

TOWN OF RICHMOND



2010 – 2035

COMPREHENSIVE PLAN

EXECUTIVE SUMMARY





Adopted on April 14, 2011

Richmond Town Board

Prepared by:

St. Croix County Planning & Zoning Department

University of Wisconsin-Extension

Financial Assistance Provided by:

State of Wisconsin

Department of Administration

ACKNOWLEDGEMENTS

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Town of Richmond photos this page and on cover
by Shawn Demulling

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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, will need to base those decisions on an adopted comprehensive plan. The Richmond 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 of Richmond in developing this plan. The town plan commission worked to develop the plan for three years. The Richmond Town Board adopted the Plan on April 14, 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 Richmond adopted a written public participation plan 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 Richmond'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 link is: www.sccwi.us/richmondcompplan. A copy of the public participation plan is found in the Appendix.

ISSUES & OPPORTUNITIES WORKSHOP

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

The top issues identified by the Town of Richmond were: alternative energy; town hall improvements; safe road design; affordable housing; new business start-up; balancing growth and agriculture; water quality and protection of riverbanks and wetlands; walkways and bike paths; education and separation for mining operations; protection of environmentally sensitive areas and parks; boundary agreement with the City of New Richmond; and land use for growth and development. The town's complete workshop results are available on the webpage.

PUBLIC OPINION SURVEY

In October 2008 the Survey Research Center at the University of Wisconsin at River Falls mailed comprehensive planning surveys to all residences and property owners in the Town of Richmond for which there was a valid address. The surveys were followed up with reminder postcards and a second mailing to non-respondents. Of the 1,053 Town residences and property owners receiving a questionnaire, a total of 650 (62 percent) were returned, entered and analyzed. Based on the adult population in the Town, the results are expected to be accurate to within plus or minus 3.2 percent, 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 3.2 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 demographic profile of the sample contains fewer young people than would be expected and respondents have more formal education and higher household incomes. However, based upon a standard statistical analysis that is described in Survey Report Appendix A, the Survey Research Center (SRC) concludes that there is little evidence that non-response bias is 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 the Town of Richmond.

The purpose of this study was to gather opinions of residents about community planning issues regarding the future of the Town of Richmond. The survey serves as a key component of the public participation portion of the comprehensive plan for the Town. The results of this survey indicate that, in large measure, Richmond residents are pleased with the quality of life they have in the Town. They particularly value the small town atmosphere/rural lifestyle, cost of housing, and the natural beauty of the Town. They value the natural and cultural resources in the Town and are willing to use tax dollars and regulations to protect the resources that make the Town a place they find attractive as a place to live. On the other hand, there is also a clear desire for lower taxes among property owners in the Town. The rate of growth this decade divides the residents of the town into a slightly larger group who said the growth rate of this decade is about right and a relatively large minority who said the Town is growing too rapidly.

Key results are summarized below. The full report on the Town of Richmond’s survey results is available on the town’s project webpage www.sccwi.us/richmondcompplan.

KEY SURVEY RESULTS

- Richmond residents said they are generally pleased with the quality of life they enjoy. Nine in ten rated the quality of life as good or excellent, and few rate it as only fair or poor. The factors that induce people to live in Richmond are small town atmosphere/rural lifestyle, cost of housing, and natural beauty and surroundings.
- Public services and facilities were given positive ratings by a majority of the respondents. The highest rated services and facilities were garbage collection/clean up days, recycling, the public school system, and the New Richmond public library.
- A majority of Richmond residents are willing to use public funds for the following recreational facilities: off-road hiking and nature trails, hunting and fishing access on public land, ballfields and other facilities in New Richmond, and on-road bicycle routes.

- Large majorities of respondents indicated that they have a high level of concern about preserving the Town's various natural resources (groundwater, surface water, air, etc.) and cultural heritage. The majority of those who think it is important to protect the Town's natural and cultural resources are also willing to use regulations and taxes to protect those resources.
- Most respondents said the current network of roads in the Town meets current needs, and two-thirds said the condition of Town roads is acceptable. However, there is concern in the responses about specific streets and intersections. Four in ten said that improvement of the quality of the Town's roads was second among their top three priorities (behind reducing property taxes).
- Majorities of respondents agreed or strongly agreed there is a need for more single family housing and senior housing, but majorities said they did not see a need for more housing subdivisions, seasonal/recreational homes, multi-family units, or mobile homes.
- A majority of the respondents (56 percent) said the addition of 1,327 new residents since 2000 was "about right amount of growth." Among the 44 percent who did not agree with the current growth rate, most felt the growth was "too much." Balancing the opinions and desires of these two groups presents a particular challenge for the plan commission and the town board.
- Residents clearly preferred conservation design for rural housing developments, which features smaller individual lots with preserved common open space in the development. Richmond residents were also open to reducing the minimum lot size for housing near existing communities and raising the minimum lot size in environmentally sensitive areas.
- Regarding appropriate types of businesses in the Town, respondents favored a variety of business types, including agriculture/agri-business, wind power, home based businesses, composting, convenience stores, golf courses, and retail.
- A large majority of respondents said productive agricultural land within the Town should be used for agriculture. At the same time 55 percent agreed or strongly agreed with the use of productive agricultural land for residential use as well. Respondents opposed use of productive farmland for commercial or industrial uses. A majority said they are concerned about the amount of farmland being converted to non-farm uses. Overall, nearly 70 percent disagreed that landowners should be able to develop their land any way they want, but a majority of farmland owners agreed with this proposition.
- A majority said they support programs to use public funds to purchase development rights from private landowners in order to preserve farmland, open space or environmentally important areas, but residents oppose programs that allow developers to purchase development rights in one area and transfer them to another area in return for being allowed to increase the density of development. Large majorities said they believe it is important or very important to cooperate with neighboring governments on land use issues and sharing public services.
- Direct mail is the preferred method of receiving information from the Town government.
- The top priority issue for Town residents was reduction of local property taxes. Improving the quality of the roads and developing a boundary agreement with New Richmond were a distant second and third.

- The Town’s relationship with the City of New Richmond is an important issue to the Town’s residents. Most gave high importance to cooperating on land annexations and emergency services and the development of a boundary agreement with the City.
- Residents expressed a wide variety of concerns when asked to list one thing they would like to change about the Town of Richmond. The most frequent topics were concerns about the recent amount of development in the Town and concerns about roads.

DESIRED CHANGE IN RICHMOND

Near the end of the survey, respondents were asked the following open-ended question, “If you could change one thing about the Town of Richmond, what would it be?” About half of respondents (305) chose to answer this question. The answers were grouped into specific topics by the SRC and are summarized in the table at right.

Although there were a variety of topics among the responses, three topics accounted for 56 percent of all comments. In a virtual tie for first place with 20 percent each were comments relating to development and growth in the Town and comments about roads and transportation.

Nearly all the comments about development and growth were concerns about the rate at which these have been occurring in Richmond. As noted earlier, 40 percent of the respondents said the Town has been growing too rapidly, and the comments within this topic contain the expressions of concern about that issue. Typical comments include:

“Slow down the development of all those new houses.”

“Restrict and limit the number of housing and commercial developments.”

The SRC divided the comments related to roads/transportation into two groups. First were a group related to specific roads and intersections, and within this group the most frequent issue was for improvements to 140th Street. The second group of transportation comments contained more general statements about streets and transportation. Typical comments include:

“Widen the roads on 140th St. so that there is a center line and shoulders on both sides...it is dangerously narrow right now.”

“Please place a stop light or stop sign to break up traffic at Hwy 65/Hwy G junction. Something needs to be done!”

Comments about local property taxes were in third place with 16 percent of the comments. Most responses related to taxes stated a specific desire for lower property taxation and concerns about inequitable assessments. Typical comments include:

“Lower property taxes.” “Taxes are too high.”

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.

One Change in Richmond by Topic

Topic	Count	%
Development/Growth	61	20%
Roads/Transportation	60	20%
Taxes	49	16%
Recreation	18	6%
Police-Law Enforcement	15	5%
Appearance of Homes	13	4%
Government	12	4%
Shopping – Retail	10	3%
Services – Utilities	9	3%
Nothing/Like Richmond	9	3%
Annexation	8	3%
Communication	7	2%
Environment	7	2%
Town Hall	5	2%
Employment	4	1%
Miscellaneous	18	6%
Total	305	100%

VISIONING WORKSHOP

In February 2009 residents, plan commissioners and town 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 Richmond. 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 Richmond 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, the community made the materials from the open house available for several months after the open house for citizen review and comment. Each open house was noticed in the Town's official newspaper, the New Richmond News, by posting at appropriate places in the community and through a direct mailing to every property owner and resident in the town.

The Town of Richmond'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.

The second Informational Open House was held August 9, 2010 at the Richmond 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 two 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 November 29, 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.

INTERACTIVE LAND USE WORKSHOP

An Interactive Land Use Workshop to discuss future land uses for the Town of Richmond was held at the town hall, on Monday, November 29, 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 Richmond. 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 Richmond.

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. Two dozen people working in three groups prepared three sets of maps. Plan Commission and Town Board members participated with the public.

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. The visual preference survey and draft maps were posted to the county website's Town of Richmond webpage, www.sccwi.us/richmondcompplan, for other residents to review.

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:

Open Space: The group felt open space should provide a buffer to land with limitations that would not allow development. The group agreed to add additional open space for Trend 2 of 40 acres per person.

- Identified the Anderson Springs area and a buffer around it for protected open space.
- Provided additional open space along and as a buffer to the Willow River in sections 8, 9, 17 and 18.
- Added open space to the U.S. Fish & Wildlife lands around Ten Mile Creek.
- Provided open space adjacent to existing residential development in sections 4, 25 and 36.
- Identified open space around Brushy Mound Pond in Section 12.
- Provide a buffer to the Willow River Rod and Gun Club by protecting open space to the west in sections 5 and 6.
- Identified open space adjacent to suggested residential development in sections 7 and 8.



- Protect sensitive lands by using conservation design development to provide open space within subdivisions.

Commercial & Industrial: The group agreed commercial development should be on STH 65 and some in unincorporated Boardman.

- Strip commercial placed on STH 65 in sections 11, 14 and 15. About 35 acres with a similar configuration as the existing commercial around CTH G. No additional commercial was suggested at the STH 65 and CTH G intersection.



- A small four-acre commercial site for a convenience store and gas station was identified in Section 34 for residential development heading south on STH 65.
- Discussion of additional commercial the whole length of STH 65 but it was rejected.
- Neighborhood commercial was suggested for south of unincorporated Boardman on the west side of CTH A, 10 to 20 acres.
- The group discussed expansion of commercial at the diamond interchange on USH 64 but decided not to place any there as the existing commercial was sufficient.
- A small amount of commercial also place on CTH A in Section 17 as part of Trend 2.
- Industrial development was limited to expansion of the nonmetallic mining operations in the town in sections 15, 16, 21 and 22.

Residential Development: Residential development was placed throughout the town in large subdivisions of 50 to 100 lots and small subdivisions of 10, 15 or 25 lots. About half the large subdivisions were conservation design.

- Residential development was placed around the new high school.
- Subdivision development as added adjacent to some existing developments in sections 23, 27, 28, 33 and 34.
- Some group members focused residential development on the northwest corner of the town as they felt that was rougher topography and poorer farm ground.
- Conservation design development was scattered throughout the town and placed adjacent to resources like Brush Mound Pond, Willow River, wetlands and some farmland. Conservation design subdivisions were also placed around the nonmetallic mining operation.
- Conventional development was also scattered throughout the town and placed on resources like the Willow River, wetlands and farmland.

Agriculture:

- Protection of farmland was generally not identified as a factor in future land use locations.

Group 2 Report:

Open Space:

- Protected three open space sites along the Willow River in sections 9 and 17.
- Protected additional open space along the Willow River to the north east in section 1.
- Chose not to add to the publicly held land in the town.
- The group was reluctant to add open space without knowing how it would be accomplished



given the extent of existing publicly owned open space in the town. Consistent with the sites identified, the group agreed that it made the most sense to look for acceptable open space opportunities along water bodies with adjoining sensitive resources that are otherwise difficult to develop.

Commercial & Industrial:

- Commercial infill and expansion along STH 65 from the New Richmond city limits to south of 140th Avenue.
- Industrial development included all the land owned by the nonmetallic mining operation north of CTH G in sections 15 and 16.

Residential Development:

- Used conservation design and conventional development equally both in groupings of 100 lots.
- Used conservation design south of the high school, around Brushy Mound Pond, along the Willow River and around other wetland and environmental areas.
- Used conventional development to infill around existing and proposed subdivisions throughout the town.

Agriculture:

- Agricultural land use was generally not part of the discussion of future land uses.



Group 3 Report:

Open Space:

- The group added additional open space to the DNR land in the center of the town.
- They designated open space protection along the Willow River from unincorporated Boardman north.
- There was initial difficulty in adding open space due to the idea of taking or designating someone's land for open space or public use.

Commercial & Industrial:

- Most commercial was placed east of the diamond interchange on STH 64.
- Commercial development was located along STH 65 adjacent to existing sites and centered around CTH G where there is existing commercial.
- Some additional commercial was placed immediately south and adjacent to New Richmond. This would most likely get annexed if development did occur.
- Industrial land use was limited to expansion of the limestone, sand and gravel mining.

Residential Development:

- Residential development occurred through the use of large major subdivisions with no bias for or against conservation design.
- Some conservation design was used along the Willow River.
- It was the consensus of the group to place most of the residential subdivision growth north and south east of STH 65 to complete the residential development that has already occurred.

- Some residential development was scattered through the town with no land use decision making.

Agriculture:

- Residential development was generally concentrated east of STH 65 and infilled with existing development to reduce conflicts between residential and agricultural land uses.



PUBLIC HEARING AND ADOPTION

The Plan Commission referred the final draft of the comprehensive plan to the Town Board for review in February 2011. After Town Board review and subsequent revisions by the Plan Commission, a public hearing was held on March 28, 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 Town of Richmond webpage, www.sccwi.us/richmondcompplan, 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
 City of New Richmond
 Town of Erin Prairie
 Town of Hammond
 Town of Somerset
 Town of Stanton
 Town of Star Prairie
 Town of St. Joseph
 Town of Warren
 New Richmond School District
 Somerset School District

St. Croix Central School District
 New Richmond Library
 Roberts Library
 Somerset Library
 St. Croix County Sportsmen's Alliance
 Willow River Rehabilitation District
 New Richmond Preservation Society
 New Richmond Fire and Ambulance
 New Richmond Multipurpose Pathways Committee
 New Richmond Airport Commission
 Wisconsin Bureau of Aeronautics
 New Richmond Economic Development Corp.
 St. Croix Valley Builder's & Realtor's Associations
 St. Croix Economic Development Corp.
 Cemstone Ready-Mix Nonmetallic Mining
 Tammec Nonmetallic Mining
 Utecht's Sand & Gravel Nonmetallic Mining

The plan commission passed a resolution recommending the plan to the town board on March 28, 2011. The Richmond Town Board adopted the 2010-2035 Comprehensive Plan by ordinance on April 14, 2011. A certified copy of the adopting ordinance is included below. Copies of the adopted comprehensive plan were sent to the government bodies, agencies and organizations listed above.

RICHMOND ADOPTING ORDINANCE

**ORDINANCE TO ADOPT
TOWN OF RICHMOND 2010 – 2035 COMPREHENSIVE PLAN
Ordinance No. 11-1**

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

Pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Richmond 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 Richmond 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 Richmond, 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 RICHMOND 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 Richmond, does by the enactment of this ordinance formally adopt the document entitled, TOWN OF RICHMOND 2010 – 2035 COMPREHENSIVE PLAN public hearing draft dated 3-28-11 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 14th day of April 2011.



Todd Rehnelt, Chair Town of Richmond

Effective: May 6, 2011
(Date)

Published: May 5, 2011
(Date)

Attest: 

Donna Preece, Clerk Town of Richmond

ISSUES & OPPORTUNITIES

COMMUNITY BACKGROUND



Boardman School, obscured by mounds of snow in 1936. Historic Photo.

The unincorporated community of Boardman used to be called Lone Tree. This small community where the Town of Richmond's town hall is now located, was called Lone Tree until around 1856. That is when Francis S. Boardman arrived, became the first postmaster and merchant and had the community named after him.

The school district for Boardman was organized in 1857, and the first school building was built in 1861. The first trustees were Ira Parke, C. A. Boardman and S. L. Beebe. Warren Libbey was the

first teacher. This schoolhouse was also used by the Methodists for church services until 1880, when their church was built. It is not known for certain when the original school was destroyed, but since the cyclone of 1899 wiped out the entire community, this is perhaps what happened to this building also. Another wooden building replaced this structure and then in 1927, and with a growing population, a new red brick school was erected to house 60 students. In 1952, Boardman consolidated with New Richmond, and after a few years of use as a supplemental 3rd grade classroom, it became the Richmond Town Hall, and remains so today. Anna Mondor taught in this school and other schools in Richmond Township, before going on to be elected town clerk, a position she held for a number of years. During this same time period in the school history of Richmond township, there were five other rural schools, all established in the mid-1800's. Springbrook in Section 26, the building has since burned down; Oak Hill in Section 33, now a storage shed on the Pat Ball farm; District #5 in Section 14, assumed tore down; Clarendon in Section 7, converted to a home; and Lonesome Trail in Section 5, converted to a home. All of these schools consolidated with New Richmond in the 1950's.



In the northern area of Richmond Township, the first settler was Eban Quimby, who built a house in 1852 at the mouth of Paperjack Creek, where it empties into the Willow River. The next family to move to this part of the township was the J. D. Johnson family, who in 1853 moved to the 'spring farm', named for the large spring on the property. On this farm, he raised the first wheat in Richmond Township. When it was ready to be harvested, it was hauled to Hudson to be threshed and he had a total of 9 bushels of wheat. Many farms have covered Richmond's landscape. One of the most notable was a round barn that was located at 1313 130th Ave., on the south side, in Section 35. This piece of the town's history has since been torn down.

Most of Richmond township remained essentially a farming community until the 1980's when agriculture gave way to subdivisions. By 2008, the town had 35 subdivisions.

In the oldest ledgers available for Richmond Township, we find that in 1907, James Pryor was town treasurer, Patrick J. Early was town clerk, Patrick Brown and W. H. Casey were supervisors, and J. D. Kennie was chairman. These officials were paid \$22-\$25 a year for their work and the total tax liability for 1907 was \$9,199.31. By 1915-16, taxes had risen to \$14,705.99 which included \$179.87 for a "road dragging fund." Some names that begin to appear with frequency in the early 1900's are Murray, Ball, Joyce, Early, and Brown.

In 1936, one of the hottest summers on record, on August 5, Mrs. Ed Roethle and Mrs. Jos. J. Kelly were paid \$.40 cents per meal for 39 meals for the road crew. This same year, Alfred Bader bought the home where Warren and Shirley presently live, and paid \$4.00 a year in real estate taxes. At this same time also, in an ad in the 1929 plat book, the then Bank of New Richmond, established in 1878, had \$112,500 in capital and surplus.

In the mid 1960's, Warren Bader became a supervisor and was supervisor or chairman for the next 45 years, until 2009. Mary Kelly started as treasurer in 1969 and is still at it, 40 years later. Fred Ball was a supervisor from the 1980's until he passed away in 2009. They are all part of Richmond Township's history, along with many others.

Sources:

Town Clerk Donna Preece compiled this history and is credited with its content.

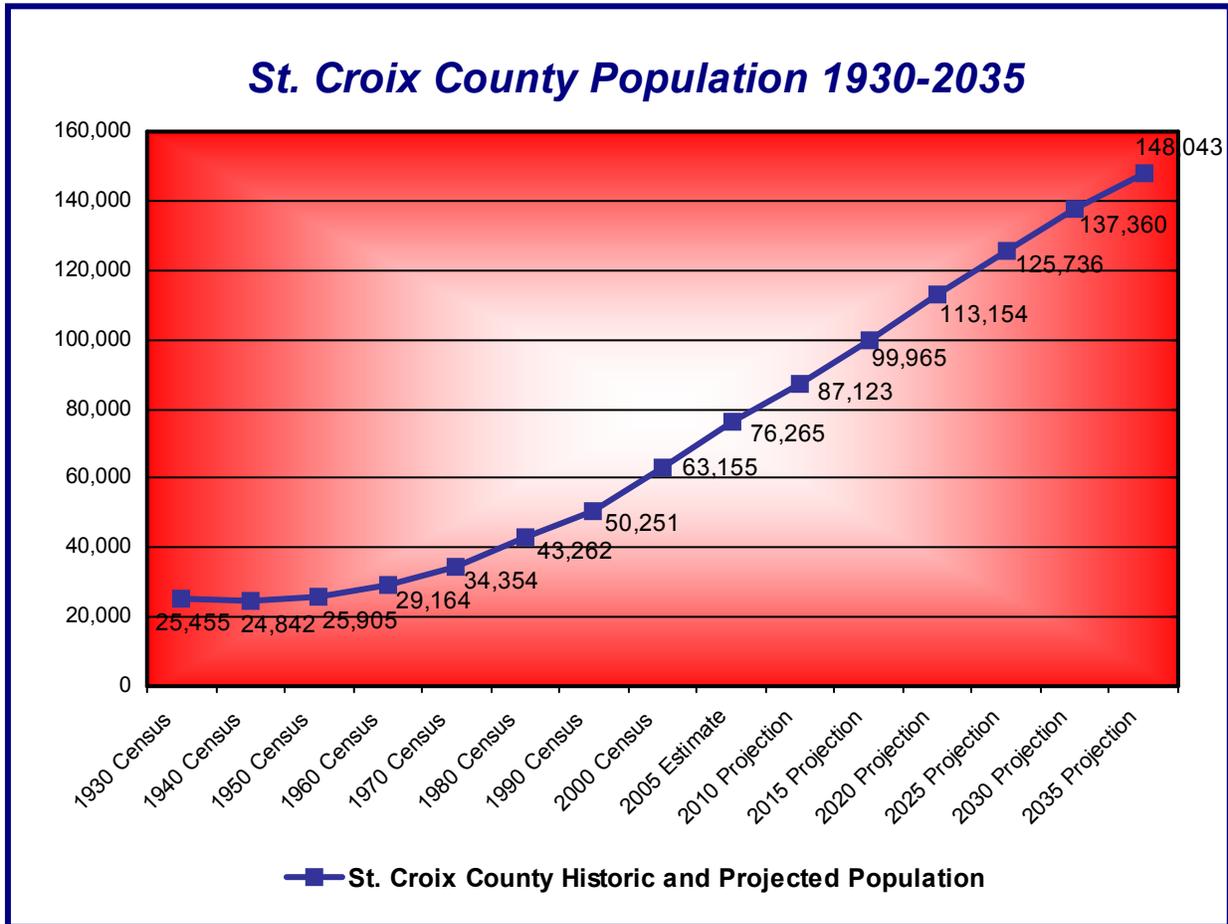
Special acknowledgement goes to Down On The South Side, one book in a series published by the New Richmond Heritage Center.

