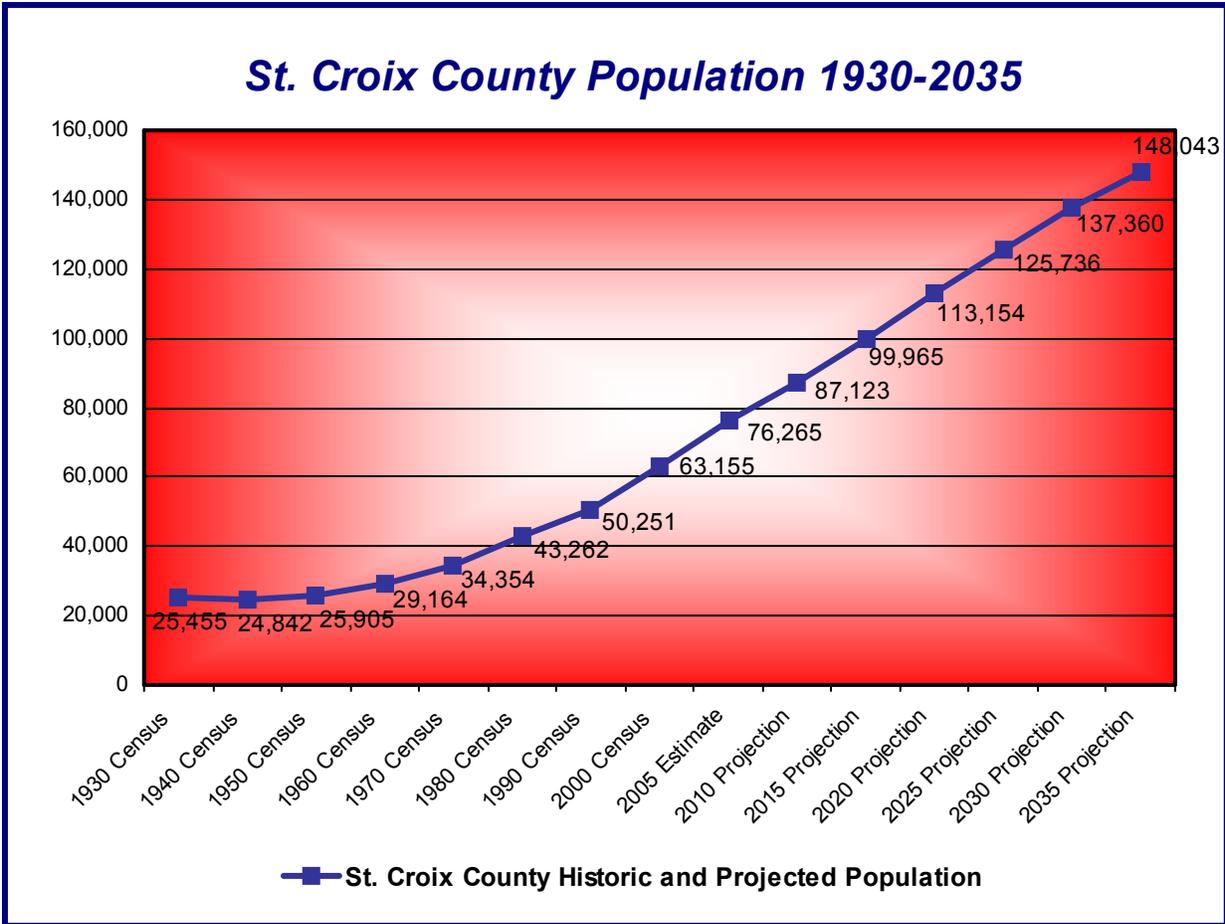


COMMUNITY FORECASTS

POPULATION



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

Population Projections - 2000 to 2030
St. Croix County

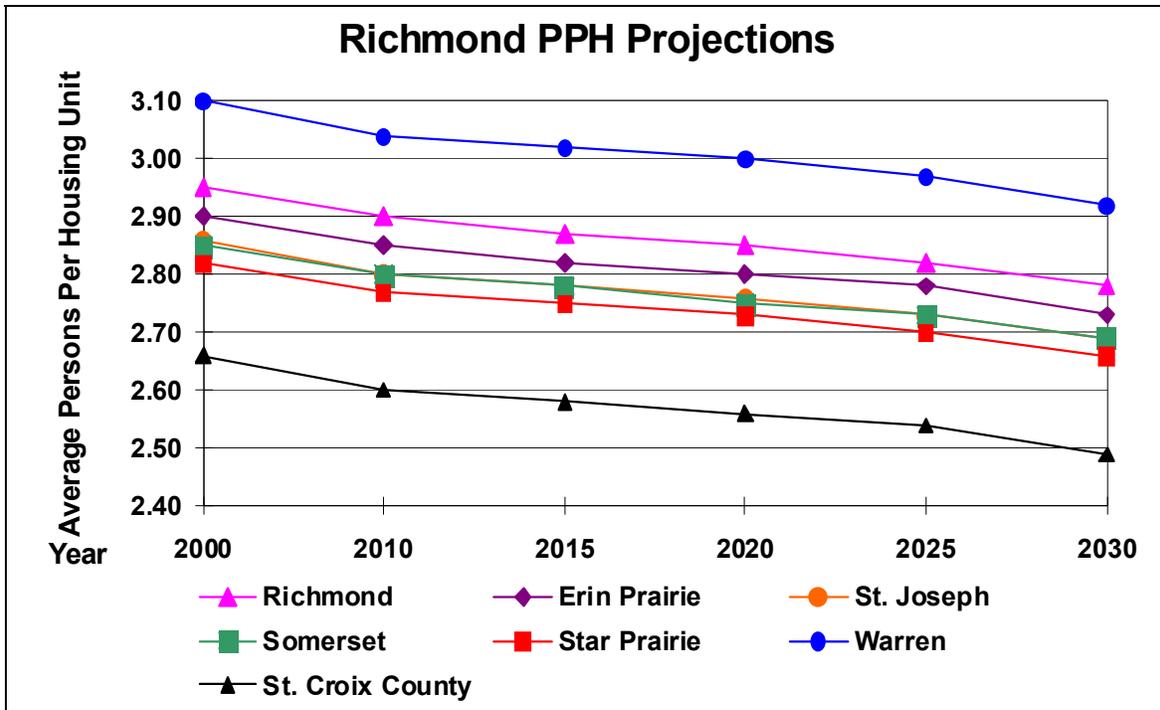
MUNICIPALITY	CENSUS	EST.		PROJECTIONS				# CHG	% CHG
	2000	2005	2010	2015	2020	2025	2030	00-30	00-30
TOWNS									
T Baldwin	903	958	999	1058	1116	1164	1202	299	33.1
T Cady	710	785	846	921	997	1064	1124	414	58.3
T Cylon	629	671	696	735	772	803	826	197	31.3
T Eau Galle	882	995	1100	1209	1318	1419	1507	625	70.9
T Emerald	691	781	851	939	1027	1109	1182	491	71.1
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
Subtotal	32,678	38,795	44,063	50,246	56,586	62,605	68,145	35,467	108.5
VILLAGES/CITIES									
V Baldwin	2667	3441	4044	4746	5470	6170	6824	4157	155.9
V Deer Park	227	224	225	229	232	234	232	5	2.2
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
Subtotal	30,477	37,470	43,060	49,719	56,568	63,131	69,215	38,738	127.1
St. Croix County	63,155	76,265	87,123	99,965	113,154	125,736	137,360	74,205	117.5

Source: U.S. Census Bureau and Wisconsin Department of Administration 2008 Population Projections
Project community is 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
TOWNS							
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
T Emerald	2.93	2.93	2.87	2.85	2.83	2.80	2.76
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
VILLAGES/CITIES							
V Baldwin	2.33	2.32	2.28	2.26	2.25	2.23	2.19
V Deer Park	2.49	2.49	2.43	2.43	2.41	2.38	2.35
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
St. Croix County	2.66	2.64	2.60	2.58	2.56	2.54	2.49

Source: Wisconsin Department of Administration - 2008
Project community 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 Richmond and all St. Croix County 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.
- Richmond’s persons per housing unit rate is very close to the surrounding towns, except Warren. 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.
- 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.

