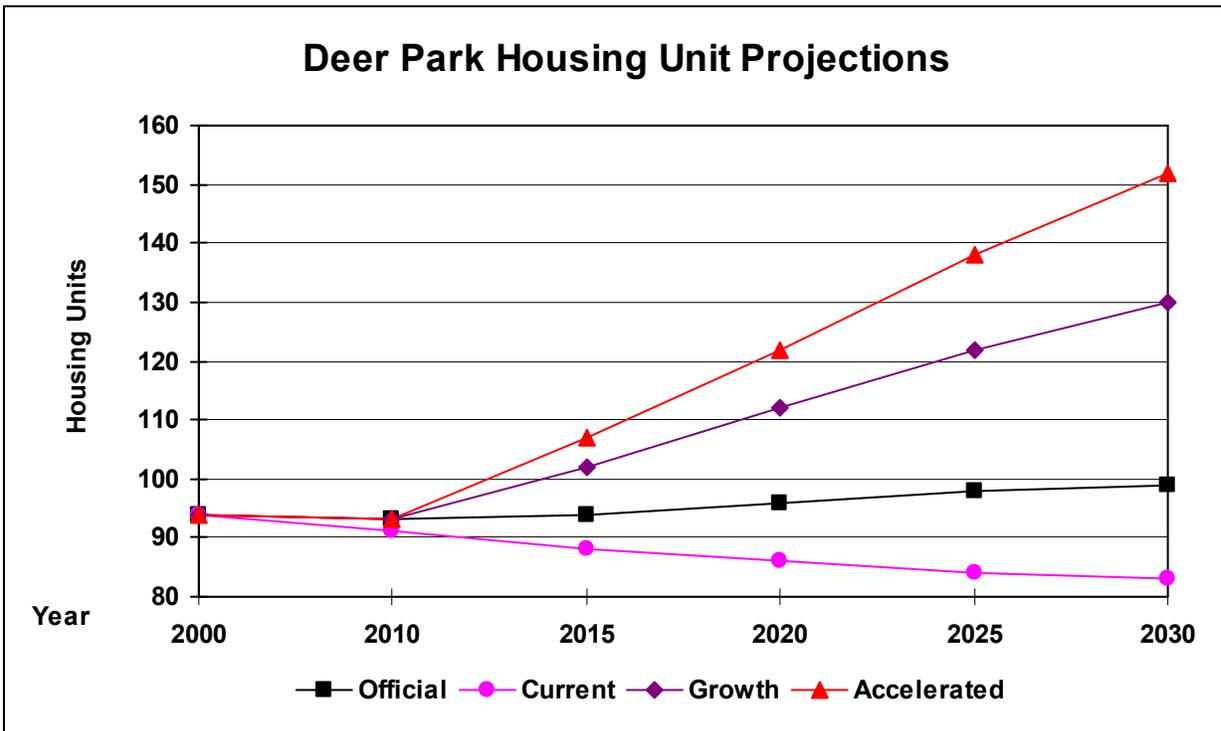
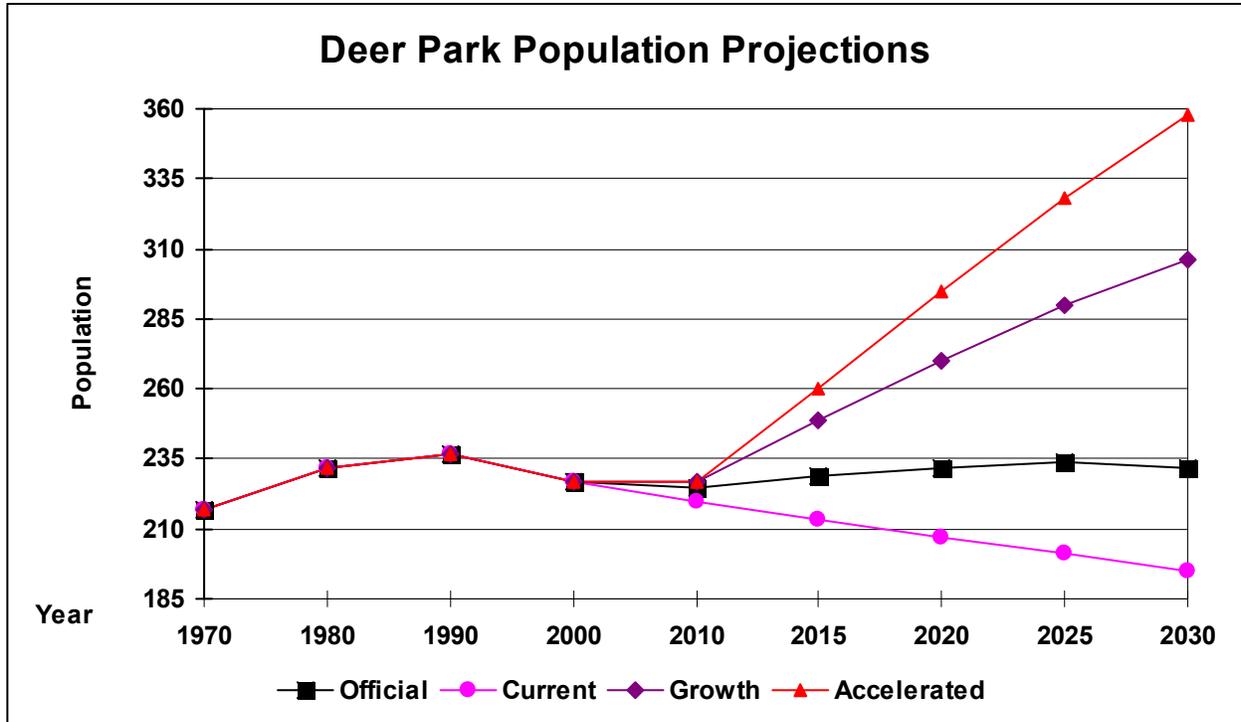
- Each of the calculations is cumulative. The baseline 2000 official Census numbers are the starting point.
- The number in the change column is the increase or decrease expected. The number for each time period is based on the previous time period.
- The Persons Per Housing Unit (PPH) number is the official estimate from WDOA's Demographic Services Center. This number was not adjusted; the official number was used for all calculations.
- The Population is divided by the PPH to calculate Housing Units for all the projections.
- One-half acre per housing unit was used to estimate acreage used for residential development in Deer Park. The one-half acre is the lot size required in the village's ordinances for most of the undeveloped land in Deer Park. It may not correspond to the actual acreage owned or taxed as residential building site property.
- The Housing Units are multiplied by 0.5 acre per Housing Unit to calculate the Acreage.