Remembering Rural Schools of St. Croix County

St. Croix County Extension Homemakers Rural School Committee 1991.

COMMUNITY FORECASTS

POPULATION



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

Population Projections - 2000 to 2030
St. Croix County

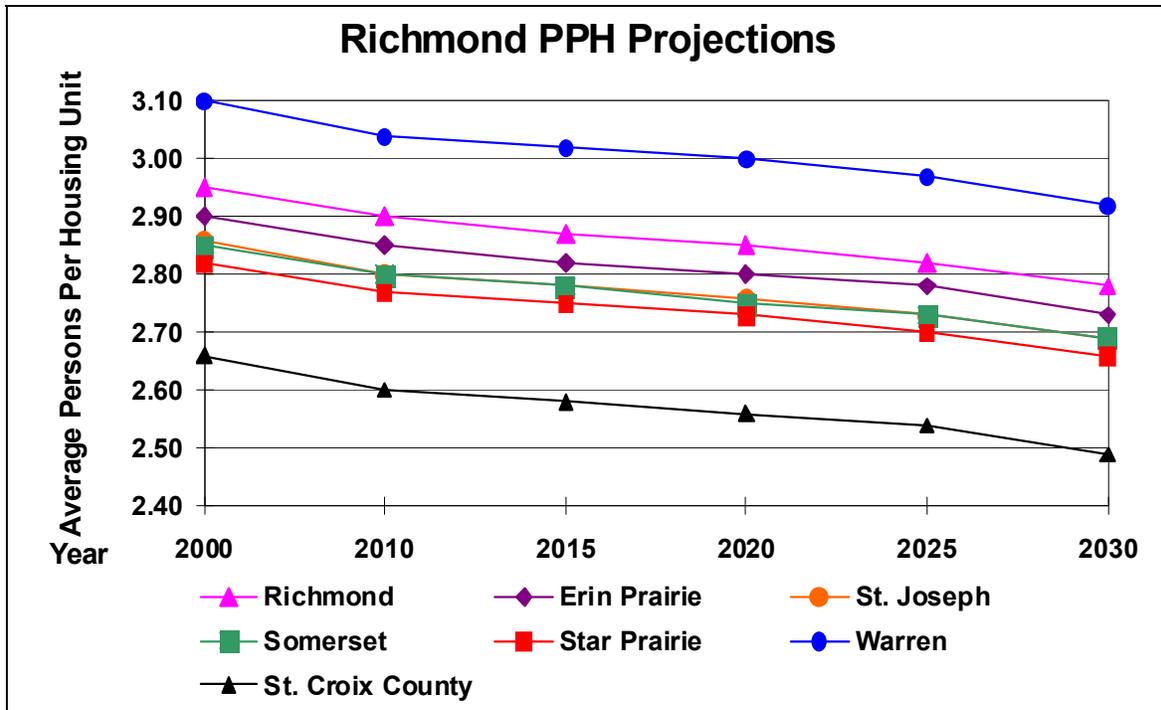
MUNICIPALITY	CENSUS		EST.					PROJECTIONS			# CHG	% CHG
	2000	2005	2010	2015	2020	2025	2030	00-30	00-30			
TOWNS	2000	2005	2010	2015	2020	2025	2030	00-30	00-30			
T Baldwin	903	958	999	1058	1116	1164	1202	299	33.1			
T Cady	710	785	846	921	997	1064	1124	414	58.3			
T Cylon	629	671	696	735	772	803	826	197	31.3			
T Eau Galle	882	995	1100	1209	1318	1419	1507	625	70.9			
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	2000	2005	2010	2015	2020	2025	2030	00-30	00-30			
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.

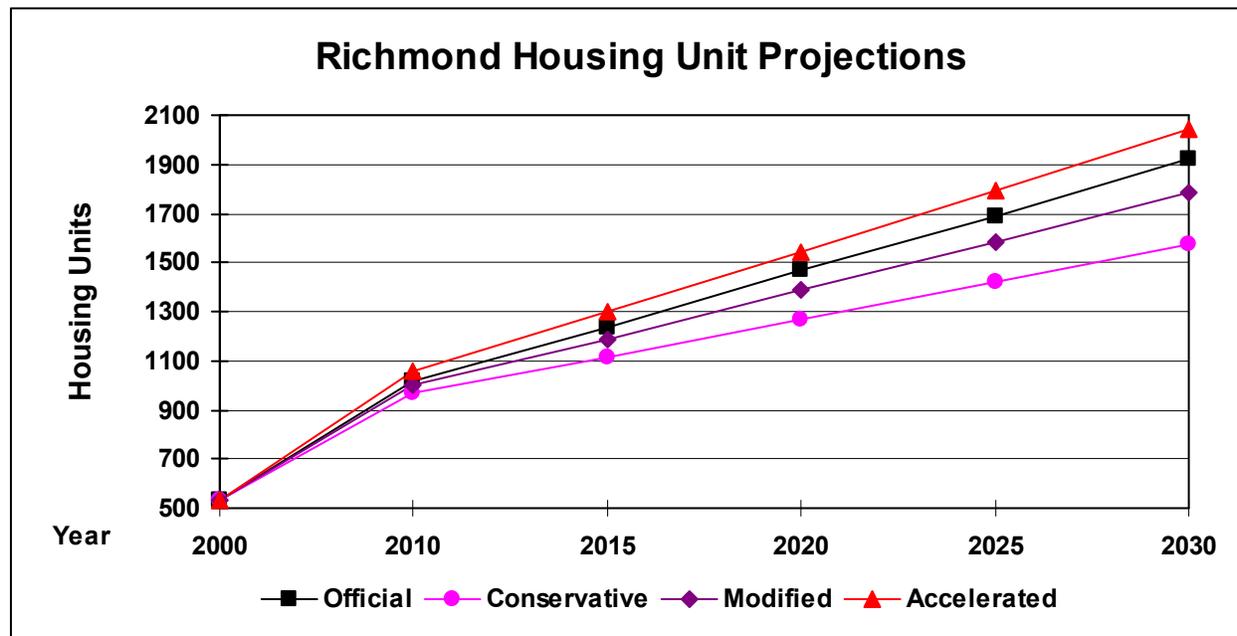
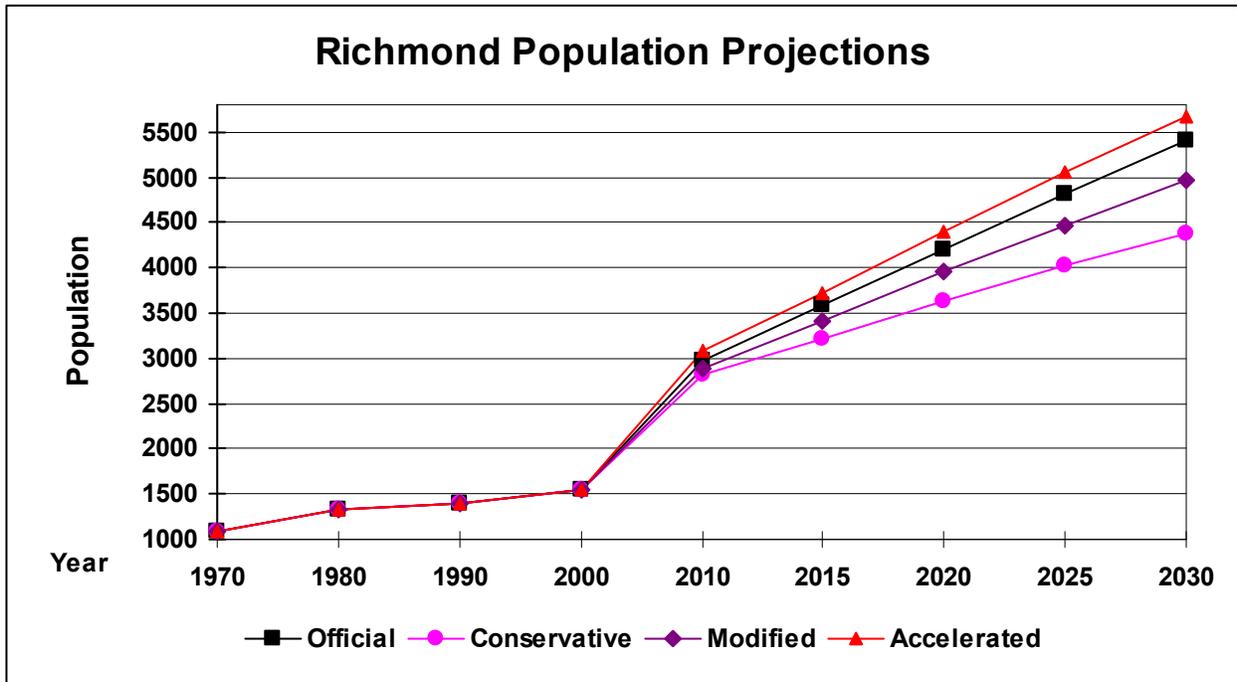
- The Persons Per Housing Unit (PPH) number is the official estimate from WDOA’s Demographic Services Center. This number was not adjusted; the official number was used for all calculations.
- The Population is divided by the PPH to calculate Housing Units for all the projections.
- Three acres per housing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

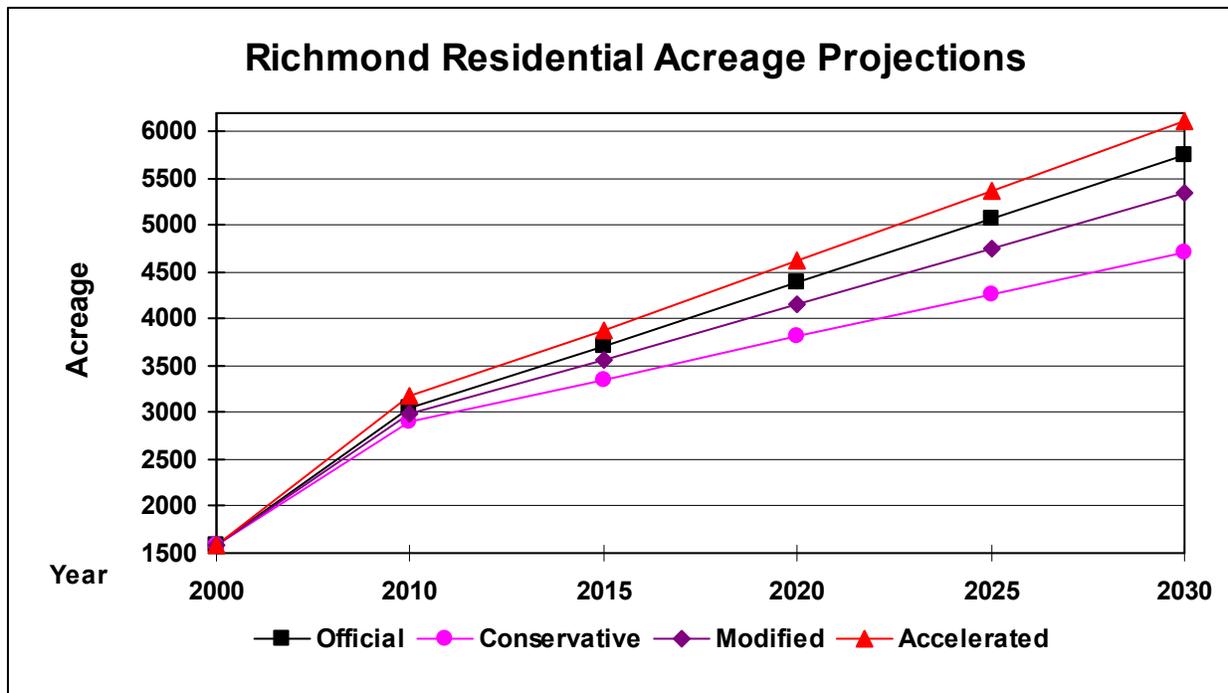
**Growth Projections -- 2000 to 2030
Town of Richmond**

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.

RICHMOND VISION

In the year 2035, the Town of Richmond is rural, thriving and a better place for the next generation.

In the year 2035, the Town of Richmond has maintained its rural character and supports the needs of its residents. As a caring, close and conservation-minded community, the town's residents are proud of its balanced, sustainable growth policies and well managed community. While we have managed all of the above, our town government has remained committed to using each tax dollar wisely. We care how we leave this world to our kids. With that, we welcome the young and the young at heart.

It is a thriving area, because we promote planned and eco-friendly growth and development and encourage new industries and businesses that hire locally while maintaining and enhancing our natural resources. The town conserves energy with its green-focused town hall and new energy efficient and alternative energy producing homes. We recycle everything or reclaim all of our end-use products and strive to eliminate our waste.

Because many residents continue to work in the Twin Cities metropolitan region, they are now able to access a variety of transportation options including commuter rail. Our transportation system utilizes road corridors and commuter and freight rail for safe, efficient travel and aims to provide biking and walking options as well.

We are known for are our family parks with beautiful walking trails, clear streams for fishing, and lots of community involvement at our community center. The goal of our citizens is to make our community a better place than when we started.

ELEMENT-BASED VISION STATEMENTS

Utilities and Community Facilities

In the year 2035, the Town of Richmond has moved towards using and producing renewable energy. We explored the possibility of alternative energy in our town and have worked with local utilities to make it possible. The town has built a new town hall which is highly energy efficient and uses renewable energy systems like geothermal for heat and solar for light. The old town hall was updated with similar technologies and became the community center. Our recycling center has been updated and moved to the town hall. The town has worked with cell phone and cable providers for better service and faster connectivity. It has enabled some residents to work from home a few days per month.

Transportation

The Town has worked to maintain a transportation network throughout the community including roads, bike and walking trails, and snowmobile routes. Future roads and trails are well-integrated with appropriate land uses and have addressed transportation bottlenecks with highways and rail. There is rail service in the northwest part of the town near STH 64 to serve local industry and keep them connected to the county and region thereby reducing truck and residential traffic. Working with St. Croix County, WisDOT, and other neighboring communities, a ride-share website and a park and ride lot have been established.

Economic Development

The Town of Richmond has focused on retaining existing businesses while creating commercial and industrial zones to attract new businesses. Those two zones are adjacent to the City of New Richmond and acts as a business center for both communities. The town has worked with neighboring communities to locate a farmers' market and encourage local farmers to participate.

Agriculture

Agriculture in 2035 is an important land use for the town, and farming is part of the town's identity. The town has worked to preserve agricultural land for farming. Also the town has helped create programs for farmers to distribute and sell produce, in part through the creation of a farmer's market. Agriculture is diverse consisting of traditional crops and livestock but also llamas, horses, community gardens, etc. Citizens recognize and respect that Richmond has always had farm operations and they respect the right of those operations to have associated smells, noises and 24-hour activities.

Natural Resources

Town residents highly value the local natural resources and the Town has worked to preserve wetlands, the Willow River, Ten Mile Creek, Lundy Pond and Paper Jack Creek, and have limited development within the watershed in part to make sure both surface and ground water quality are restored to a high quality. Town residents also value the open space from state, federal, and private agricultural lands within the town. Everyone knows about and uses the convenient public accesses to state and federal lands and all of our water resources. People enjoy fishing, hunting, nature and outdoor recreation at many sites in the town. The Town of Richmond has worked to create policy that can achieve a balance between maintaining open space and allowing development.

Cultural Resources

In the year 2035, the Town of Richmond has worked to educate its residents on the town's heritage and history through a website, preservation of buildings and barns, and recognizing and celebrating former and current industries such as agriculture and non-metallic mining. The Community Center at the old town hall also houses local history records. Residents are encouraged to donate pictures, letter and other historical items. As special places in the town are identified they are given recognition on the town website.

Intergovernmental Cooperation

The Town has worked with its neighbors to ensure good quality medical care, emergency services (fire, police, and ambulance), and library services. The Town has good relations with the City of New Richmond, St. Croix County and the school districts. They are all working cooperatively to provide joint services to residents more efficiently and effectively.

Land Use

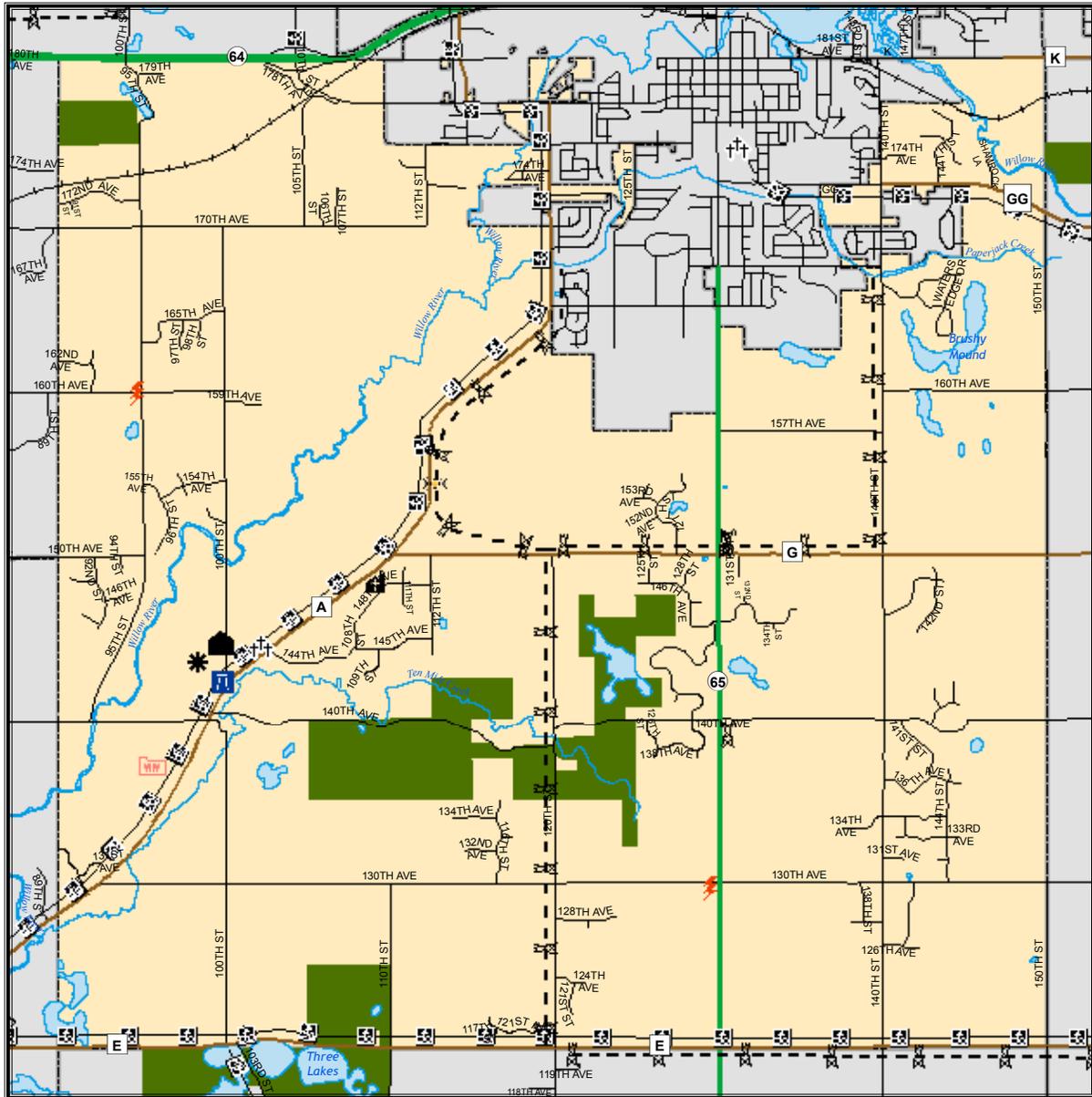
In 2035, the Town of Richmond has maintained its rural character through its land use policies. The Town has maintained forest, mining, dairy and other agricultural production while allowing for new residential areas through a clustered approach and other uses such as a commercial area, alternative energy locations, multi-family units, and a park and trail network. Controlling the amount and extent of development is important to the town's residents as is the promotion of green building techniques.

UTILITIES AND COMMUNITY FACILITIES

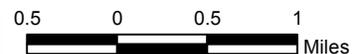
EXISTING FACILITY ASSESSMENT

The Town of Richmond is a small rural community. The town does not provide extensive services for residents.

Richmond Utilities and Community Facilities



Town Hall	Radio Tower	Transmission Line
Town Park	Communications Tower	Bikeroute
Recycle Center	Substation	Richmond Boundary
Church	Cemetery	U.S. Fish and Wildlife or DNR Parcels



SOURCE: St. Croix County Planning and Zoning

UTILITIES & COMMUNITY FACILITIES GOALS, OBJECTIVES & POLICIES

Goal: Coordinate utility and community facility systems planning with land use, natural resource and transportation systems planning. Community facilities, services and utilities should focus on preserving the quality of life and satisfying core needs for public safety, health, education, social services, recycling, town facilities and recreation at reasonable cost. These facilities and services should support the town goals for land use, growth management and natural resources.