HOUSING UNITS & ACREAGE

The following assumptions were used to create the growth projections for the town, which are found in the chart 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 the Town of Richmond 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 town's estimated growth from 2000 to 2005.
- It should be noted that from 1970-2000 the Town of Richmond had a much slower growth rate that was 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 three alternative growth projections, the 2010 population is kept numerically close to the WDOA's official estimate. Also these projections assume that Richmond would have the same location, transportation infrastructure, amenities, and shopping opportunities as the towns used as a basis for the alternative projections.
- The *Conservative Growth* projections are based on the population projections for the Town of Star Prairie and all of St. Croix County for the period 2000-2030. Star Prairie was chosen because in 2000 it had a similar starting population as Richmond is projected to have in 2010, also it is in the same tier of towns as Richmond and has similar land use policies as Richmond's. The Town of Star Prairie and St. Croix County have historically had very closely mirrored growth patterns. So those two sets of numbers were combined to produce this set of projections.
- The *Modified Growth* projections are based on the population projections for the Town of Hudson for the period 2000-2030 from WDOA. Hudson was chosen because it has historically been the fastest growing town in St. Croix County and it had similar growth patterns from 1970 through 2000 as the Town of Richmond is projected to have from 2000 to 2010.
- The *Accelerated Growth* projections are based on the population projections for the Town of Hammond for the period 2000-2030 from WDOA. Hammond was chosen because it has the most aggressive population projections available for the period 2000-2030 and it was appropriate to provide one set of growth projections that were more aggressive than the state's official projections for Richmond.
- 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 following notes regarding calculations will make it easier to read the chart on the next page.

- 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.