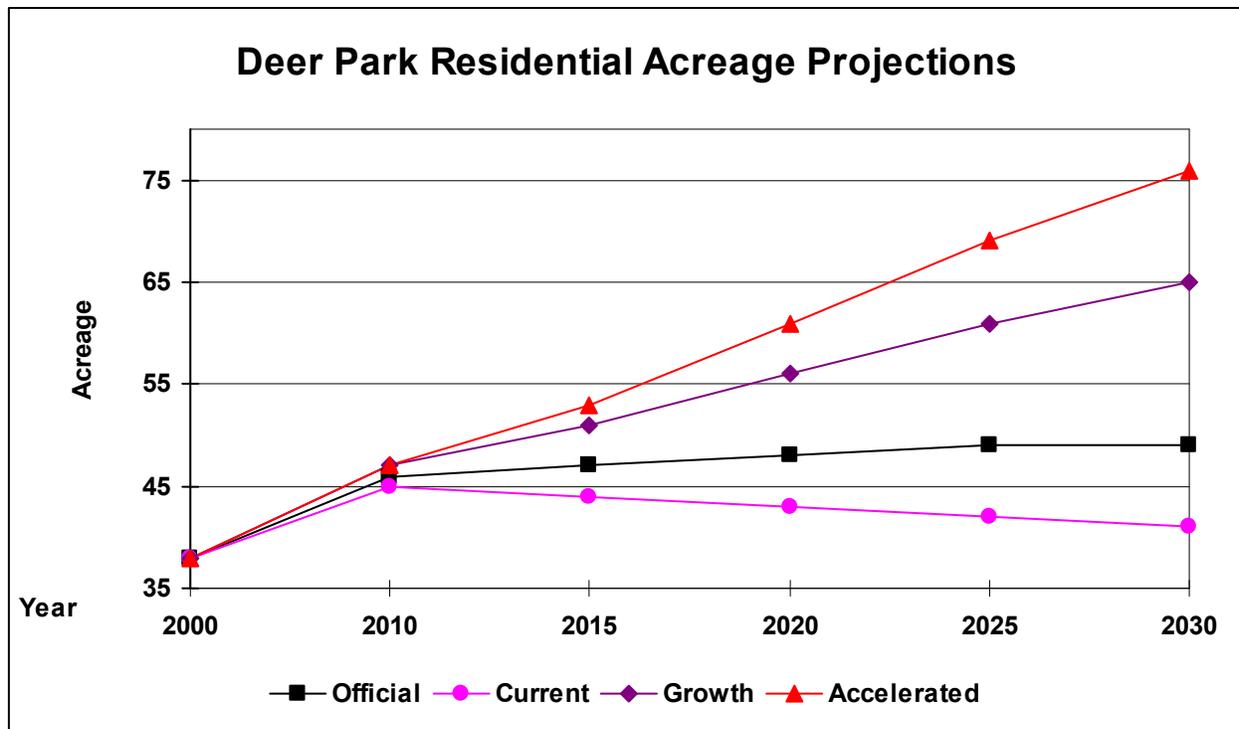
**Growth Projections -- 2000 to 2030**  
**Village of Deer Park**