Objectives:

1. Provide the appropriate level of community services, facilities and practices within the town, while striving for a low tax levy and maintaining the rural character of the town.
2. Promote the use of existing public facilities, and managed expansion to those facilities, to serve future development whenever possible.
3. Support quality and accessible parks and recreational facilities and services and maintain dedicated open space for all residents.
4. Protect the town’s public health, natural environment and groundwater and surface water resources through proper siting and regulation of wells, water utility services, wastewater disposal systems, recycling and other waste disposal in accordance with town, county and state laws and regulations.
5. Establish and maintain open communications with public utilities.

Policies:

1. Provide appropriate services for town residents, including public road maintenance and snow plowing on town roads, emergency services (fire, police, ambulance), solid waste and recycling.
2. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new town services or expansions may be appropriate in the future.
3. Provide support to local volunteer and community organizations through access to the town hall facilities.



The Richmond Town Hall site is used by the local community for a variety of activities including government meetings, club meetings and recycling and solid waste collection events. Photo by Shawn Demulling.

4. Work with St. Croix County Emergency Management to identify emergency siren coverage areas. If needed, provide an additional emergency warning siren to serve the southern portion of the Town of Richmond.
5. As needed, identify storm shelters for residents of mobile home parks and use local media and park owners to help educate residents on availability.
6. Continue to work with the villages of Roberts and Somerset, City of New Richmond, St. Croix County, state agencies and local organizations to develop, provide and support recreational facilities and opportunities and library services



Snowmobile Trail on 140th Ave. near Boardman with trail information provided.
Photo by Shawn Demulling.

7. Plan for future open space along the Town's primary drainage corridors, which include the Willow River, Ten Mile Creek, Paperjack Creek, Anderson Springs, Brushy Mound and Lundy ponds and related wetlands. These open space areas would allow

the corridors to remain mostly undeveloped as wildlife corridors, contribute to preserving the Town's rural character, provide stormwater management areas and provide potential trail linkages to the rest of the Town. Where appropriate, the Town should require the dedication of land for trails or parks before approving development proposals

8. Support the Willow River Watershed Plan and the Ten Mile Creek projects to protect and improve the water quality in the most impacted watersheds, especially the Willow River.
9. Encourage property owners to test their drinking water annually or at least once every three years. Water testing kits are available at the County Planning and Zoning Department, Hudson; Land & Water



The new Boardman electrical substation, is one of several utility facilities located in the Town of Richmond. Photo by Shawn Demulling.

Conservation Department, Baldwin; Public Health Department, New Richmond; or through private labs. A fee may apply.

10. Work with St. Croix County and state agencies to promote the proper approval process, placement and monitoring of new on-site wastewater systems and water wells, appropriate maintenance and replacement of failing older systems and wells as a means to protect public health and ground water quality.
11. Residents will continue to be responsible for contracting for curbside solid waste collection and disposal.
12. Work with and through St. Croix County (which serves as the town's Responsible Unit to implement the state recycling laws), to expand education, information, special collections and related services for the county recycling and hazardous waste programs. Continue to provide the town hall site as a collection location for white goods, appliances and tires for all county residents.
13. Utilize St. Croix County Sheriff's Office for law enforcement.
14. Contract with neighboring municipalities for emergency ambulance and fire service for town residents.
15. Pursue the provision of joint services with the City of New Richmond and neighboring municipalities when it will result in better services and/or cost savings.
16. Provide public road maintenance, repair and replacement and snow plowing on town roads through contractual services.
17. Work with the villages of Roberts and Somerset and the City of New Richmond to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.
18. Conservation design development is an option to provide community facilities and services (e.g., school bus routes, snow removal, police patrol) in a cost-effective manner.
19. Encourage renewable energy resources on a small-scale basis.



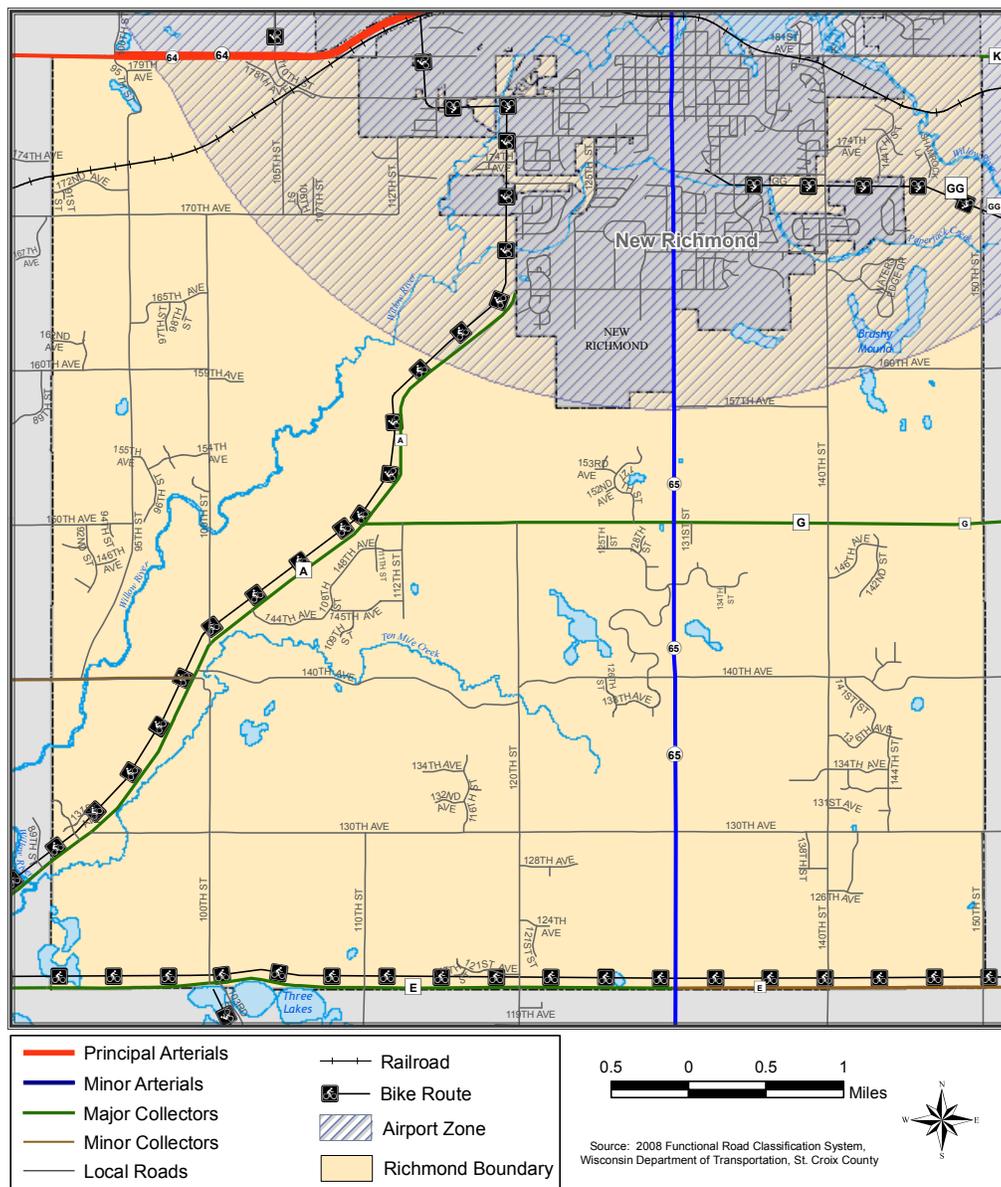
Cally's Corner is a very attractive park maintained by the Town for local residents. Photos by Shawn Demulling.

TRANSPORTATION

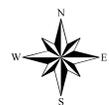
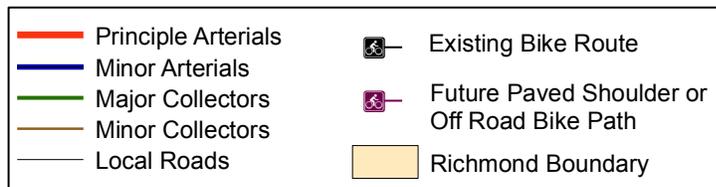
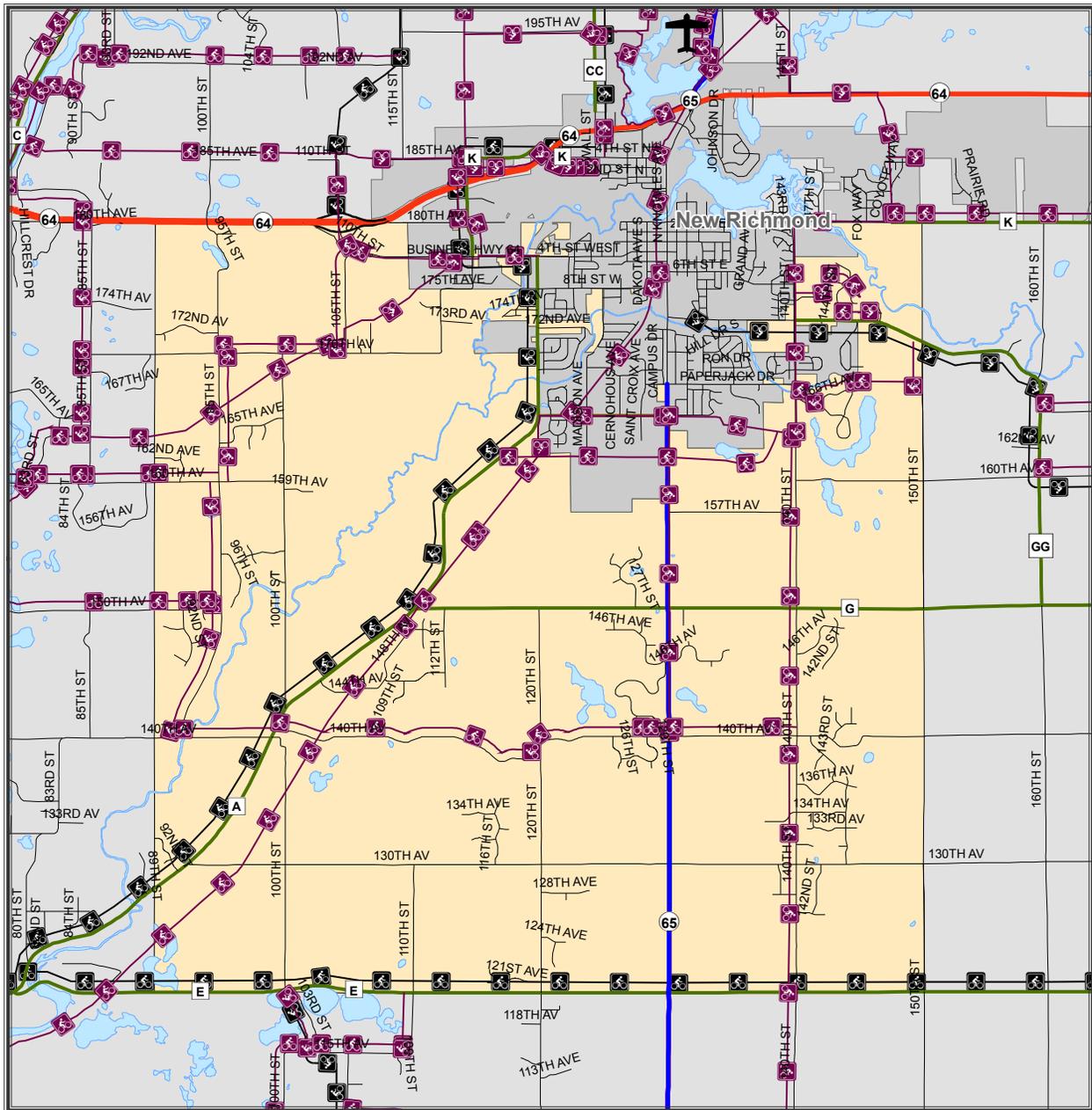
LOCAL & COUNTY TRANSPORTATION SERVICES

The transportation system of St. Croix County is a major factor in promoting, sustaining and directing the growth and development occurring in the county. It can have intended and unintended consequences on the manner in which a community grows; consequently, it should be addressed through planning. Planning can help manage transportation impacts by guiding and accommodating desired growth. Decisions about transportation improvements can affect land uses and land values. Similarly, economic, housing and land use decisions can increase or modify demands on transportation systems including highways, air, rail, pedestrian, bike and other modes. The Town of Richmond is heavily influenced by the easy access to the transportation system.

Richmond Transportation System



Richmond Future Bike System



Source: 2008 Functional Road Classification System, Wisconsin Department of Transportation, St. Croix County

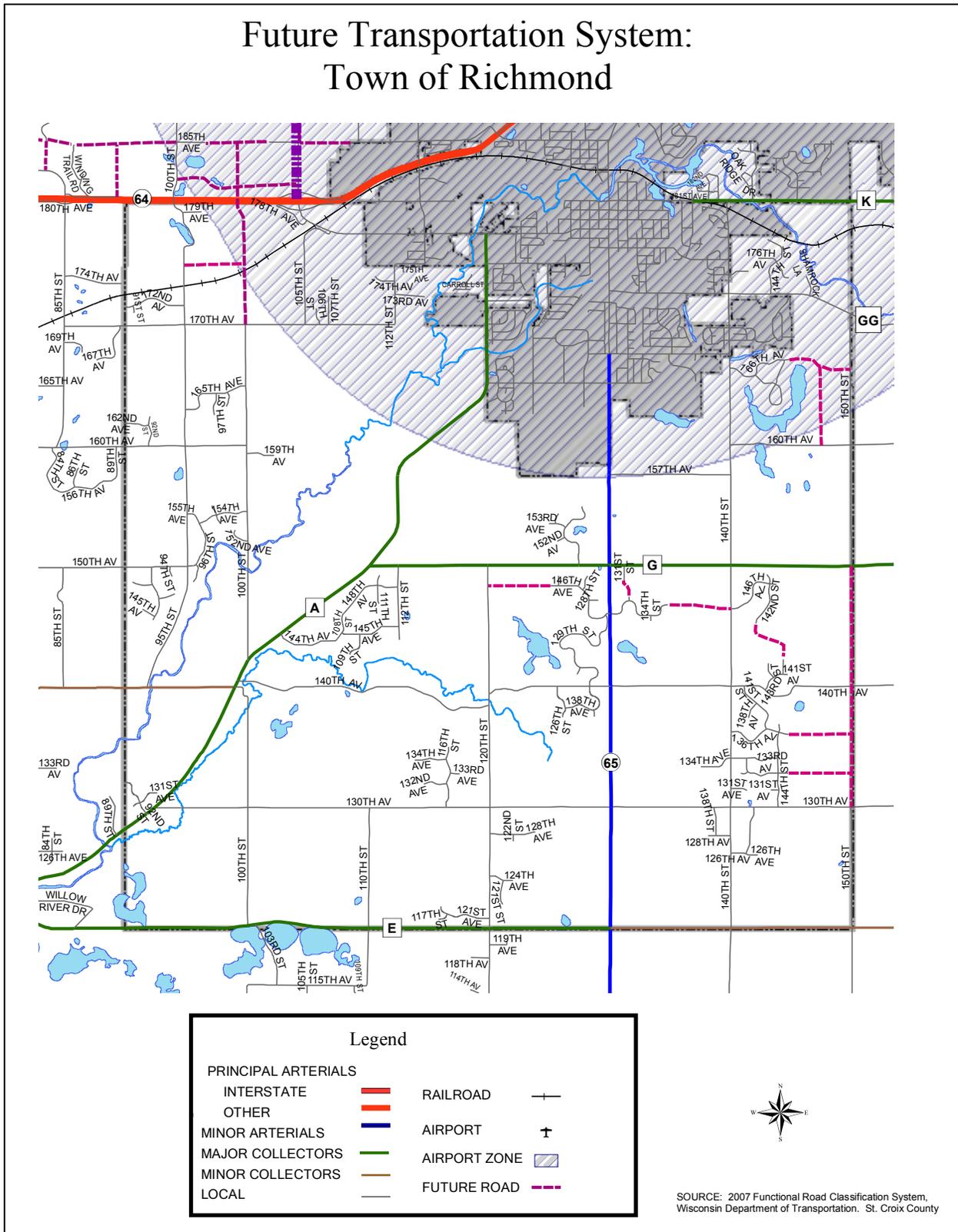
FUTURE TRANSPORTATION SYSTEM

The future Transportation System map below identifies future roads and the connections they will accomplish within the Town of Richmond. The town anticipates that the functional classification of some roads will change over time as the traffic levels increase and road improvements are made.

The Richmond Plan Commission has worked with Wisconsin Department of Transportation and the towns of Star Prairie and Somerset to plan for future frontage roads that will be needed when WisDOT upgrades STH 64 from an expressway to a freeway. At that time all at-grade access to STH 64 will be removed and residents will need alternative access to the interchanges. This change is not anticipated for about 15 to 20 years. However, WisDOT is planning for the future upgrade and as part of that planning process has worked with local communities to identify future connections and linkages for existing homes. WisDOT also hopes local communities will adopt official maps to prevent development in future local and state roadway corridors. A frontage road to provide access for local residents to the 110th Street/STH 64 diamond interchange expansion would be created by extension of 179th /180th avenues. An overpass over STH 64 at 100th Street would eventually connect to 170th Ave. and may involve moving the railroad bridge that is at 95th Street.

Future connections for local access are planned around the CTH G and STH 65 intersection: 146th Avenue would be extended to 120th Street to the west and to the east, 131st Street would connect to 146th Avenue and 142nd Street would connect to 141st Street. Extensions to serve residential development include: 166th Avenue to 150th Street and a new road from 160th Avenue to 166th Avenue extended, extension of 150th Street from CTH G to 130th Avenue and connection of 136th Avenue and 133rd Avenue to extended 150th Street. These changes will be an important component of the town's future road system.

Future Transportation System: Town of Richmond



TRANSPORTATION GOALS, OBJECTIVES & POLICIES

Goal: The Town of Richmond's transportation system should provide for the efficient and safe movement of people and goods; serve the planned land use pattern; minimize negative impacts such as congestion, noise and air pollution and meet the needs of multiple users and transportation modes.

Objectives:

1. Ensure that transportation system improvements are coordinated with land development desires.
2. Coordinate multi-jurisdictional (town, village, city, county, state) transportation system improvements and maintenance in the Richmond area.
3. Provide for safe and adequate road capacities and road conditions.
4. Support and encourage the development of transportation system improvements for biking, hiking, and other transportation modes.
5. Preserve the scenic value along certain roadways to protect and enhance the Town of Richmond's rural character.
6. Maintain a cost effective level of service.
7. Continue to support agricultural use of the transportation system.

Policies:

1. Work with the county to update and implement Town Road Improvement Programs (TRIPs) to provide for the appropriate upgrading of town roads.
2. Continue to update and implement the WISLR and PASER programs to provide for the upgrading and maintenance of town roads.
3. Work, both as a town and with St. Croix County, to properly place and maintain road signs in the town so that these signs are in compliance with the Federal Manual on Uniform Traffic Control Devices.
4. Work with the county, state and private landowners in ensuring that road right-of-ways are clear of obstacles, particularly at road intersections. Road right-of-ways should be properly mowed and cleared.



Road improvements including widening and resurfacing on 140th Street. Photo by Shawn Demulling.

- 5. Post weight restrictions on existing town roads as necessary and consider the weight limits on local roads when reviewing development proposals.



Richmond is working on future plans with WisDOT and the railroad to improve or relocate this railroad overpass on 95th Street. The town may adopt an official map to facilitate relocation. Photo by Shawn Demulling.

- 6. Plan for the extension of existing town roads and a network of interconnected new roads to control highway access, preserve rural character, minimize extensive road construction, decrease road maintenance costs, provide for appropriate routes for trucks and emergency vehicles and serve planned development areas as shown on the future road plan map above.

- 7. As development pressure increases, develop and adopt an official map for the Town of Richmond to assist in planning for, designating and protecting roadway corridors for planned road extensions.
- 8. Communicate and work with the Wisconsin Department of Transportation, St. Croix County, landowners and private developers on corridor preservation projects: limit development and access along State Trunk Highways 64 and 65 to help preserve them as throughways and scenic image corridors. Do not limit access over or under those highways.

- 9. As new development occurs, discourage new private roads and explore options to make existing private roads public to improve access for emergency services, improve maintenance and decrease conflicts.



This tree-lined driveway leads to the Casey Farmstead in the Town of Richmond. Photo by Shawn Demulling.

- 10. Protect the visual quality of scenic roadways through site planning, driveway location, landscaping, signage,

and other standards, such as placing driveways along property lines, fencerows, or existing vegetation wherever possible. Decrease conflicts between agricultural uses and non-farm uses by directing traffic to alternative routes.

11. Discourage large amounts of “side of the road” residential and commercial development on State and county highways and arterial town roads to prevent congestion and preserve rural character and safety.
12. Evaluate and implement town impact fees on new development projects to offset additional expenses to the town for roads.
13. Designate specific town and county roadways for bicycle traffic and improve designated bicycle routes with shared roadways, wide, signed shoulders or off-road bike paths if opportunities occur, based on the Future Bike System map shown above. These changes would provide a coordinated system of bike routes to access the City of New Richmond, villages of Somerset and Roberts and park and school system serving town residents. It would provide better, safer connections for residents.



The rail line in the northwest corner of Richmond does not have a stop in Richmond. Photo by Shawn Demulling.

14. Work with the City of New Richmond and the Multi-Purpose Pathway Committee to coordinate and sign bicycle/pedestrian routes into and out of the City of New Richmond.
15. Consider working with the City of New Richmond and the New Richmond Airport Commission to obtain a seat on the Commission for a resident from the Town of Richmond who lives within the Airport’s zone of influence and can represent the interests of those residents and property-owners.
16. Monitor activities by the Airport Commission that could affect town residents, such as ordinances that would require height limitations and building construction standards for insulation and sound reduction. Property sites within the three-nautical mile airport zone may be required to have deed restrictions acknowledging

the airport and its related noise impacts.