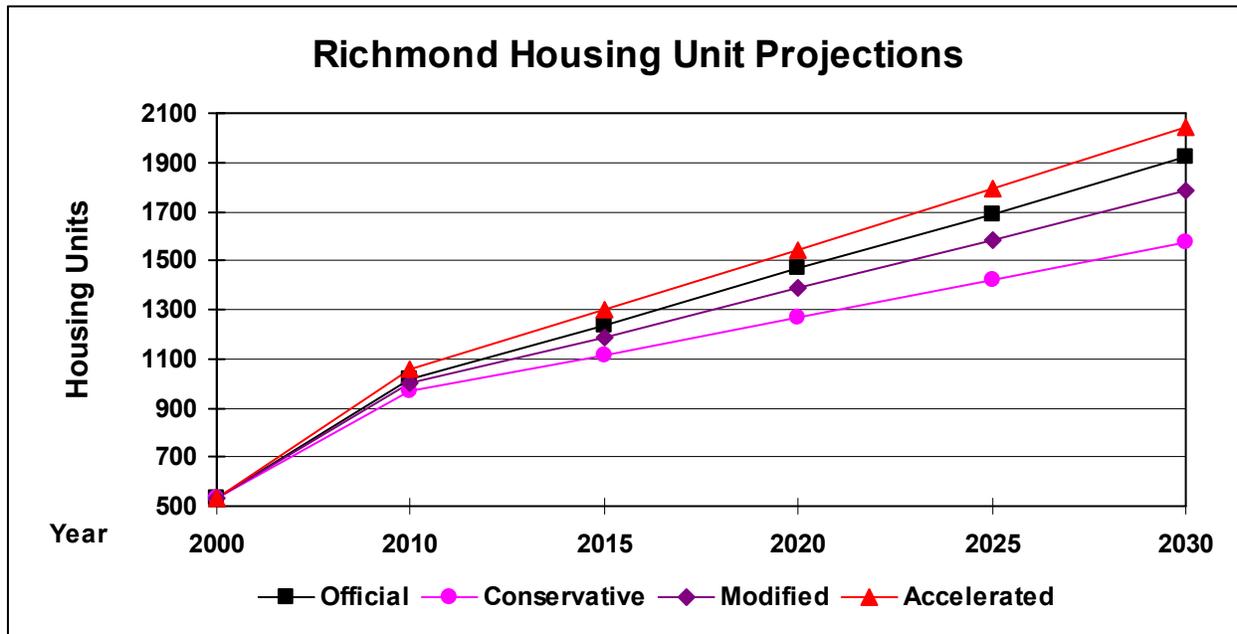
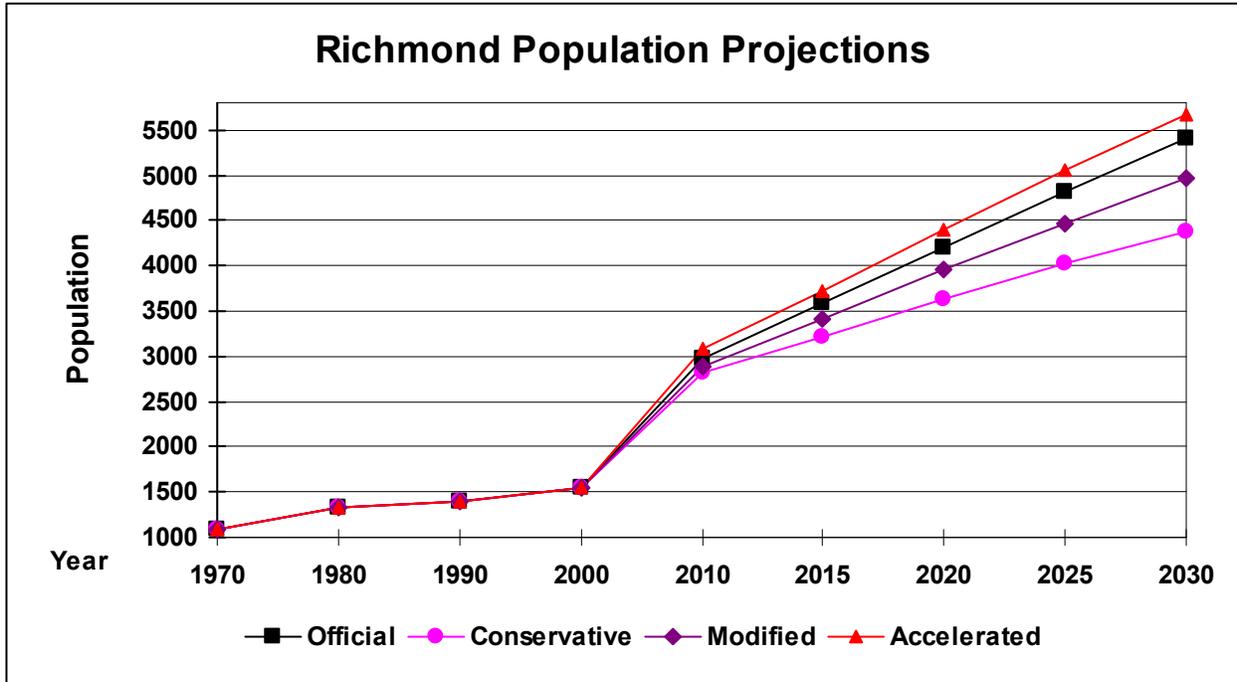
- The Persons Per Housing Unit (PPH) number is the official estimate from WDOA’s Demographic Services Center. This number was not adjusted; the official number was used for all calculations.
- The Population is divided by the PPH to calculate Housing Units for all the projections.
- Three acres per housing unit was used to estimate acreage used for rural residential development. 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.