INCREASE BASED ON	PROJECTIONS						
	POPULATION		PPH	HOUSING UNITS		ACREAGE	
	CHANGE	TOTAL		CHANGE	TOTAL	CHANGE	TOTAL
<b>Baseline 2000</b>		227	2.49	94		38	
<b>2010</b>							
Official Trend	-2	225	2.43	-1	93	-1	46
Current Trend	-7	220		-3	91	-2	45
Growth Trend	0	227		-1	93	0	47
Accelerated Growth	0	227		-1	93	0	47
<b>2015</b>							
Official Trend	4	229	2.43	2	94	1	47
Current Trend	-7	213		-3	88	-1	44
Growth Trend	22	249		9	102	5	51
Accelerated Growth	33	260		14	107	7	53
<b>2020</b>							
Official Trend	3	232	2.41	2	96	1	48
Current Trend	-6	207		-2	8	-1	43
Growth Trend	21	270		10	112	5	56
Accelerated Growth	35	295		15	122	8	61
<b>2025</b>							
Official Trend	2	234	2.38	2	98	1	49
Current Trend	-6	201		-1	84	-1	42
Growth Trend	20	290		10	122	5	61
Accelerated Growth	33	328		15	138	8	69
<b>2030</b>							
Official Trend	-2	232	2.35	0	99	0	49
Current Trend	-6	195		-15	83	-8	41
Growth Trend	16	306		8	130	4	65
Accelerated Growth	30	358		15	152	7	76

PPH = Persons Per Housing Unit

Source: U.S. Census Bureau, Wisconsin Department of Administration and St. Croix County Planning & Zoning Department.





### *DEER PARK EMPLOYMENT*

Background information and analysis for the following employment forecasts are found in the section on Economic Development.

- Area-wide economic development activities may contribute to the local employment options for residents of Deer Park.
- Local service employment will continue to be the main economic activity located within the Village of Deer Park.
- Home-based businesses will continue to be important to the economy of Deer Park and should be encouraged where there will be little impact on surrounding properties.
- Most commercial and industrial activity is expected to occur in neighboring communities and provide employment opportunities to village residents.
- The Village of Deer Park would welcome greater commercial activity that would serve the village and the traveling public on State Highway 46; however, most industrial development could not be supported by the village's sewer service and other infrastructure.