17. Encourage St. Croix County to continue to provide transportation services for elderly and disabled residents.

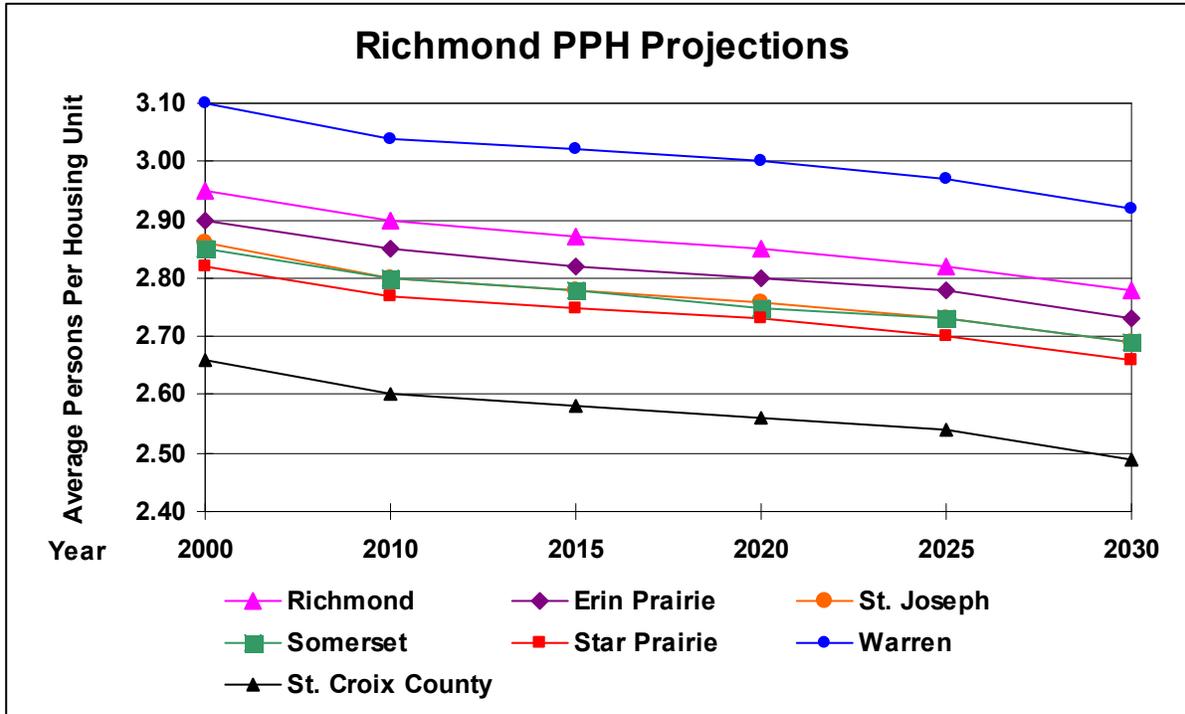
HOUSING

HOUSING GROWTH PROJECTIONS

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 for 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 higher than 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 should evaluate its affect on provision of services such as road maintenance, school busing, access to health services, services for the elderly, etc.

Housing Growth Estimates – 2000 to 2009
St. Croix County Towns

MUNICIPALITY	CENSUS	WDOA EST.	ST. CROIX COUNTY ESTIMATED ADDITIONAL UNITS				
	2000	2005	01-04	05-09	01-09	TOTAL 00-09	15-YR AVG
Baldwin	307	327	37	27	64	371	6
Cady	255	283	41	28	69	324	7
Cylon	227	243	19	12	31	258	4
Eau Galle	307	347	66	47	113	420	11
Emerald	236	267	36	15	51	287	7
Erin Prairie	227	233	9	9	18	245	3
Forest	203	217	25	15	40	243	3
Glenwood	254	289	32	12	44	298	5
Hammond	314	507	287	110	397	711	29
Hudson	1,925	2,349	519	211	730	2655	88
Kinnickinnic	483	564	91	41	132	615	15
Pleasant Valley	145	163	16	17	33	178	4
Richmond	524	827	400	220	620	1144	45
Rush River	171	182	19	9	28	199	4
St. Joseph	1,193	1,295	131	90	221	1414	28
Somerset	927	1,145	335	119	454	1381	46
Springfield	285	324	40	22	62	347	8
Stanton	352	357	10	8	18	370	3
Star Prairie	1,006	1,205	225	75	300	1306	37
Troy	1,250	1,503	277	159	436	1686	47
Warren	426	499	75	41	116	542	14
St. Croix County Towns	11,017	13,126	2690	1287	3977	14,994	413

Source: U.S. Census Bureau 2000, WDOA 2008 and St. Croix County Planning & Zoning Department

- Additional information and indications of the rural housing growth since 2000 is available by looking at address numbers issued by the Planning and Zoning Department between 2000 and 2009. Data has been tracked since 1994, with the Town of Richmond averaging 45 addresses issued each year. The vast majority of these addresses were for residential dwelling units but some were for agricultural, commercial, institutional or related uses.
- Development in Richmond increased dramatically the first half of the 2000 decade with over 60 new units in 2001, and then over 100 per year until 2005.
- The second half of the decade was much slower as the economy spiraled downward and the new development activity decreased dramatically. The number of units dropped back to about 60 in 2006, and then decreased to about a dozen in 2008 and 2009.
- The recent downward trend throughout the county reflects the slowing of the housing and development markets and the nationwide economic recession.

**Household Projections Numeric Growth -- 2000 to 2030
Town of Richmond & Neighboring Communities**

MUNICIPALITY	CENSUS	EST.		PROJECTIONS				# CHG
	2000	2005	2010	2015	2020	2025	2030	00-30
Richmond	524	827	1,019	1,236	1,466	1,691	1,920	1,396
Erin Prairie	227	233	242	255	268	278	288	61
St. Joseph	1,193	1,295	1,445	1,621	1,804	1,977	2,149	956
Somerset	927	1,145	1,336	1,554	1,785	2,007	2,233	1,306
Star Prairie	1,006	1,205	1,387	1,596	1,815	2,025	2,239	1,233
Warren	426	499	573	657	744	829	914	488
V. Roberts	392	553	651	766	886	1,002	1,120	728
V. Somerset	635	903	1,111	1,347	1,596	1,839	2,089	1,454
C. New Richmond	2,561	3,105	3,588	4,151	4,737	5,303	5,876	3,315
St. Croix County	23,410	28,506	32,970	38,126	43,517	48,709	53,975	30,565

Source: U.S. Census Bureau -2000 and Wisconsin Department of Administration 2008.

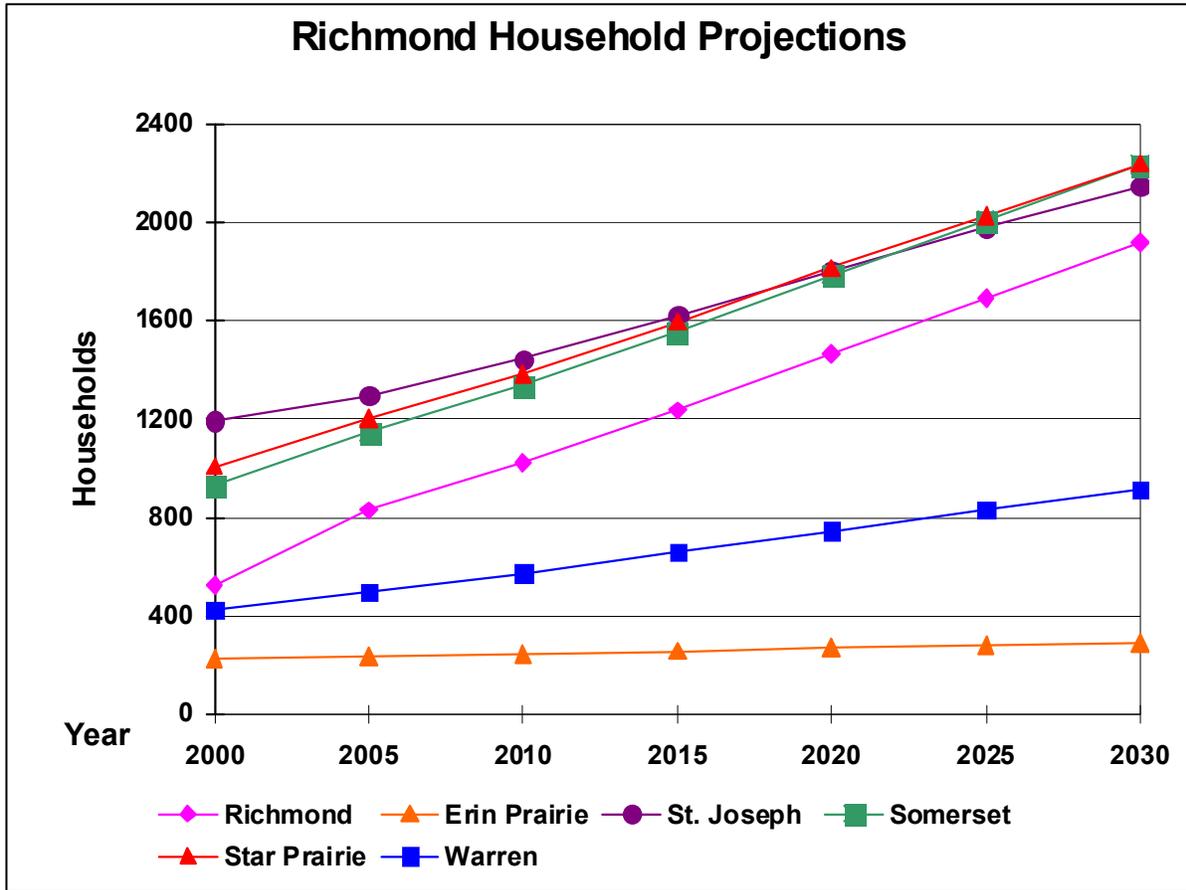
**Household Projections Percentage Growth -- 2000 to 2030
Town of Richmond & Neighboring Communities**

MUNICIPALITY	CENSUS		PERCENT CHANGE					
	2000	00-05	05-10	10-15	15-20	20-25	25-30	00-30
Richmond	524	57.8	23.2	21.3	18.6	15.3	13.5	266.4
Erin Prairie	227	2.6	3.9	5.4	5.1	3.7	3.6	26.9
St. Joseph	1,193	8.5	11.6	12.2	11.3	9.6	8.7	80.1
Somerset	927	23.5	16.7	16.3	14.9	12.4	11.3	140.9
Star Prairie	1,006	19.8	15.1	15.1	13.7	11.6	10.6	122.6
Warren	426	17.1	14.8	14.7	13.2	11.4	10.3	114.6
V. Roberts	392	41.1	17.7	17.7	15.7	13.1	11.8	185.7
V. Somerset	635	42.2	23.0	21.2	18.5	15.2	13.6	229.0
C. New Richmond	2,561	21.2	15.6	15.7	14.1	11.9	10.8	129.4
St. Croix County	23,410	21.8	15.7	15.6	14.1	11.9	10.8	130.6

Source: U.S. Census Bureau -2000 and Wisconsin Department of Administration 2008.

- In 2008, the Wisconsin Department of Administration revised the housing projections to reflect the historic growth pattern and to also include changes in growth rates through 2005.
- The revised projections more accurately reflect the residential growth patterns throughout St. Croix County from 2000 through 2005 and are fairly aggressive.
- The recent slump in the economy and housing market may affect future projections but the exact impact will not be known until data from the 2010 census becomes available.
- Richmond’s new housing growth from 2000 to 2005 is estimated at almost 60 percent. This sharp increase in households heavily impacts the household projections for the next 25 years.
- The Town’s 2030 household projections are almost three times the number of homes in 2000. If this growth occurs there will be tremendous pressure on community services, schools, and town facilities. The Town should identify how and what will be needed to meet these expanded needs of residents.

- The towns of Richmond, Star Prairie, Somerset and St. Joseph will likely experience similar amounts of growth regardless of the rate of growth.



HOUSING GOALS, OBJECTIVES & POLICIES

Goal: Safe, quality housing for all Town of Richmond residents while maintaining a predominantly rural residential character.

Objectives:

1. Encourage the maintenance, rehabilitation and reuse of existing housing stock.
2. All new housing should be well designed and properly maintained.
3. Encourage high quality construction standards for housing.
4. Encourage housing sites in the town that meet the needs of persons within a variety of income levels, age groups and special needs.
5. Support new developments that are primarily single-family homes or two-family homes.
6. Support a limited number of dwelling units with three or four units in a structure in conjunction with conservation design development.
7. Multi-family or multi-unit dwelling housing and additional mobile home parks are not compatible with the rural character of the town.
8. Encourage home sites that are safe from seasonal flooding or ponding.

Policies:

1. Plan for a sufficient supply of developable land for housing in areas consistent with town policies and of densities and types consistent with this plan.



One of the many subdivisions in the Town of Richmond, Cherry Knolls offers attractive homes and home sites for residents. Photo by Shawn Demulling.

2. To ensure high quality construction, require all housing construction to comply with the State of Wisconsin Uniform Dwelling Code.
3. The town may participate in and support programs and funding sources such as the Community Development Block Grant (CDBG), that provide assistance to residents in maintaining and rehabilitating the housing stock.
4. Update land use regulations to guide the location of future residential development and protect important features of the natural environment without making existing houses nonconforming whenever possible.



Lundy's Preserve is an example of residential development that borders open space land, the Lundy Pond Waterfowl Production Area. Photo by Shane Demulling.

5. Conservation design development is an option to preserve the rural character of the community to enable rural residential development and provide services in a cost-effective manner.

6. Guide development away from hydric and alluvial soils, which are formed under conditions of saturation, flooding or ponding.

7. Encourage home site design that achieves rural character and farmland preservation objectives and ensures that home sites are safe from seasonal flooding or ponding.



Multiple homes and larger farmsteads represent multi-generations and larger farm operations. Photo by Shawn Demulling.

8. The maximum gross density for development shall depend on the location of the development. The gross density may not be the minimum lot size in all cases.
9. Consider updating county and/or town land use ordinances to require standards for manufactured or mobile homes such as: a minimum width and living space area for each unit and/or a roof on each unit with at least a 3:12 pitch.
10. Encourage residents and mobile home park owners to ensure the safety of residents by anchoring mobile home units to frost-free foundations.
11. Coordinate with St. Croix County to pursue grant funding for anchoring older mobile or manufactured homes.
12. Additional mobile home parks or multi-family or multi-unit dwellings do not fit the rural character of the Town of Richmond and should not be developed. Multi-family, multi-unit dwelling housing or a mobile home park is defined as five or more units in a structure or on a lot.

13. Inform property owners and developers that development located within three nautical miles of the airport will need to meet height limitations and building construction standards for insulation and sound reduction. These sites may be required to have deed restrictions acknowledging the airport and its related noise impacts.
14. Work with St. Croix County to update the county's and the town's land use regulations to require that relocated houses and new manufactured houses are sited on freestanding, separate parcels; are placed on permanent foundations; and are brought into compliance with the Uniform Dwelling Code to provide safe, quality housing.
15. Work with St. Croix County to maintain property to ensure a high-quality living environment within all residential areas and to address violations of applicable land use ordinances on residential, commercial or industrial properties.
16. Work with St. Croix County to improve or expand St. Croix County Zoning Ordinance regulations regarding property maintenance and nuisance issues such as junk vehicles and dilapidated buildings.
17. Work with St. Croix County on the St. Croix County Animal Waste and the Zoning ordinances to improve relationships and operations between large-scale farms and nearby existing residences.



Richmond has many conventional residential subdivisions throughout the town, these are off CTH A adjacent to the golf course. Photo by Shawn Demulling.

ECONOMIC DEVELOPMENT

The economy of a community can be an important determining factor driving land use and development. The incomes of Town of Richmond residents are directly related to employment and other economic opportunities, and employment is dependent on the local, county and regional economies. Property values and taxation rates can reveal economic trends and relative differences between communities.

TYPES OF LOCAL EMPLOYMENT

Commercial/Industrial Operations & Employment -- 2009 Town of Richmond

OPERATION/EMPLOYER	ESTIMATED EMPLOYMENT	PRODUCT
All Breeds Dog Grooming	3 Full-Time (FT)	Dog grooming & kenneling
American Heating/AC	3 FT, 2 Part-Time (PT)	Heating & air conditioning
Associate Hair Design	3 FT	Hair styling
B. Dalton Liquor	1 4 PT	Liquor store
Boardman Bypass	2 FT, 1 PT	Tavern
Bob & Steve's Amoco	1 FT 4 PT	Convenience & gas store
Cemstone, Mathy Construction, Monarch Paving (Tammec Corporation)	30 FT In-season	Nonmetallic mining
Church of Christ		Religious services
Derrick Construction	65 FT	Residential & commercial construction & land development
GTK Towing	1 FT, 3 PT	Impound & repair services
Hopkins Electric	3 FT	Electrical services
LaVenture Crane and Rigging	5 FT	Crane and tractor/trailer moving services
Mally's Sunshine Kennels & Gregory Gift of Hope	4 PT & volunteers	Dog boarding & animal rescue
Meisters Bar	3 FT	Tavern & grill
Kopp Commercial Properties Of WI LLC & New Horizon Homes Inc	2 FT	General contractor
Krolls Excavating		Excavating & grading services
Michaelson's Gravel Pit		Nonmetallic mining
New Richmond Salvage	4 FT	Salvage operation
New Richmond Tree Service		Tree trimming & removal
Pine Meadows Golf Course (G & J Midwest Ag Inc)	5 FT	Golf course
Powers Excavating		Excavation & grading services
Prism Plastics Inc	22 FT	Plastic injection molding
Ready Randy's -- RJ Of Wisconsin LLC	4 FT, 41 PT	Sports bar & grill & banquet facilities
Richmond Plumbing & Heating	6 FT	Plumbing & heating repair & installation
Richmond Recycling Center	3-5 PT	Recycling collection services
Richmond Town	7 PT	Clerk, Treasurer & Supervisors
Rod & Gun Inc Willow River	0	Gun club & shooting range
Sharp-Shooters Kennel	2 PT	Gun/Dog training
Stephens Sanitation	4 FT, 2 PT	Waste & recycling collection services
The Turkey Store (Jerome Faribault Farms Inc.)		Poultry production & food product sales

OPERATION/EMPLOYER	ESTIMATED EMPLOYMENT	PRODUCT
Sunnyside Super Storage	1 PT	Storage rental
US-Fish & Wildlife Headquarters	1 FT	Government office
Utecht Commercial Holdings LLC	3 FT In-season	Nonmetallic mining
Total 33	63 FT 74 PT	

Source: Richmond Plan Commission Members

- Employment in the Town of Richmond consists of 21 private businesses, seven contractor storage yards, three government facilities, one agricultural operation, one church and some home occupations.

ECONOMIC DEVELOPMENT GOALS, OBJECTIVES & POLICIES

Goal: The Town of Richmond will support economic development activities appropriate to the resources, character and service levels of the town and that strengthen the local economy while maintaining its commitment to the town's environmental needs. Large-scale industrial and commercial development should be directed to St. Croix County's urban centers. Rural economic development should promote alternative agricultural and forestry-based opportunities and industrial and commercial development with minimal infrastructure needs.

Objectives:

1. Identify locations for future environmentally-friendly businesses to locate within the Town.
2. Encourage the redevelopment and reuse of the town's existing commercial sites.
3. Retain and help grow existing farms and businesses.
4. Support home-based businesses where there will be little impact on surrounding properties.
5. Plan for an adequate supply of developable land for commercial and industrial uses in logical areas consistent with the town's plan elements.
6. Consider the conservation of non-renewable resources and the rural character when evaluating a commercial development request.
7. Support economic development efforts for farming and farm-related businesses.
8. Prevent unplanned commercial development along major roadways.

Policies:

1. Support the continued operation and/or expansion of existing farms and businesses in Richmond.
2. Support the economic health of alternative agriculture in the Town of Richmond.
3. Support fruit, vegetable and tree farms and greenhouses in the town, designed to supply food to local farmer's markets and grocery stores in the area.
4. New commercial activities that support residents in nearby neighborhoods should be located along STH 65 from the City of New Richmond to CTH G and along



Farms will continue to be a predominant land use in the Town of Richmond during the next 25 years. Their continued operation is important to the town's tax base. Photo by Shawn Demulling.

CTH G to 140th Street. Also commercial will likely infill south of Boardman on either side of CTH A and from the diamond interchange at 105th Street on STH 35/64 east to the City of New Richmond on Business Hwy 64. Existing commercial sites may show some expansion but only if it is not in conflict with other surrounding land uses. No other new areas of commercial development are encouraged or planned. Generally commercial development which requires greater services than the town can provide should be located within or adjacent to the City of New Richmond where urban sewer and water services are present.



Several small businesses in the town are located along STH 65 and CTH G. Photo by Shawn Demulling.

5. Consider working with St. Croix Economic Development Corporation to assist in locating potential new businesses.
6. Work with the villages of Roberts and Somerset and the City of New Richmond to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.
7. Promote higher quality development and minimize the negative impacts of commercial and industrial development in the Town through the use of restrictive covenants, zoning restrictions and design standards.



The Pine Meadows Golf Course is a commercial operation in the town that maintains the rural and open space character of the community. Photo by Shawn Demulling.

8. The Town should strongly encourage St. Croix County to adopt a site plan review process to identify minimum standards for commercial and industrial sites. These could include all commercial and industrial development in the Town but flexibility should be allowed to address the concerns of existing businesses.

- 9. Commercial and industrial site plans should include parking preferably behind buildings and parking lot landscaping standards, including landscaped islands or rain gardens within large parking lots that break up the expanse of impervious surface.



Commercial businesses with attractive landscaping and good design are an asset to the Town of Richmond. Parking lot landscaping standards would make this site even more appealing. Photo by Shawn Demulling.