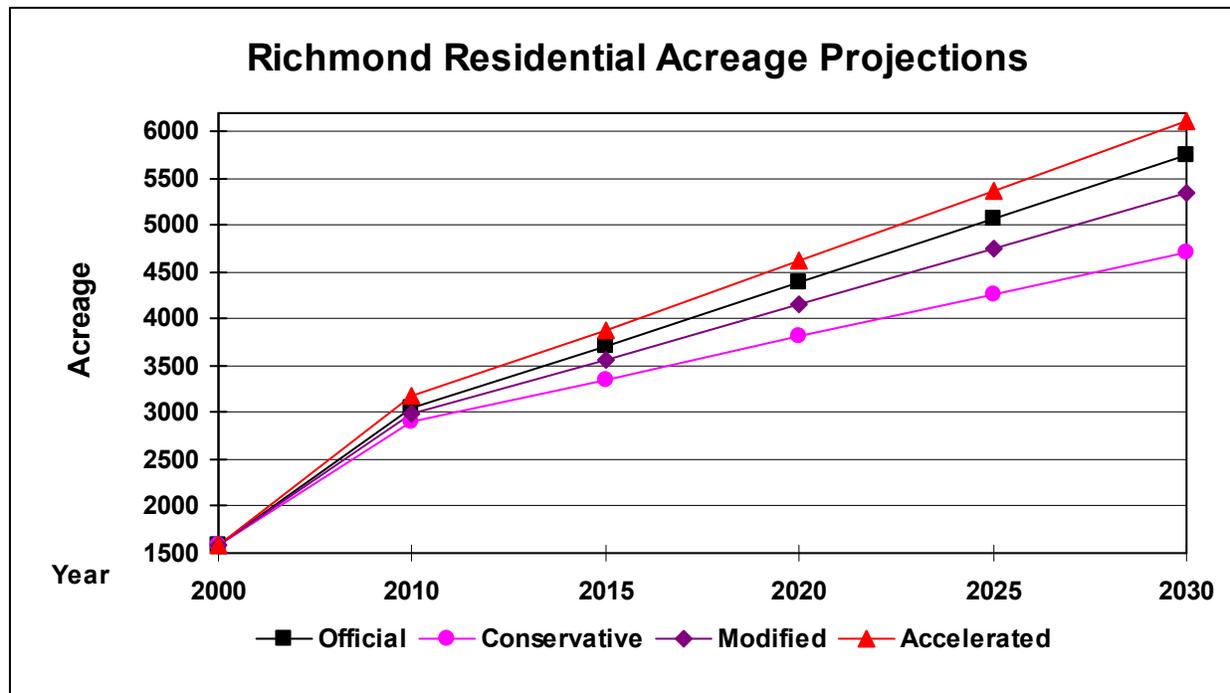
**Growth Projections -- 2000 to 2030
Town of Richmond**

INCREASE BASED ON	PROJECTIONS						
	POPULATION		PPH	HOUSING UNITS		ACREAGE	
	CHANGE	TOTAL		CHANGE	TOTAL	CHANGE	TOTAL
Baseline 2000	1556		2.95	530		1590	
2010							
Official Trend	1418	2974	2.90	489	1019	1467	3057
Conservative Growth	1254	2810		439	969	1317	2907
Modified Growth	1336	2892		467	997	1402	2992
Accelerated Growth	1518	3074		530	1060	1590	3180
2015							
Official Trend	606	3580	2.87	217	1236	651	3708
Conservative Growth	400	3210		150	1118	449	3355
Modified Growth	521	3413		192	1189	576	3568
Accelerated Growth	648	3722		237	1297	711	3891
2020							
Official Trend	630	4210	2.85	230	1466	690	4398
Conservative Growth	412	3622		152	1271	457	3813
Modified Growth	546	3959		200	1389	600	4167
Accelerated Growth	673	4395		245	1542	736	4626
2025							
Official Trend	612	4822	2.82	225	1691	675	5073
Conservative Growth	392	4014		153	1423	458	4270
Modified Growth	514	4473		197	1586	591	4759
Accelerated Growth	656	5051		249	1791	747	5373
2030							
Official Trend	579	5401	2.78	229	1920	687	5760
Conservative Growth	360	4374		150	1573	450	4720
Modified Growth	492	4965		200	1786	599	5358
Accelerated Growth	623	5674		250	2041	750	6123

PPH = Persons Per Housing Unit

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





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 the town.
- Most commercial and industrial activity is expected to occur in neighboring communities and provide employment opportunities to town residents.
- Some commercial and other nonresidential land uses can be expected in the town especially at the intersection of CTH G and STH 65.
- However, extensive commercial or industrial development would not be consistent with the rural character and community goals of the Town of Richmond.
- 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 Richmond.
- The existing patterns for farm and nonfarm employment will likely continue into the future.
- Many outside factors, which the Town of Richmond has little ability to influence or control, affect expansion or contraction of the farm economy and employment.