- 10. Business signage, landscaping, screening, and lighting should be compatible with the rural character of Richmond.
- 11. Lighting should be shielded and downward directed with no spillover onto neighboring properties and should have specific illumination time frames to maintain dark skies and save energy.
- 12. Landscaping and screening should include visual screening standards and setback buffers between residential and industrial or commercial land uses.



This commercial business in Richmond is completely screened from neighboring residential properties, except for parking and signage. Photo by Shawn Demulling.

- 13. Work with businesses to maintain and protect the air quality, water quality and rural character of Richmond.
- 14. Require the disclosure of any soil or groundwater contamination on sites before

approving development proposals.

- 15. Work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.
- 16. Commercial and industrial development should be designed with consideration of the open spaces that this plan identifies along the Town’s primary drainage corridors, which include the Willow River, Ten Mile Creek, Paperjack Creek, Anderson Springs, Brushy Mound and Lundy ponds and other wetlands.
- 17. Work with St. Croix County to permit home-based businesses where there will be little impact on surrounding properties.
- 18. Encourage renewable energy resources on a small-scale basis.

AGRICULTURAL RESOURCES

There are many different aspects of agriculture which could be evaluated as part of a discussion of this resource, farming practices, economic impacts, rural interaction, and aesthetics just to name a few. In evaluating those which can be influenced by local decision-makers, however, it becomes immediately apparent that state and national policies have more impact on the future of agriculture than local land-use decisions. In spite of state and national influences, agriculture is still very important at the local level, whether as a “way of life,” due to job impact, as a tax base or because of the aesthetic values of the rural scene. This section will look at the status of agriculture in the St. Croix County in general and the Town of Richmond specifically and discuss the ways in which local policy decisions can have an impact on this industry and resource.

It must also be noted, that in an evaluation of the agricultural data available there is very little reported at the town level. The Town of Richmond has agriculture activities spread throughout the town. Much of the town has high quality agricultural lands and therefore it can be deduced that county-wide agricultural data is representative of the best agricultural lands in Richmond. As a result, county-wide data is used when town level data is not available.

AGRICULTURAL LANDS

Prime farmland is the land that is best suited to food, feed, forage, fiber, and oilseed crops. It may be cultivated land, pasture, woodland or other land, but it is not existing urban and built-up land, or water areas. The soil qualities, growing season, and moisture supply are factors needed for a well-managed soil to produce a sustained high-yield of crops in an economic manner. Prime farmland produces the highest yields with minimal inputs of energy and economic resources, and farming it results in the least damage to the environment. Historically, soils that fall into classes I, II, and III of the Soil Conservation Service's capability unit classification system are considered prime agricultural lands. The value of these lands for agriculture is associated with not only their soil class, but also with their size, present use and any regulatory framework for their protection.

SUITABILITY FOR AGRICULTURE

The United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), in establishing a uniform, national identification of productive farmlands, created a soil classification system that categorizes soils by their relative agricultural productivity. There are two categories of highly productive soils; national prime farmland and farmland of statewide significance. National prime farmland is well suited for the production of food, feed, forage, fiber and oilseed crops, and has the soil qualities, available moisture and growing season required to produce economically sustained high yields of crops when properly managed. Farmland of statewide significance are those lands, in addition to national prime farmland, which are of statewide importance for the production of food, feed, forage, fiber and oilseed crops. Soils that fall into classes I, II, and III of the Natural Resources Conservation Service's capability unit classification system are considered prime agricultural lands.

In 1981, NRCS developed a new system for evaluating agricultural lands, “Land Evaluation and Site Assessment,” (LESA) which uses more detailed considerations of soil capability and potential yields, and provides for the assessment of factors beyond soil productivity in the determination of agricultural potential. The system is now widely used throughout the U.S. The LESA system presents the opportunity to define agricultural lands that have the most productive potential.

LAND EVALUATION AND SITE ASSESSMENT FOR AGRICULTURE

The Land Evaluation and Site Assessment (LESA) system is a point-based approach that is generally used for rating the relative value of agricultural land resources. In basic terms, a given LESA model is created by defining and measuring two separate sets of factors. The first set, **Land Evaluation**, includes factors that measure the inherent soil-based qualities of land as they relate to agricultural suitability. The second set, **Site Assessment**, includes factors that are intended to measure social, economic and geographic attributes that also contribute to the overall value of agricultural land. While this dual rating approach is common to all LESA models, the individual land evaluation and site assessment factors that are ultimately utilized and measured can vary considerably, and can be selected to meet the local or regional needs and conditions a LESA model is designed to address. The LESA methodology lends itself well to adaptation and customization in individual states and localities. Also in addition to ranking soils for agricultural potential, the LESA system can provide a systematic and objective way to evaluate and numerically rank soils for their relative value for any specific use.

The Land Evaluation and Site Assessment (LESA) system is an analytical tool used to assist decision makers in comparing agricultural sites based on their agricultural value. The LESA system provides an objective and consistent tool to aid decision-makers in evaluating the relative importance of specific sites for continued agricultural use. In this sense, it is a tool for determining the best use of a site. While in some cases the best use may be some type of development, there are many other situations where the best use is to remain in agriculture. Also, there may be instances where the land is not suitable for agriculture, but neither is it a suitable location for development. In such situations, the LESA system is a valuable tool for determining the use with the least detrimental impact to the environment, economy and aesthetics.

As noted earlier, there are two components to the LESA system; the **Land Evaluation (LE)** portion of the system, which is based on soils and their characteristics, and the **Site Assessment (SA)** portion of the system, which rates other attributes affecting a site's relative importance for agricultural use. The Land Evaluation portion is stable and unchanging because the soils do not change and the data relative to those soils takes a long time to accumulate. The Site Assessment is dynamic and changes on a continual basis because there are regular changes in development, property ownership, roadway improvements, sewer expansions, etc. happening throughout an area.

A LESA system was developed for St. Croix County by a committee consisting of members of the Land and Water Conservation and Planning and Zoning committees; citizens; town officials; county staff from the Land and Water Conservation, Zoning and Planning departments; and NRCS staff. A detailed manual describing how the county's LESA system works and how it was developed is available from the St. Croix County Land Conservation Department. As an appropriate base of information for the agricultural productivity of land in the Town of Richmond only the Land Evaluation component of LESA is discussed here.

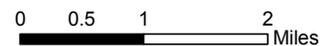
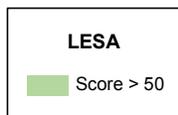
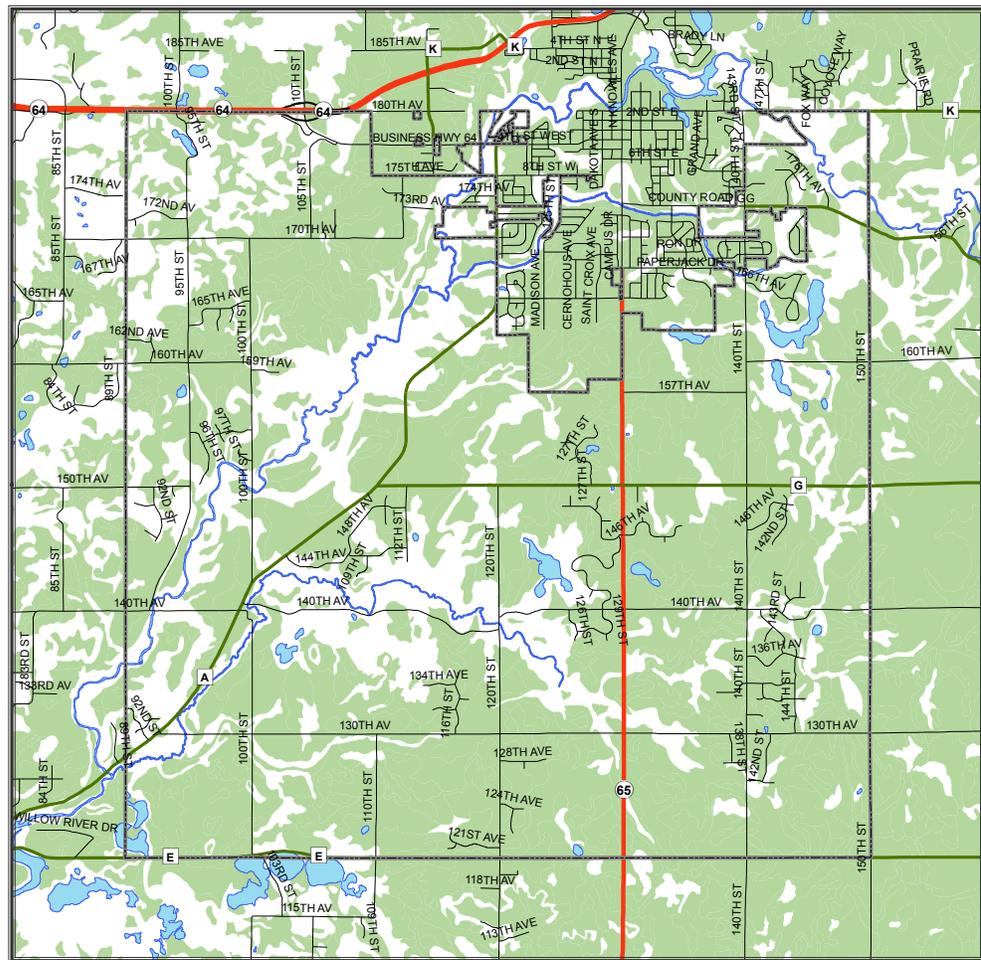
Many physical and chemical soil properties are considered in the LE rating, either directly or indirectly, including soil texture and rock fragments, slope, wetness and flooding, soil erodibility, climate, available water capacity, pH (alkalinity versus acidity), and permeability. Three soil property indexes are combined to produce the LE soil component rating, Productivity Index for corn and alfalfa, Land Capability Class and National Prime Farmland. This produces a rating that reflects the most important soil considerations for agricultural use in St. Croix County. Higher numbers mean greater value for agriculture. LE ratings reflect this productivity potential, as well

as the economic and environmental costs of producing a crop. Possible LE ratings range from 0 to 100.

The LESA Committee with assistance from the St. Croix County Land Conservation Department and the District NRCS Soil Scientist selected soils with a score of 50 or more as the soils with agricultural production potential. The Potentially Productive Agriculture Map of the Physical Features map series depicts the LESA Agricultural Soils with a score of 50 or more. Please see the map below.

The LESA system is very flexible. It could be adapted to fit the needs of decision-makers at the local level. Procedures, and information on developing entire LESA systems, are in guidebooks, manuals and other literature, which are available from the NRCS. Local decision-makers can use the guidance to develop a LESA system, which evaluates land, based on local objectives for preservation and management. The Town of Richmond may want to address potential application of the LESA system in its goals, objectives and policies and may want to explore and evaluate its potential use within the town as part of the implementation section.

Potentially Productive Agriculture Land Town of Richmond



Richmond Boundary



SOURCE: NRCS & St. Croix County LESA

WORKING LANDS INITIATIVE

The Wisconsin Working Lands Initiative was passed as a part of the state's 2009-2011 biennial budget process. The initiative can be found primarily in Chapter 91 of the Wisconsin State Statutes. The goals of the initiative is to achieve preservation of areas significant for current and future agricultural uses through successful implementation of these components:

- Expand and modernize the state's existing farmland preservation program.
- Establish agricultural enterprise areas (AEAs)
- Develop a purchase of agricultural conservation easement matching grant program (PACE).

Expand And Modernize The State's Existing Farmland Preservation Program

- Modernize county farmland preservation plans to meet current challenges
- Provide planning grants to reimburse counties for farmland preservation planning
- Establish new minimum zoning standards to increase local flexibility and reduce land use conflicts; local governments may apply more stringent standards
- Increase income tax credits for program participants
- Improve consistency between local plans and ordinances
- Simplify the certification process and streamline state oversight
- Ensure compliance with state soil and water conservation standards
- Collect a flat per acre conversion fee when land under farmland preservation zoning is re-zoned for other uses

Establish Agricultural Enterprise Areas

- Maintain large areas of contiguous land primarily in agricultural use and reduce land use conflicts
- Encourage farmers and local governments to invest in agriculture
- Provide an opportunity to enter into farmland preservation agreements to claim income tax credits
- Encourage compliance with state soil and water conservation standards

Develop A Purchase Of Agricultural Conservation Easement (Pace) Grant Program

- Protect farmland through voluntary programs to purchase agricultural conservation easements
- Provide up to \$12 million in state grant funds in the form of matching grants to local governments
- and non-profit conservation organizations to purchase agricultural conservation easements from willing sellers
- Stretch state dollars by requiring grants to be matched by other funds such as federal grants, local contributions and/or private donations
- Establish a council to advise the state on pending grants and proposed easement purchases
- Consider the value of the proposed easement for preservation of agricultural productivity, conservation of agricultural resources, ability to protect or enhance waters of the state, and proximity to other protected land
- Ensure consistency of state-funded easement purchases with local plans and ordinances

The Working Lands Initiative is less than a year old and is still in the development stage. Up-to-date information is available from the State's website:

www.datcp.state.wi.us/workinglands/index.jsp.

AGRICULTURE GOALS, OBJECTIVES & POLICIES

Goal: Preserve the town's rural character while allowing residential development. Protect agricultural resources and farming as a vocation in the Town of Richmond.

Objectives:

1. Maintain agriculture as the major economic activity and way of life within the town.
2. Allow development in locations, forms and densities, which supports the preservation of agriculture and rural character.
3. Preserve highly productive farmlands for continued agricultural use.
4. Encourage land uses that are compatible with agriculture and land preservation programs that work with farming.
5. Encourage traditional and nontraditional farming.
6. Manage growth to help limit conflicts between agriculture and non-agricultural land uses.
7. Support policies that strengthen and maintain a farm operator's right to farm.
8. Protect surface and groundwater quality.

Policies:

1. Support the continued operation and/or expansion of existing farms in Richmond.
2. Support farmland tax credits, use value assessments, and other programs that encourage the continued use of land for farming.
3. Promote agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
4. Support the economic health of sustainable agriculture in the Town of Richmond.
5. Support fruit, vegetable and tree farms and greenhouses in the town, designed to supply food and ag products to local farmers markets and grocery stores in the area.



Agriculture is an important part of the economy in the Town of Richmond. Photo by Shawn Demulling.

- 6. Support innovative agriculture technologies.
- 7. Require that new residents receive a copy of St. Croix County's 'Rural Living Guide' that outlines the traditional community norms and expectations for rural residents and develop a Town of



The size of farm equipment, farm fields and distances traveled are all increasing. Photo by Shawn Demulling.

Richmond supplement that provides important information for town residents and can be inserted into the county handout. Provide copies of the handout and insert to all new residents as part of the building process and post copies on the Town's website.

- 8. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.
- 9. Promote use of the forestry "best management practices" as minimum standards for logging and other uses.



Large fields with irrigation equipment are common in the Town of Richmond and indicate significant investments in production by land owners. Photo by Shawn Demulling.

- 10. Support buffer zones around agriculture areas and between farms and rural residential subdivisions consisting of a larger setback to residential structures and accessory structures.

- 11. Direct development away from environmentally

sensitive areas and productive farm and forest lands.

- 12. Conservation design development is an option to preserve open agricultural ground.
- 13. Protect the visual quality of scenic roadways through site planning, driveway location, landscaping, signage, and other standards, such as placing driveways along property lines, fencerows, or existing vegetation wherever possible.



Farmers are increasingly using semi trucks to haul the harvest from the fields. Local roads need to accommodate these vehicles. Photo by Shawn Demulling.

Decrease conflicts between agricultural uses and non-farm uses by directing traffic to alternative routes.

- 14. Work with St. Croix County on the St. Croix County Animal Waste and the Zoning ordinances to improve relationships and

operations between large-scale farms and nearby existing residences.

- 15. Encourage St. Croix County to study a voluntary purchase of development rights program.
- 16. Delineate, refine and protect “environmental corridors” as a composite of the Town’s most sensitive natural areas.
- 17. Before approving any changes in land use, consider the impact on wildlife habitat, rare plant and animal species, and archeological sites.
- 18. Undertake concerted efforts to improve water quality in the most impacted watersheds.
- 19. Preserve and protect natural shoreline areas in the town.

NATURAL RESOURCES

The Town of Richmond has a rich natural history, which is the basis for its present physical characteristics. Over 100 years of human settlement and resource use have altered the physical characteristics of the landscape. The people who reside in it value the natural environment and the physical influences that make up the rural landscape. Natural features are important to consider when planning for future uses. The rural character of the Town of Richmond is an important consideration as well. This inventory of the physical features of the town describes the impacts of development on those features, and provides an analysis of systems that might be employed to mitigate the impacts of possible development on the landscape.

COMPREHENSIVE ENVIRONMENTAL RESOURCE PROTECTION

Environmental corridors offer a mechanism to identify, evaluate and devise protection or management strategies for the most apparent valued resources in the county. However, considering environmental corridors does not address the overall natural resource base of the county including surface or ground water quality, fisheries, wildlife, manageable forests and the diversity of plants and animals.

The environmental corridors mechanism does not address retaining agriculture and rural character, managing stormwater better, preserving or creating a sense of place, and reducing infrastructure costs.

Rural residential development has the potential for creating the greatest impacts on the landscape of Town of Richmond. There are development patterns which are sensitive to the environmental resources and unique landscape contained in potential development sites which can address other issues, such as retaining agriculture and rural character, preserving or creating a sense of place, and reducing infrastructure costs.

Existing subdivision controls and zoning only provide for the distribution of roughly equal sized lots, which consume virtually the entire site, leaving no open space. Conventional subdivisions developed under these existing regulations are typically characterized by houses with mostly views of other houses.

Open Space or Conservation Design is an alternative site design technique which takes into account the individual environmental and landscape characteristics of the site, provides the same number of housing units built on smaller lots, and accommodates a variety of desirable objectives, including setting aside substantial amounts of open space, protecting environmental features and wildlife habitat, preserving rural character and scenic views, accommodating better stormwater management, preserving agricultural land, allowing shared wells and on-site wastewater treatment, creating a sense of place, and reducing the amount of roads and other infrastructure.

Through the management or, where necessary, prohibition of development in environmental corridors, and the flexibility of open space or conservation site design, there is the potential to dramatically reduce the negative impacts of development on the towns' natural resource base, scenic quality and rural character.

NATURAL RESOURCES GOALS, OBJECTIVES & POLICIES

Goal: To protect, preserve, conserve, enhance and carefully use the Town of Richmond's precious natural resources.

Objectives:

1. Recognize the environment as an integrated system of land, water and air resources, the destruction or disturbance of which can immediately affect the community by creating hazards, destroying important public resources and habitat, or damaging productive lands and property.
2. Preserve Richmond's most important and sensitive natural resources and areas.
3. Protect and improve the quality of surface water, groundwater, shoreline and wastewater treatment within the town.
4. Identify and protect unique natural resources such as floodplains, wetlands, steep slopes, woodlands and prairies and encourage the use of soil conservation practices.
5. Direct development away from environmentally sensitive areas, natural resources and productive forest lands.
6. Preserve the Town's scenic beauty, heritage and archeological resources.
7. Engage in intergovernmental cooperation to protect natural resources.

Policies:

1. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, groundwater aquifers, floodplains, wetlands, steep slopes, woodlands, prairie and agriculture.
2. Consider protection and enhancement of sensitive natural resources, open and recreational space, large blocks of forestland and scenic vistas when reviewing development proposals and making public expenditures.
3. Preserve and protect natural landscape features such as wetlands, floodplains, streams, lakes, steep slopes, woodlands, prairies and oak savannas as essential



Ten-Mile Creek is one of the sensitive natural resources the town needs to protect as development proposals are considered. Photo by Shawn Demulling.

components of the hydrologic system, valuable wildlife habitat and focal points of natural beauty and recreation.

4. Encourage and support projects involving citizens and government or private organizations such as Wisconsin Department of Natural Resources, US Fish & Wildlife Service, Pheasants Forever, etc., to protect fish, waterfowl and wildlife habitats in the Town of Richmond through acquisition. Areas such as Anderson Springs, Willow River, Brushy Mound Pond and Paperjack Creek provide surface and groundwater protection, are open to the public for some open space recreation, fishing and hunting activities and will improve and expanded scenic amenities for town residents.
5. Direct proposed development in areas where soil characteristics are compatible with the proposed development.
6. Discourage and, where possible, prevent the altering of wetlands and floodplains by filling or developing.
7. Promote development and agricultural practices, which protect surface and ground



Natural shorelines are important to the protection of surface and groundwater quality. Photo by Shawn Demulling.

water quality, including proper erosion control, manure management, lawn management and storm water management strategies.

8. Protect and restore natural shoreline areas

and encourage natural landscaping, utilizing native plant species and minimizing turf to protect and enhance surface and groundwater quality.

9. Conservation design development is an option for sites with unique or exceptional natural resources such as surface water, wetlands, steep slopes, or highly productive agricultural soils.
10. Encourage the management of woodlands in an effort to promote further value for timber and wildlife; the State’s Managed Forest Land Program is one option for landowners.
11. Consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites before approving any changes in land use.
12. Delineate, refine and protect “environmental corridors” as a composite of Richmond’s most sensitive natural areas.

13. Identify environmentally sensitive areas most likely to be subject to rapid degradation and work to protect these areas first. Restore degraded resources, such as wetlands and woodlands, where possible.
14. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.
15. Encourage and support a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.

16. Support the Willow River Watershed Plan and the Ten Mile Creek projects to protect and improve the water quality in the most impacted watersheds, especially the Willow River.



The Willow River near 140th Ave. bridge. As residential development comes closer to the town's drainage corridors it will become more important for the town to consider options for preservation and protection. Photo by Shawn Demulling.

17. Work with St. Croix County and state agencies to promote the proper approval process, placement and monitoring of new on-site wastewater systems and water wells, appropriate maintenance and replacement of failing older systems and wells as a means to protect public health and ground water quality.
18. Coordinate and work with other governmental and private agencies such as the Willow River Rehabilitation District, WDNR, Western Prairie Habitat Restoration Area and U.S. Fish & Wildlife Service to protect natural resources, especially those that cross political boundaries such as rivers.
19. Support and work with the county on slope disturbance standards. Development should only be allowed on steep slopes with a grade from 12 to 20 percent where best management practices for erosion and sediment control and storm water management can be implemented successfully.

CULTURAL RESOURCES

Preservation of historic, archeological, cultural and scenic resources in the Town of Richmond will foster a sense of pride in the community, improve quality of life, contribute to the preservation of rural character, encourage low-impact tourism and provide an important feeling of social and cultural continuity between the past, present and future.

HISTORIC RESOURCES

In 1983, the Wisconsin State Historical Society compiled a historic resources list of historic sites in Wisconsin communities. The historic resources list for Richmond does not include any historic sites that are listed on the State or National Register of Historic Places. It does include archeological sites that are included in the Wisconsin Archeological Site Inventory database and many historic sites identified through local historical groups, newspaper stories and other resources. Since the list was created, many resources may have been moved, lost or changed.

Using the historic resources list as a starting point, the Richmond Plan Commission members identified additional sites using local residents, historic documents and other state resources, such as the Century Farm and Home and Sesquicentennial programs. Much of the information was gathered during the development of the Community Background section. A final listing of Richmond's historic resources is identified below. Please note that some sites are not specifically identified to provide protection for the resource and property owners from trespassing, sight-seeing and looting.

- The Richmond Town Hall, also known as the Boardman School, Boardman, built in 1927, CTHs A and 100th Street, west side, Section 19. Colonial revival, brick structure.
- Boardman Cemetery, CTH A, Section 20.
- Fred & Ruth Ball Century Farm, 1133 130th Ave., established 1874, 136 years, Section 33.
- Ted & Kristi Casey Century Farm, 1578 STH 65, established 1893, 117, Section 15.
- House, 1496 CTH G & 140th St., northeast quarter of Section 23.
- Farmstead, 1454 160th Ave., East of 140th Street, Section 12.
- Former Early Farm, CTH GG, Section 1.
- Former Nigarten Barn, 1294 130th Ave. at intersection with 150th St., Section 36.
- Former Henry E. Joyce Farmstead, 1664 STH 65, Section 10. Queen Anne, clapboard structure used as a single-family home. Built in 1900. Moved to Town of Somerset.
- Two-story cube house, formerly on STH 65 and CTH G, Section 23 moved to Stone Run Estates on 134th Ave. in Section 26.
- Front and side-gabled house, 1397 CTH A, east side in Boardman, Section 30. Formerly the Anna Mondor house.
- Side-gabled house, 1411 CTH A, east side in Boardman, Section 19.
- Four-square house, 1413 CTH A, east side in Boardman, Section 19.
- Side-gabled house, 1415 CTH A, east side in Boardman, Section 19.
- Two-story cube house, 1008 140th Ave., east of CTH A, Section 20.

- Oak Hill School, southeast corner of 130th Ave. and 110th Street, used as a storage shed on the Pat Ball farm, Section 33.
- Clarendon School converted to a single-family home, 1628 95th Street, east side, Section 7.
- Lonesome Trail School, converted to a single-family home, 1034 170th Ave., Section 5.
- Foundations of railroad depot on Chicago Northwestern route, near Boardman east of 100th Street and south of 140th Ave., Section 29.
- Foundations of a dam and flour mill on the Willow River, south of 140th Ave., Sections 19 and 30.

Mapped archeological sites are predominantly burial sites. Under Wisconsin law, Native American burial mounds, unmarked burials and all marked and unmarked cemeteries are protected from intentional disturbance.

The town should make a request to the State Historical Society for more detailed information when a specific development proposal is offered on land in an area where a known historic or archeological site has been mapped, if its location is not readily apparent.

The Town of Richmond should work with the developers, the county and the state to preserve the historic farmsteads, barns and outbuildings that contribute to the town's agricultural heritage, rural character and aesthetic beauty and create a unique community.

Additional historic or archeological resources could be identified in the town through an individual or joint effort to create a countywide survey of historic and archeological resources. The State Historical Society provides survey funding on an annual basis, with applications due in November. There is presently no local match requirement.

SCENIC RESOURCES

Scenic beauty is an important cultural resource in Richmond. There are numerous local areas that offer stunning views of the landscape, landmarks (i.e. hills) and bodies of water. In the following list, various resources and agencies have been consulted and the Town Plan Commission has identified areas of high scenic value where there should be preservation efforts.

**Scenic Resources
Town of Richmond**

SITE	DESCRIPTION	LOCATION & SIZE
Anderson Springs	Natural cold water springs that flows into the Willow River. In the past the spring was a popular trout fishing area. Local sport clubs leased access and fenced the spring pond for protection. The spring pond suffers from severe sedimentation and trout stocking ended over 50 years ago. The St. Croix County Sportsmen's Alliance at one time proposed removing the silt to restore the spring pond. Purchase, rehabilitation and improving access would provide another recreational opportunity in the Town.	East ½ of NE ¼ of Section 17 2.5 Acres
Brushy Mound Pond, Wetlands & Beaver Ponds	Small lake with residential development to the east. Heavily wooded area with extensive wetlands complex and wildlife. Beavers are very active and have dammed the water several times. The wetlands usually have standing water, ground is very swampy, and they support a variety of waterfowl. Paperjack Creek runs through this area. Could be a wildlife area, carry-in access for recreation or access and management for hunting.	Section 12, northeast quarter 40 Acres
Paperjack Creek Shorelands	Scenic areas along the Paperjack Creek, both east and west of the City of New Richmond. Areas include undeveloped shorelands, woods and associated wetlands.	Sections 9 & 11
Glens of the Willow River Open Space	Scenic stretch of the Willow River in the Glens of Willow River subdivision. A conservation easement protects the shoreline, two valleys that drain to the Willow and the floodplain. There are also two outlots that provide the subdivision residents with private access to the river. Both sites are connected by 15' wide trail easements that connect the two outlots to each other and to 154 th Avenue, 92 nd Street and 152 nd Avenue.	Section 18 Outlot 1 0.196 Acres Outlot 2 0.12 Acres
Lundy Pond WPA/WA	U.S. Fish & Wildlife Waterfowl Production Area & WI Department of Natural Resources Wildlife Area managed for waterfowl habitat, pheasant habitat and neotropical grassland songbird habitat with ongoing wetland and prairie restoration. Open for hunting, fishing, environmental education and interpretation and wildlife observation and photography. Motorized vehicles and horseback riding are not allowed.	Sections 22, 27 & 28 136 Acres Federal 250 Acres State
St. Croix Prairie WPA	U.S. Fish & Wildlife Waterfowl Production Area managed for waterfowl habitat with ongoing wetland and prairie restoration. Open for hunting, fishing, environmental education and interpretation and wildlife observation and photography. US Fish and Wildlife Service office is located on the site and there is also a one-mile loop trail through the prairie. Motorized vehicles and horseback riding are not allowed.	Section 6 78 Acres

SITE	DESCRIPTION	LOCATION & SIZE
Ten Mile Creek WPA/WA	U.S. Fish & Wildlife Waterfowl Production Area & WDNR Wildlife Area managed for waterfowl habitat and upland game with ongoing wetland and prairie restoration. Open for hunting, fishing, environmental education and interpretation and wildlife observation and photography. Motorized vehicles and horseback riding are not allowed.	Sections 21, 28 & 29 400 Acres
Three Lakes WPA	U.S. Fish & Wildlife Waterfowl Production Area managed for waterfowl habitat and pheasant habitat with ongoing wetland and prairie restoration. Open for hunting, fishing, environmental education and interpretation and wildlife observation and photography. Motorized vehicles and horseback riding are not allowed.	Section 32 154 Acres (Majority in Warren Township)
Waldroff Meadows Trail	A private trail easement for biking and all terrain vehicles runs through the Waldroff Meadows subdivision.	Section 20
Remnant Prairie Sites	There are several remnant prairie sites in the Town that would be a high priority for protection by the Western Prairie Habitat Restoration Area of the WDNR.	Sections 1, 6, 28 & 32
Casey, LaVenture and New Richmond High School Pond	Adjacent to the new New Richmond High School on the south side. This site should be protected and buffered from agricultural use. The immediate watershed could be protected by grassland conservation practices and used as an outdoor classroom for the high school curriculum.	Section 11
140 th Ave.	From Boardman to STH 65 this road has stretches of Ten Mile Creek, US Fish and Wildlife lands, old and new residences and farm fields making it a picturesque and attractive area of the town. A small public fishing access and parking could be provided.	Sections 20, 21, 22, 27, 28, and 29.

Sources: *Heritage Areas of St. Croix County, UW-Extension 1976; Natural Area Inventory, West Central Wisconsin 1976; Wisconsin DNR, U.S. Fish & Wildlife, St. Croix County Parks Department and Town Plan Commission 2010*

CULTURAL RESOURCES GOALS, OBJECTIVES & POLICIES

Goal: Enhance and maintain the Town of Richmond's cultural and scenic resources and rural character.

Objectives:

1. Identify and preserve the town's agricultural, cultural, historic, and archeological resources that recognize the community's pre-settlement and early settlement periods.
2. Identify and protect cultural, historic, archeological and scenic resources.
3. Encourage the preservation of historically and architecturally significant structures and sites in the town.
4. Encourage the preservation of the town's scenic resources.
5. Protect scenic roadways.
6. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.
7. Prohibit incompatible land uses from locating within or next to residential areas.

Policies:

1. Cooperate with the State Historical Society, St. Croix County, surrounding communities and local agencies on a comprehensive survey of historic and archeological resources in the town.
2. Maintain an inventory of historic, archaeological and scenic resources.
3. Provide the inventory for reference and discussion before and during consideration of land development proposals.
4. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.
5. Protect the visual quality of scenic roadways through site planning, driveway location, landscaping, signage and other standards, such as placing driveways along property lines, fencerows or existing vegetation wherever possible.



The Casey Century Farm is one of many historic structures in the Town of Richmond. Photo by Shawn Demulling.

Decrease conflicts between agricultural uses and non-farm uses by directing traffic to alternative routes.

- 6. Support local festivals, fairs, farm tours, farm breakfasts, and markets that celebrate the town's farming heritage and rural way of life.
- 7. Encourage events that promote the town's historical past and rural heritage.
- 8. Support the New Richmond Preservation Society as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the society maintains.



The Richmond Town Hall is a colonial revival brick structure that was originally the Boardman School building. Photo by Shawn Demulling.

- 9. Support St. Croix County and other units of government land use regulations that are intended to manage incompatible land uses. Work with the county to enforce property maintenance codes to maintain rural residential quality and appearance.



Anderson Springs on the Willow River is one of the most scenic locations in the Town of Richmond and has been identified as important to preserve for the future. The headwaters of the springs are near the pine trees. Photo by Shawn Demulling.

INTERGOVERNMENTAL COOPERATION

Intergovernmental communication, coordination and cooperation can make a significant difference in the implementation and administration of a comprehensive plan. Intergovernmental cooperation can be developed over time.

INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES & POLICIES

Goal: Continue and enhance mutually beneficial relationships promoting coordination and cooperation with neighboring towns, St. Croix County, and the State of Wisconsin.

Objectives:

1. Continue to promote, utilize and coordinate shared public services through agreements where such agreements provide efficient, effective and improved public services at lower costs.
2. Maintain and enhance communication with neighboring towns and St. Croix County, in order to identify and resolve potential conflicts.
3. Create partnerships and utilize intergovernmental agreements when appropriate to achieve Richmond's goals, objectives or policies as outlined in this plan.
4. Work with other local governments, state agencies, school districts, etc. on land use and community development issues of mutual concern and to develop and enforce appropriate land use regulations to maintain rural residential quality.
5. Engage in and support processes to resolve conflicts between the plans of the town and other governments with overlapping jurisdiction.
6. Work with neighboring municipalities to resolve issues and other conflicts that exist or may develop.
7. Coordinate multi-jurisdictional (town, village, city, county, state) transportation system improvements and maintenance in the Richmond area.



The new high school is located in the City of New Richmond on the edge of the town. It will be important to coordinate road connections and future land uses in this area with the school district and city. Photo by Shawn Demulling.

Policies:

1. Provide a copy of this comprehensive plan to all surrounding local governments and encourage the City of New Richmond, St. Croix County and other interested governmental units to consider this plan’s policies and recommendations in making future decisions about land use within or affecting the town.
2. Work with St. Croix County, adjacent cities, villages and towns; the regional planning commission; and state and federal agencies to identify and resolve actual and potential conflicts between the town plan and other plans through open dialogue, cooperative initiatives and amendments to the Town of Richmond Plan where appropriate.
3. Work with surrounding communities to encourage an orderly, efficient land use pattern that preserves farming and natural resources and minimizes conflicts between urban and rural uses.
4. Pursue the provision of joint services with the City of New Richmond and neighboring municipalities when it will result in better services and/or cost savings.
5. Contract with neighboring municipalities for emergency ambulance and fire services for town residents.
6. The town will stay aware of school building facility issues and encourage residents to use school facilities for public meetings and recreation when appropriate.
7. Continue to work with the villages of Roberts and Somerset, City of New Richmond, St. Croix County, state agencies and local organizations to develop, provide and support recreational facilities and opportunities and library services within the town and in neighboring communities.
8. Work with St. Croix County and state agencies to promote the proper approval process, placement and monitoring of new on-site wastewater systems and water



The Town of Richmond works with St. Croix County and state and federal agencies to require permits and enforce regulations. Photo by Shawn Demulling.



Richmond’s recycling center serves town residents but also residents in neighboring towns and throughout the county. Photo by Shawn Demulling.

wells,
 appropriate
 maintenance and
 replacement of
 failing older
 systems and
 wells as a means
 to protect public
 health and
 ground water
 quality.

9. Work with and through St. Croix County to expand education, information, special collections and related services for the county recycling and hazardous waste programs. Continue to provide the town hall site as a collection location for white goods, appliances and tires for all county residents.
10. Utilize St. Croix County Sheriff's Office for law enforcement.
11. Work with the Wisconsin Department of Transportation (WisDOT) to ensure that the Town of Richmond's transportation system is coordinated with surrounding



The Business 64 interchange on the north edge of the Town of Richmond will need land uses coordinated with neighboring municipalities. Photo by Shawn Demulling.

systems and that Richmond's interests are well served when major transportation facility improvements are proposed and constructed.

12. Communicate and work with WisDOT, St. Croix County, landowners and private developers on corridor preservation projects: limit development and access along State Trunk Highways 64

and 65 to help preserve them as throughways and scenic image corridors. Do not limit access over or under those highways.

13. Designate specific town and county roadways for bicycle traffic and improve designated bicycle routes with wide, signed shoulders or off-road bike paths, based on the Future Bike System map. These changes would provide a coordinated system of bike routes to access the City of New Richmond, villages of Somerset and Roberts and park and school system serving town residents.
14. Work with the City of New Richmond and the Multi-Purpose Pathway Committee to coordinate and sign bicycle/pedestrian routes into and out of the City of New Richmond.
15. Consider working with the City of New Richmond and the New Richmond Airport Commission to obtain a seat on the Commission for a resident from the Town of Richmond who lives within the Airport's zone of influence and can represent the interests of those residents and property-owners.
16. Encourage St. Croix County to continue to provide transportation services for elderly and disabled residents.
17. Work with the villages of Roberts and Somerset and the City of New Richmond to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.

- 18. Consider working with St. Croix Economic Development Corporation to assist in locating potential new businesses.
- 19. Work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.
- 20. Work with St. Croix County on the St. Croix County Animal Waste and the Zoning ordinances to improve relationships and operations between large-scale farms and nearby existing residences.
- 21. Encourage St. Croix County to study a voluntary purchase of development rights program.
- 22. Support the Willow River Watershed Plan and the Ten Mile Creek projects to protect and improve the water quality in the most impacted watersheds, especially the Willow River.

- 23. Coordinate and work with other governmental and private agencies such as the Willow River Rehabilitation District, WDNR, Western Prairie Habitat Restoration Area and U.S. Fish &



U.S.F.W. Service headquarters for the St. Croix Wetland Management District is located in the Town of Richmond. Photo by Shawn Demulling.

- Wildlife Service to protect natural resources, especially those that cross political boundaries such as rivers.
- 24. Cooperate with the State Historical Society, St. Croix County, surrounding communities and local agencies on a comprehensive survey of historic and archeological resources in the town.
- 25. Support the New Richmond Preservation Society as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the society maintains.
- 26. Support St. Croix County and other units of government land use regulations that are intended to manage incompatible land uses. Work with the county to enforce property maintenance codes to maintain rural residential quality and appearance.

LAND USE

EXISTING LAND USE REGULATIONS

The Town of Richmond has adopted a variety of regulations that affect land use in the town. The chart below summarizes the regulations that the town has adopted, the year the regulation was adopted or last updated and additional land use regulations available to the town. For example development impact fees were originally adopted in 2003 but were last updated in 2010 by the Town of Richmond. The chart also identifies the land use regulations adopted by St. Croix County, many of which affect the town.

Regulation by Minor Civil Division -- 2010 Town of Richmond

REGULATION	RICHMOND	STAR PRAIRIE	SOMERSET	ST. CROIX COUNTY
Village Powers Adopted	Yes '08	Yes '72	Yes '98	N/A
Comprehensive Plan	In Progress	Yes '10	Yes '03	Yes, '00
Official Map Ordinance	No	No	No	N/A
County Zoning	Yes '76	Yes '75	Yes '68	Yes '74
Exclusive Ag Zoning	No	Yes '86	Yes '	Yes
Standards to zone out of Exclusive Ag	No	Yes	Yes	Yes
Floodplain Zoning	N/A	N/A	N/A	Yes '05
Shoreland/Wetland Zoning	N/A	N/A	N/A	Yes '74
Land Division/Subdivision Ordinance	No	In Progress	Yes '09	Yes '06
Minimum Lot Size	N/A	N/A	Yes	Yes 1.5 acre min., 2 acre avg.
Allow Majors w/ POWTS*	N/A	N/A	Yes	Yes
Allow Minors w/ POWTS*	N/A	N/A	Yes	Yes
Erosion Control/Stormwater Mngt.	N/A	N/A	N/A	Yes '06
Sanitary Ordinance	N/A	N/A	N/A	Yes '05
Animal Waste Ordinance	N/A	N/A	N/A	Yes '85
Nonmetallic Mining Ordinance	N/A	N/A	N/A	Yes '04
Tire Management Ordinance	No	No	No	Yes '85
Agricultural Shoreland Mngt. Ordinance	No	No	No	No
Historic Preservation Ordinance	No	No	No	No
Road & Driveway Ordinance	Yes '10	Yes '10	No	No
Town Mobile Home Park Ordinance	Yes	Yes '70	No	N/A
Development Impact Fees	Yes '10	Yes '06	No	N/A
Cooperative Boundary Agreement	No	In Progress	No	N/A
Water Utility District	No	In Progress	No	N/A
Architectural Conservancy Dist.	No	No	No	N/A
Business Improvement District	No	No	No	N/A
Reinvestment Neighborhoods	No	No	No	N/A
Sanitary District	Yes '72	No	No	N/A

N/A – The authority is either “Not Applicable” for example the County can not adopt village powers, or the authority is “Not Available” for example the County has floodplain regulation authority but towns do not.

*POWTS-- Private Onsite Wastewater Treatment Systems

Sources: Town of Richmond, St. Croix County Development Management Plan, 2000, St. Croix County Planning and Zoning Department.

Exclusive ag zoning has not been adopted in the Town of Richmond as one of the tools to regulate land use. The decision to adopt or not adopt exclusive ag zoning generally came from information provided in the St. Croix County Farmland Preservation Plan which was adopted in 1980 by the St. Croix County Board of Supervisors.

The Farmland Preservation Plan took a comprehensive approach to land use regulation. Unfortunately, the actual implementation of the plan was not comprehensive and much of what was in the plan was never used. The plan also allowed individual farmers to enter into farmland preservation contracts. At one time, approximately 10 farmers had farmland preservation contracts with the state and received tax credits. However, all of those have expired and as of 2010 there were no contracts left in Richmond.

St. Croix County is in the process of updating the 1980 Farmland Preservation Plan to address changes in agriculture and changes in the state laws regarding farmland preservation zoning and other programs to protect farmland.

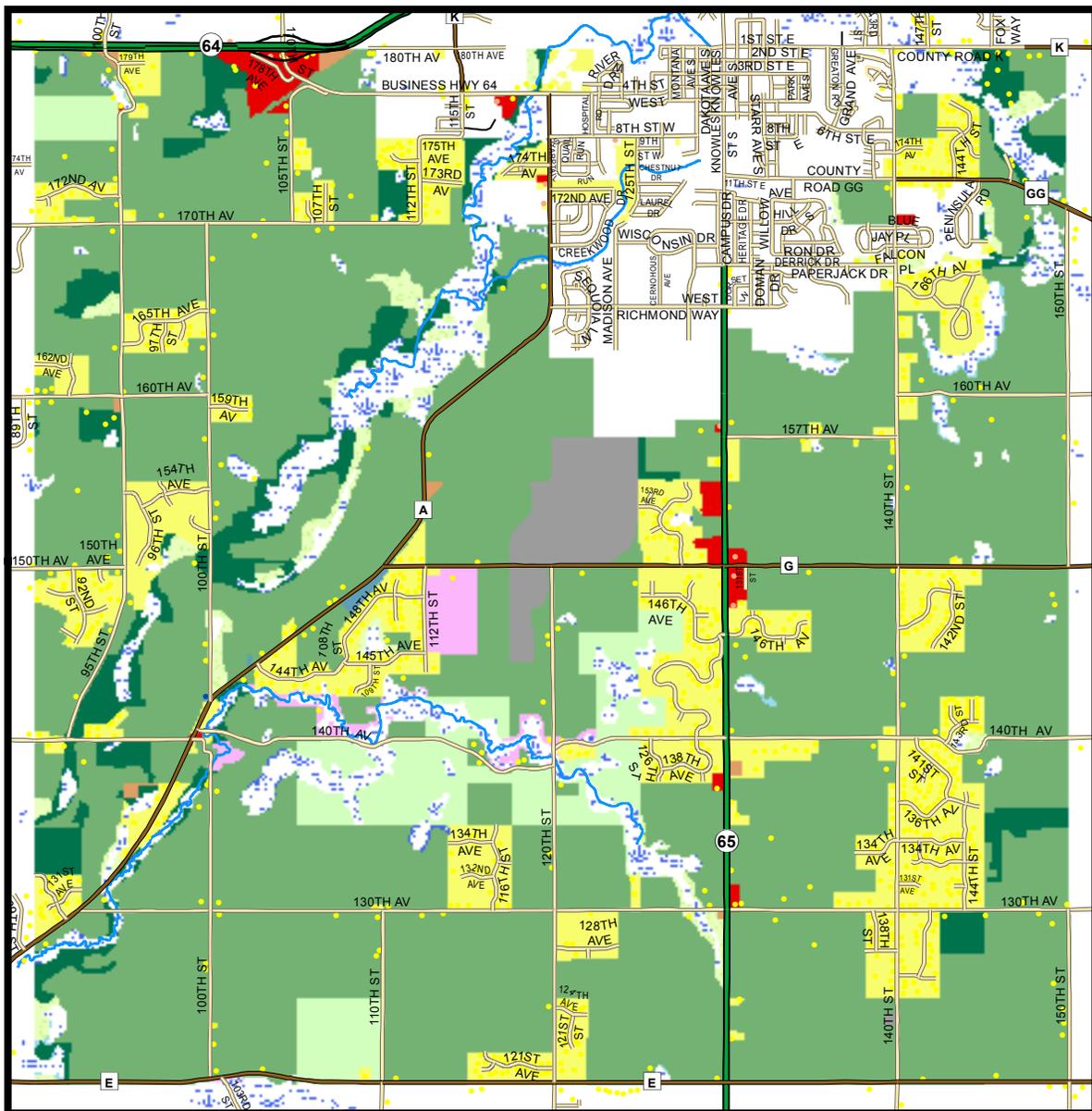
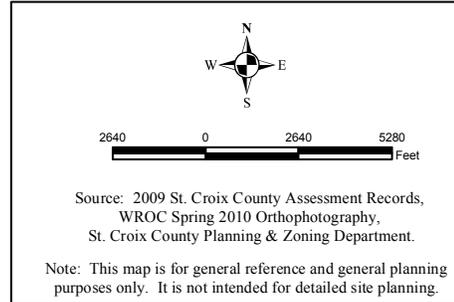
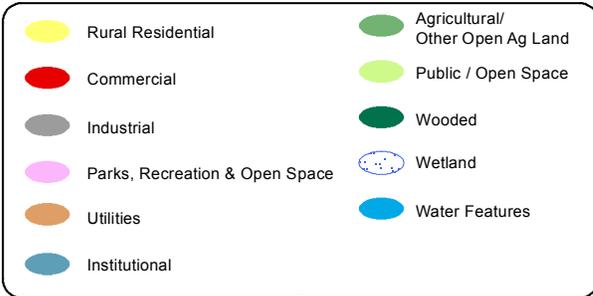
In addition to the regulations identified in the table above, the following county regulations are or can be in effect in the Town of Richmond. These regulations are adopted by the county and are in effect in all unincorporated areas of St. Croix County; no town adoption or action is required.

- St. Croix County Development Management Plan
- St. Croix County Outdoor Recreation Plan
- St. Croix County Farmland Preservation Plan
- St. Croix County Erosion Control Plan
- St. Croix County Solid Waste Management Plan
- St. Croix County Land and Water Conservation Plan
- St. Croix County Sanitary Ordinance
- St. Croix County Subdivision Ordinance
- St. Croix County Shoreland/Wetland District Regulations
- St. Croix County Floodplain District Regulations
- St. Croix County Erosion Control/Stormwater Management Regulations
- St. Croix County Nonmetallic Mining Regulations
- St. Croix County Animal Waste Regulations
- St. Croix County Solid Waste and Recycling Regulations

EXISTING LAND USES

The existing land uses in the Town of Richmond are shown on the following map. This map was created by combining the 1993 land use and land cover maps from the St. Croix County Development Management Plan with 2008 aerial photography and the 2009 parcel assessment data from the Real Property Lister's office. The map was also checked against the 2009 zoning maps for commercial and industrial land uses. Major subdivisions are categorized as residential while isolated rural homes and minor subdivisions of four lots or less are categorized as rural residential. Commercial and industrial land use is the land used for commercial or industrial activities according to the town assessor. Parks, recreation and open space land uses include public, private and nonprofit parks, recreation and open space land uses.

Existing Land Use / Land Cover Town of Richmond, St. Croix County, WI



LAND USE PROJECTIONS

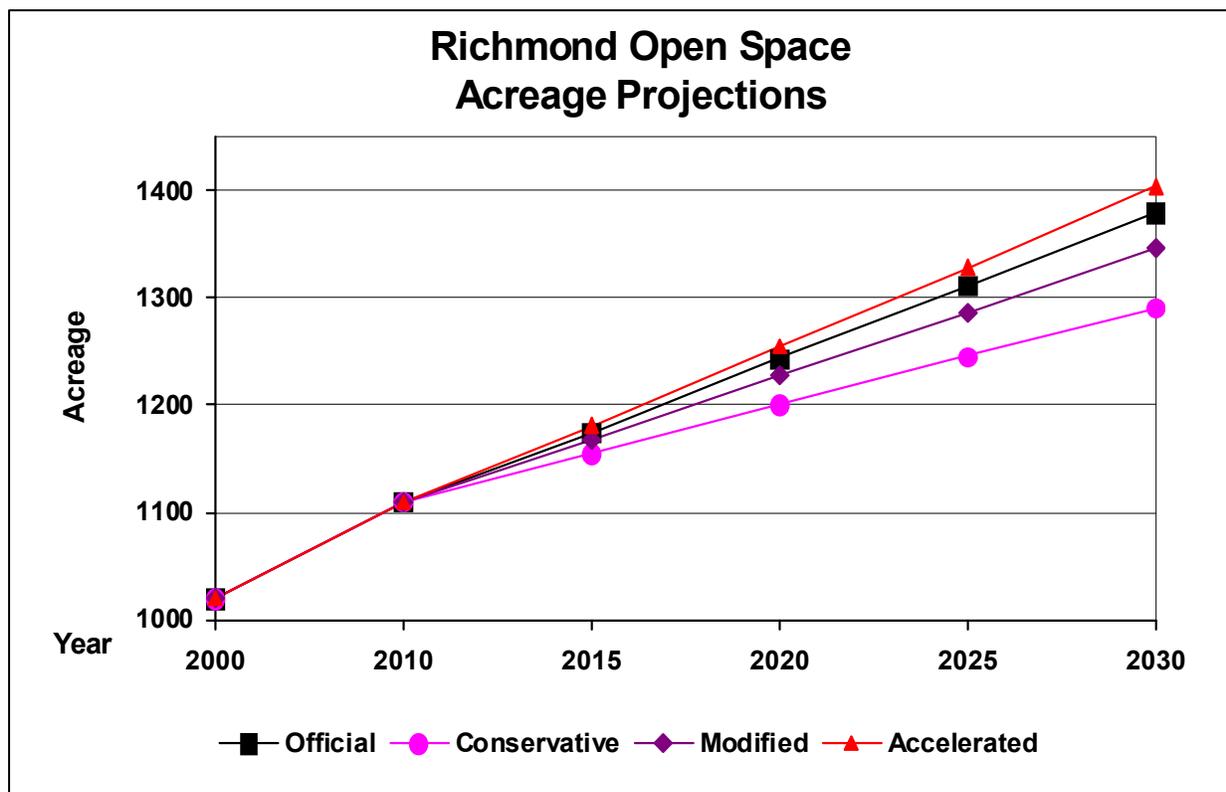
OPEN SPACE PROJECTIONS

The Town of Richmond anticipates that, as residential growth occurs, the demand for open space will also occur. The Plan Commission felt that generally open space should be preserved at a rate of 10 percent of residential growth. That ratio is used to estimate the open space that would be ideal for parks, recreation and natural areas for the future land use scenarios through 2030. Please see the chart and graph below.

**Open Space Acreage Projections – 2000 to 2030
Town of Richmond**

Year	OFFICIAL TREND		CONSERVATIVE GROWTH		MODIFIED GROWTH		ACCELERATED GROWTH	
	Additional Acres Needed	Total Acreage	Additional Acres	Total Acreage	Additional Acres	Total Acreage	Additional Acres	Total Acreage
2000	0	1020	0	1020	0	1020	0	1020
2010	0	1110	0	1110	0	1110	0	1110
2015	65	1175	45	1155	58	1168	71	1181
2020	69	1244	46	1201	60	1228	74	1255
2025	68	1312	46	1246	59	1287	75	1329
2030	69	1380	45	1291	60	1347	75	1404

Source: Richmond Plan Commission & St. Croix County Planning & Zoning Department 2010, 2015, 2020, 2025 and 2030.



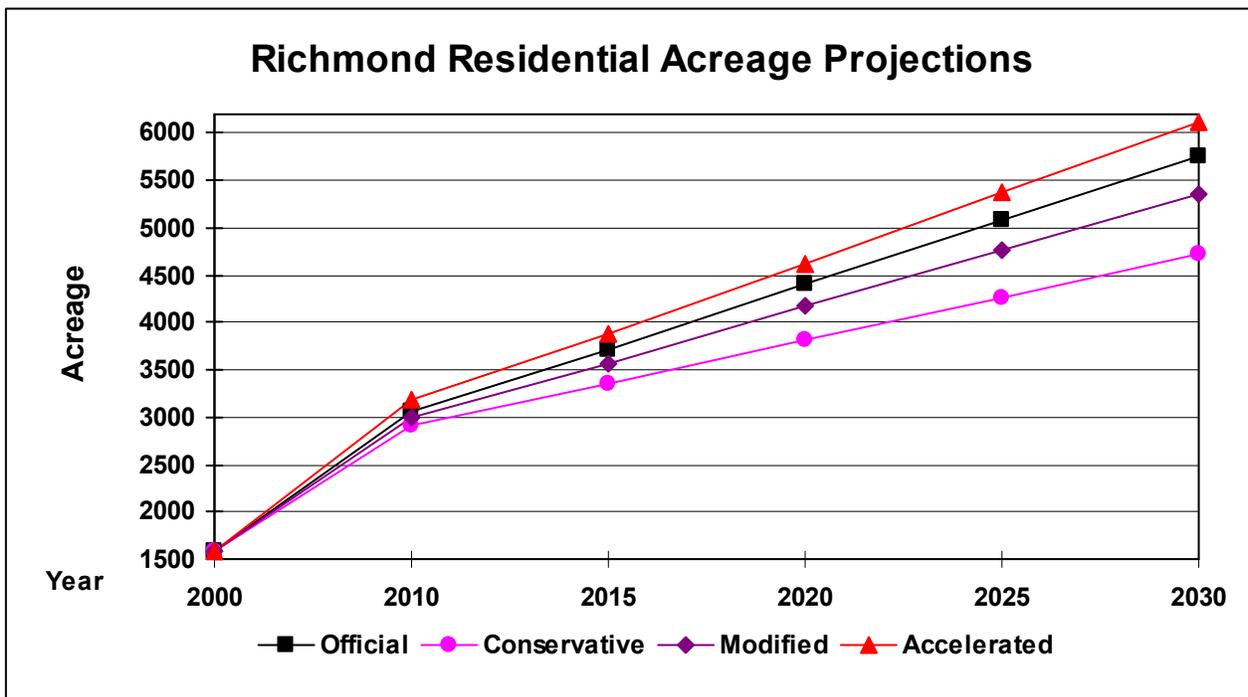
RESIDENTIAL PROJECTIONS

The residential land use projections for the Town of Richmond were developed as part of the population and housing projections in the Issues and Opportunities Element. They are provided here as a reference. The Acreage Projections are based on an average of three acres per housing unit. The 3.0 acres per housing unit was used to estimate acreage used for 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.

**Residential Acreage Projections – 2000 to 2030
Town of Richmond**

YEAR	OFFICIAL TREND		CONSERVATIVE GROWTH		MODIFIED GROWTH		ACCELERATED GROWTH	
	ADDITIONAL ACRES NEEDED	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE
2000	0	1590	0	1590	0	1590	0	1590
2010	1467	3057	1317	2907	1402	2992	1590	3180
2015	651	3708	449	3355	576	3568	711	3891
2020	690	4398	457	3813	600	4167	736	4626
2025	675	5073	458	4270	591	4759	747	5373
2030	687	5760	450	4720	599	5358	750	6123

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



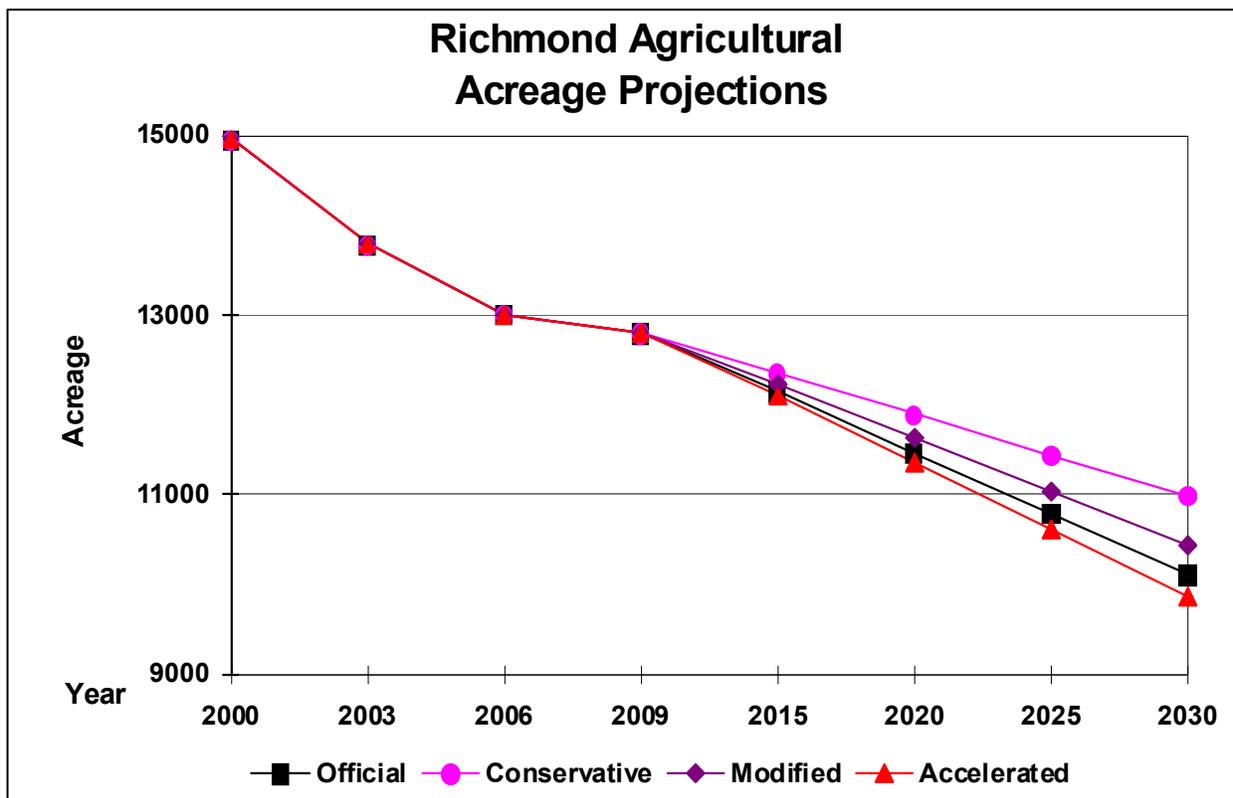
AGRICULTURAL PROJECTIONS

The Town of Richmond generally expects the amount of agricultural land to continue to decline in the town as land is converted to residential or other land uses. The amount of change will be directly related to the amount of residential land use that occurs and somewhat related to the growth in recreational, commercial and industrial land uses. The agricultural land use projections are a product of the residential land use projections and the existing agricultural land use statistics. They were created by subtracting the Official Trend, Conservative Growth, Modified Growth and Accelerated Growth residential land use projections from the existing agricultural land use statistics.

**Agricultural Acreage Projections – 2000 to 2030
Town of Richmond**

YEAR	OFFICIAL TREND ACREAGE	CONSERVATIVE GROWTH ACREAGE	MODIFIED GROWTH ACREAGE	ACCELERATED GROWTH ACREAGE
2000	14,970	14,970	14,970	14,970
2003	13,796	13,796	13,796	13,796
2006	13,015	13,015	13,015	13,015
2009	12,809	12,809	12,809	12,809
2015	12,158	12,360	12,233	12,098
2020	11,468	11,903	11,633	11,362
2025	10,793	11,445	11,042	10,615
2030	10,106	10,995	10,443	9,865

Source: Wisconsin Department of Revenue and St. Croix County Planning & Zoning Department Projections.



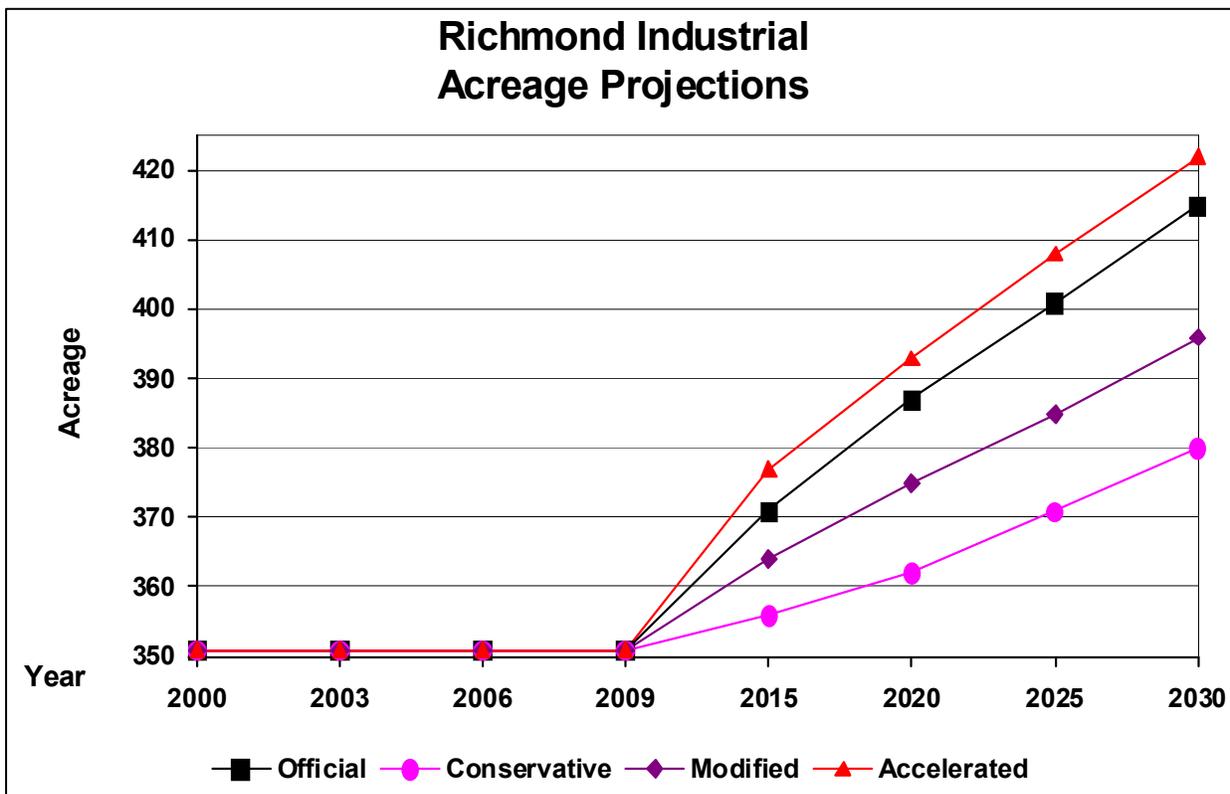
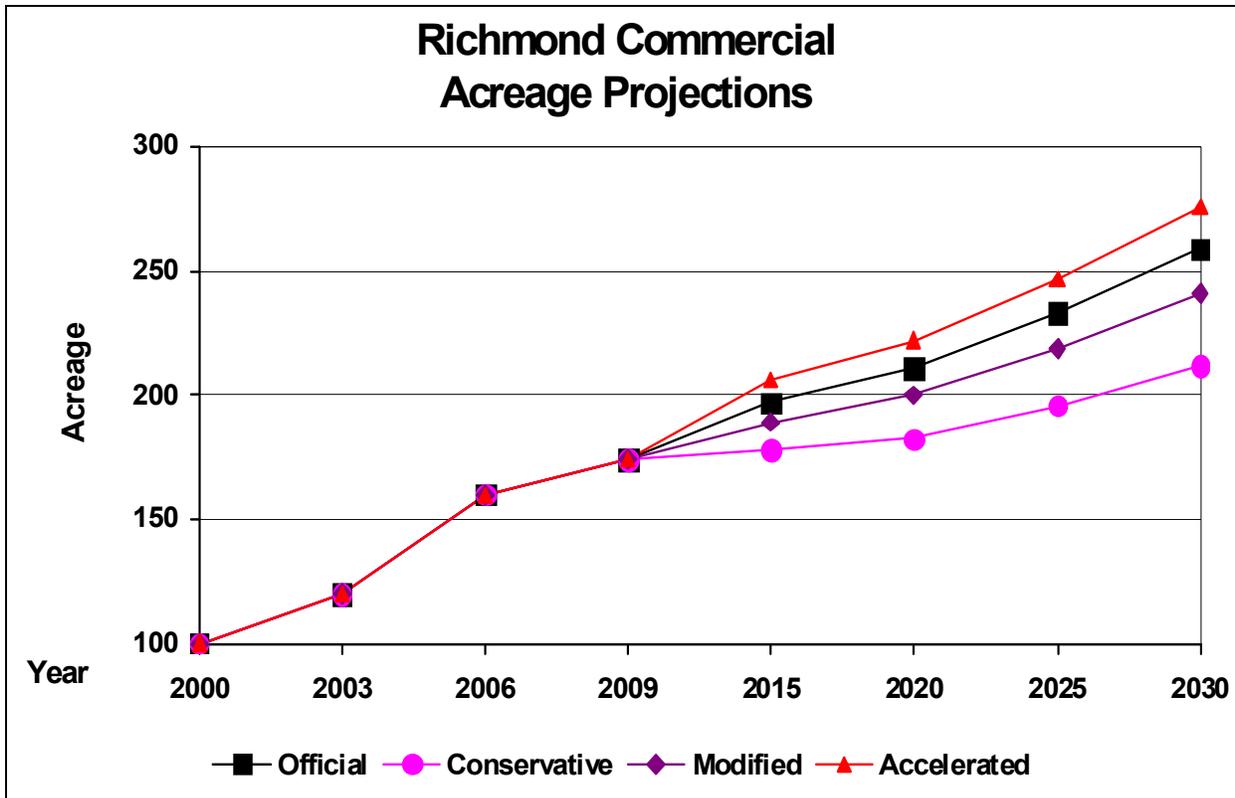
COMMERCIAL & INDUSTRIAL PROJECTIONS

The Town of Richmond has identified limited expansion of commercial and industrial uses in the town. These uses would center around major highway intersections and, to a limited extent, existing businesses. The town has also identified some expansion of home occupations. The town generally recommends any intensive new commercial and industrial development should be located in the neighboring city or villages. Extensive commercial and industrial development would not be consistent with the rural character and community goals of the town. The existing commercial and industrial land uses are one percent and two percent of the total land uses, respectively. Limited projections to accommodate expansion of commercial or industrial land uses are identified based on the recommendations in Richmond’s goals, objectives and policies regarding location and amounts of commercial and industrial land uses. The amounts of commercial and industrial land use will likely be driven by increases in residential development. To calculate these projections, ratios of commercial and industrial to residential land use were calculated and then used to estimate the change in commercial and industrial land use acreages. Please see the chart below.

**Commercial & Industrial Acreage Projections – 2000 to 2030
Town of Richmond**

YEAR	OFFICIAL TREND ACREAGE		CONSERVATIVE GROWTH ACREAGE		MODIFIED GROWTH ACREAGE		ACCELERATED GROWTH ACREAGE	
	Commercial	Industrial	Commercial	Industrial	Commercial	Industrial	Commercial	Industrial
2000	100	351	100	351	100	351	100	351
2003	120	351	120	351	120	351	120	351
2006	160	351	160	351	160	351	160	351
2009	174	351	174	351	174	351	174	351
2015	197	371	178	356	189	364	206	377
2020	211	387	183	362	200	375	222	393
2025	233	401	196	371	219	385	247	408
2030	259	415	212	380	241	396	276	422

Source: Wisconsin Department of Revenue & St. Croix County Planning & Zoning Department Projections 2015, 2020, 2025 and 2030



LAND USE GOALS, OBJECTIVES & POLICIES

The following goal statements were developed by the Plan Commission to refine alternative land use scenarios and policies. These were developed with a heavy emphasis on the results of the public opinion survey, the vision statements, the interactive land use workshop results and the land use policies that have historically been followed in the town. Based on all the public input activities, the Plan Commission members have concluded that the majority of town residents feel the historic rate of development is acceptable in the town but there needs to be some policy changes regarding the type and location of residential, commercial and industrial growth and the protection of open space areas. The Plan Commission has identified changes that enhance and direct land use options that would best fit the future needs, growth and preferences of Richmond's residents while preserving the town's rural character.

Goals:

1. The Town of Richmond will encourage a desirable mix of land uses that will maintain the town's rural character and preserve its agricultural heritage, while allowing moderate residential, commercial and industrial development.
2. Protect abundant and high quality natural and agricultural resources to maintain the town's rural community character.
3. Promote the continuation of agriculture and farming as one of the primary land uses.
4. Maintain the integrity of zoning districts by considering distinct uses and separation. Direct commercial and industrial land uses to designated areas to improve compatibility and decrease conflicts.
5. Consider equity and fairness to landowners with comparable resource and location characteristics when developing land use policies and ordinances.
6. Coordinate land use planning with utility and community facility systems, natural resource and transportation systems planning.



Rural residential development in the Town of Richmond, this site is located on the north side of 130th Avenue near 140th Street. Photo by Shawn Demulling.

7. Support a limited number of dwelling units with three or four units in a structure in conjunction with conservation design development.

Objectives:

1. Manage and control the rate of development to maintain a distinctive rural community in the Town of Richmond.
2. Minimize the visual impact of development to maintain rural, undeveloped character and feeling.
3. Encourage residential, commercial or industrial development that is compatible with the rural character and agricultural heritage of the Town of Richmond or would not cause land use conflicts and negative impacts to natural resources and agricultural.
4. Promote the use of existing public facilities, and managed expansion to those facilities, to serve future development whenever possible.



Callie's Corner open space in the Town of Richmond. Photo by Shawn Demulling.

5. Support quality and accessible parks and recreational facilities and services and maintain dedicated open space for all residents whether developed by the

town or in conjunction with neighboring communities.

6. Encourage housing sites in the town that meet the needs of persons within a variety of income levels, age groups, and special needs.
7. Support new developments that are primarily single-family homes or two-family homes.
8. Encourage home sites that are safe from seasonal flooding or ponding.
9. Encourage high density development and other more intense land uses to locate where public utilities are available.
10. Rural economic development should promote alternative agricultural and forestry-based opportunities and industrial and commercial development with minimal infrastructure needs that is compatible with neighboring land uses.
11. Encourage the commercial redevelopment and reuse of the town's existing commercial sites.
12. Prevent unplanned commercial development along major roadways.

- 13. Manage growth to help limit conflicts between agriculture and non-farm land use.
- 14. Preserve Richmond’s most important environmentally sensitive areas, natural resources and productive forest lands.
- 15. Preserve the Town’s scenic beauty, historical heritage and archeological resources.



Traditional agriculture is impacted by housing growth. Photo by Shawn Demulling.

Policies:

- 1. Direct new residential, open space, agricultural, institutional, commercial and industrial land uses to those areas that are designated in this comprehensive plan. See future land use section, below.
- 2. Review the town’s plan, ordinances and policies prior to making a recommendation on a rezoning or land division request.
- 3. When considering rezoning requests recommend rezoning only when there will be an immediate change in land use and only that portion of the parcel needed for development.
- 4. Work with the villages of Roberts and Somerset and the City of New Richmond to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.
- 5. Additional mobile home parks or multi-family or multi-unit dwellings do not fit the rural character of the Town of Richmond and should not be developed. Multi-

family, multi-unit dwelling housing or a mobile home park is defined as five or more units in a structure or on a lot.



Dean’s Mobile Home Park in the Town of Richmond. Additional mobile home parks are not encouraged in the Town. Photo by Shawn Demulling.

6. Conservation design development in major subdivisions and common septic systems is an option to protect natural resources and highly productive agricultural soils and provide services in a cost-effective manner.



Rural development that utilizes forested areas in the Town of Richmond. Photo by Shawn Demulling.

7. Review St. Croix County's Land Division Ordinance to determine if the regulations meet the Town's needs. If St. Croix County's ordinance does not meet the town's needs, work with the St. Croix County Planning and Zoning Department in the development of a town land division ordinance.
8. Work with St. Croix County to change land division regulations to require the low building opening (LBO) for each development site to be staked with a base elevation reference point for all ponding, elevations and driveways and to require new development to stub future driveways to the right-of-way line. These changes will prevent conflicts with stormwater management ponds, LBOs and construction site erosion and sediment tracking.
9. Residences should be located adjacent to tree lines and wooded field edges, if available. If not, homes should be clustered near the edges of farm fields but not close enough to have conflicts with farming operations. Tree lines should be preserved.
10. Encourage tree preservation and tree planting to screen new structures from neighboring properties and the public road in residential areas and require it in commercial and industrial areas.
11. Discourage large amounts of "side of the road" residential and commercial development on State and county highways and arterial town roads to prevent congestion and preserve rural character and safety
12. As new development occurs, discourage new private roads and explore options to make existing private roads public to improve access for emergency services, improve maintenance and decrease conflicts.
13. Update land use regulations to guide the location of future residential development and protect important features of the natural environment without making existing houses nonconforming whenever possible.
14. Guide development away from hydric and alluvial soils, which are formed under conditions of saturation, flooding or ponding.

15. Encourage home site design that achieves rural character and farmland preservation objectives and ensures that home sites are safe from seasonal flooding or ponding.



Control of erosion and sediment during construction and after with buffers and shoreland protection will improve water quality and maintain property values. Photo by Shawn Demulling.

16. The maximum gross density for development shall depend on the location of the development. The gross density may not be the minimum lot size in all cases.

17. Inform property owners and developers that development located within three nautical miles of the airport will need to meet insulation or sound reduction requirements and are required to have deed restrictions acknowledging the airport and its related noise impacts.

18. New commercial activities that support residents in nearby neighborhoods should be located along STH 65 from the City of New Richmond to CTH G and along CTH G to 140th Street. Also commercial will likely infill south of Boardman on either side of CTH A and from the diamond interchange at 105th Street on STH



Future commercial development is planned for the land southeast of the STH 64 diamond interchange and between Business Hwy 64 and STH 64. Photo by Shawn Demulling.

35/64 east to the City of New Richmond on Business Hwy 64. Existing commercial sites may show some expansion but only if it is not in conflict with other surrounding land uses. No

other new areas of commercial development are encouraged or planned. Generally, commercial development which requires greater services than the town can provide should be located within or adjacent to the City of New Richmond where urban sewer and water services are present.

19. Business signage, landscaping, screening, and lighting should be compatible with the rural character of Richmond. Lighting should be shielded and downward directed with no spillover onto neighboring properties and should have specific illumination time frames to maintain dark skies. Landscaping and screening should include visual screening standards and setback buffers between residential and industrial or commercial land uses.

20. Support buffer zones around agriculture areas and between farms and rural residential subdivisions consisting of a larger setback to residential structures and accessory structures.



Farm operations generate noise, dust and smells. Richmond will continue to see farming in the town and hopes buffer zones will decrease conflicts with residents. Photo by Shawn Demulling.

21. Direct development away from environmentally sensitive areas and productive farm and forest lands.

22. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.

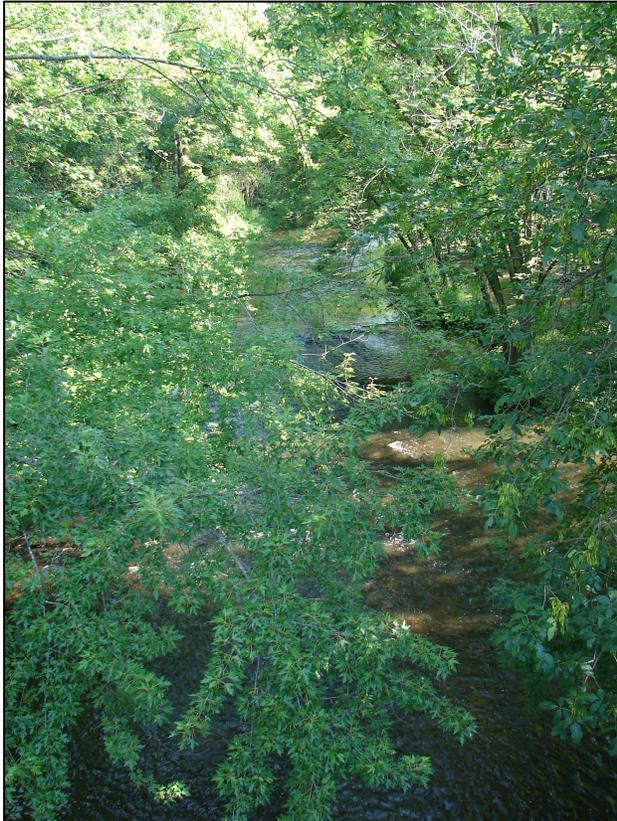
23. Encourage new non-farm residential lots to be located adjacent to existing development or grouped to preserve larger tracts of agricultural land, protect natural resources and improve the design, layout and functionality of development.



Residential development located near Ten Mile Creek. As residential development comes closer to the town's drainage corridors it will become more important for the town to consider preservation and protection options. Photo by Shawn Demulling.

24. Plan for future open space along the town's primary drainage corridors, which include the Willow River, Ten Mile Creek, Paperjack Creek, Anderson Springs, Brushy Mound and Lundy ponds and related wetlands. These open space areas would allow

the corridors to remain mostly undeveloped as wildlife corridors, contribute to preserving the town's rural character, provide stormwater management areas and provide potential trail linkages to the rest of the town. Where appropriate, the town could require the dedication of land for trails or parks before approving development proposals.



The Willow River is an important resource that is impacted by development in the Town of Richmond. Photo by Shawn Demulling.

- 25. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, aquifers, floodplains, wetlands, steep slopes, woodlands, prairie and agriculture.
- 26. Preserve and protect natural landscape features such as wetlands, floodplains, streams, lakes, steep slopes, woodlands, prairies and oak savannas as essential components of the hydrologic system, valuable wildlife habitat, to restore degraded resources where possible and to emphasize their value to the community as potential focal points of natural beauty and recreation.
- 27. Discourage and, where possible, prevent the altering of wetlands and floodplains by filling or developing.
- 28. Identify environmentally sensitive areas most likely to be subject to rapid degradation and work to protect these areas first. Restore

degraded resources, such as wetlands and woodlands, where possible.

- 29. Encourage and support a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.

- 30. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.



The Anderson Springs area is one of many scenic sites in the Town of Richmond. Photo by Shawn Demulling.

FUTURE LAND USE

The Town of Richmond's future land use map shows general land uses over the life of the plan. The map does not show exact locations, rather general areas of possible land use changes. These areas are intended to accommodate the historic growth projections of the town through 2030 including: 1,800-2,700 additional acres of residential land, 180-270 additional acres of protected open space land, 10,000-11,000 acres remaining in productive agriculture land (this includes crop land, forest land, grass or pasture land and alternative agriculture such as vegetables, flowers, llamas or organic), 40-90 additional acres of commercial land and 30-60 additional acres of industrial land.

There are five future land use categories: Parks, Recreation and Open Space; Mixed Rural; Rural Residential; Commercial; Industrial; and Institutional and Utilities. They are described as follows:

Open Space (1,110 existing acres, 1,350 future acres): These are lands which may be used for passive or active recreation, but are more likely to be protected open space.

The Willow River, Ten Mile Creek and Paperjack Creek corridors are identified as the resources enjoyed and utilized by most residents. The majority of the land along these corridors is undeveloped. Additional areas targeted as the most valuable to town residents and the most sensitive and in need of resource protection included the Anderson Springs and wetlands on the Upper Willow River. Most of the areas identified are unsuitable for construction and development, others are important for water quality protection. These areas could be publicly owned by agencies like U.S. Fish and Wildlife Service or the WDNR or they could be privately owned and incorporated into lots but protected by setbacks and other restrictions. There are some existing residential uses in these areas and there would probably be some new residential uses but residential density would be very low to protect the resources.

The town, working in conjunction with state, federal and local non-profit agencies, will utilize a variety of techniques, including conservation design development, conservation easements, park dedication, and purchase to protect these environmentally sensitive and future park areas. If state and county programs are established, the town



Open space protection of critical resources such as Ten Mile Creek will be an element of the future land uses in Richmond. Photo by Shawn Demulling.

may encourage purchase of development rights or transfer of development rights programs as resource protection techniques.

Rural Residential (3,000 existing acres, 15,000 future acres): The existing land use in the Town of Richmond that consists of existing traditional residential developments interspersed with agricultural operations. The vast majority of these lands are currently



Richmond's rural residential future land use will be a continuously changing mix of farm fields and housing development. Photo by Shawn Demulling.

It is characterized by large scale agriculture operations, hobby/small-scale farms and small-lot rural residential development that is compatible with the agricultural activity and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. Future development will consist of scattered medium-density, small-lot conventional

subdivisions. Conservation design may be used to preserve environmentally sensitive resources. Development will occur through major and minor subdivision creation. This residential development does not negatively impact environmental resources, drainage areas or waterways. For the amount of projected development in the town, only a fraction of this area will be needed for development over the time frame of this plan. It is expected that some type of agriculture or open space will continue. These lands are presently zoned Ag Residential.

Institutional & Utilities (10 - 15 existing acres, no change): This land use area includes the town hall, recycling center, Boardman cemetery and wastewater treatment facility, communication and radio towers, electrical substations and churches. No change in the amount of these land uses is expected.



Open space in Boardman by Callie's Park and Town Hall. Photo by Shawn Demulling.



Richmond is planning for commercial development at STH 65 and CTH G and south of unincorporated Boardman. Photos by Shawn Demulling.



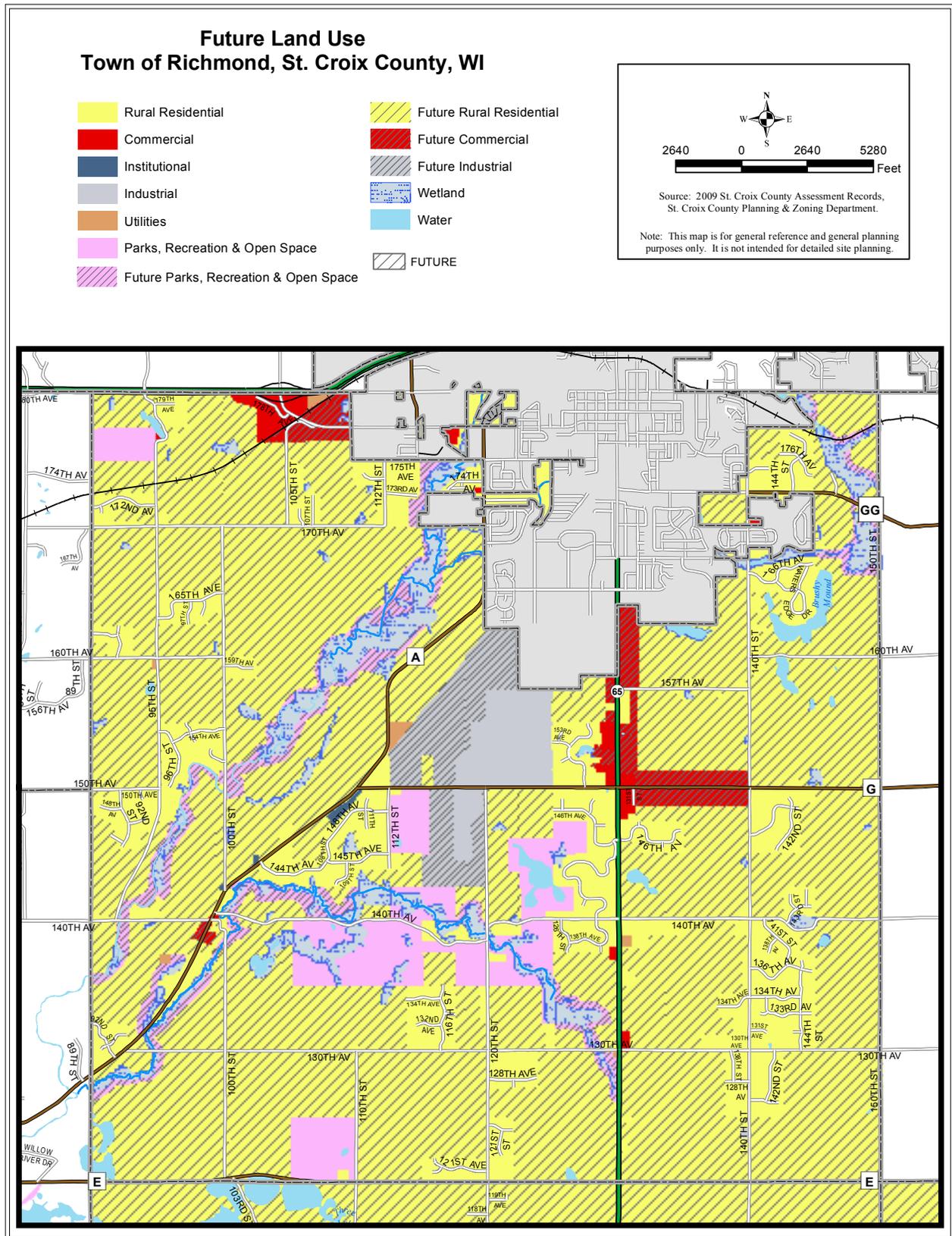
Commercial (175 existing acres, 400 future acres): New commercial development should be located along STH 65 from the City of New Richmond to CTH G and along CTH G to 140th Street. Also commercial will likely infill south of Boardman on either side of CTH A and from the diamond interchange at 105th Street on STH 35/64 east to the City of New Richmond on Business Hwy 64. Existing commercial sites may show some expansion but only if it is not in conflict with other surrounding land uses. No other new areas of commercial development are encouraged or planned. Generally commercial development which requires greater services than the town can provide should be located within or adjacent to the City of New Richmond where urban

sewer and water services are present.

Industrial (350 existing acres, 475 future acres): New industrial land use is limited to expansion of the existing nonmetallic mining sites on CTH A as shown on the Future Land Use map. No other new areas of industrial development are encouraged or planned. Generally other large-scale, dense or high impact industrial development which requires greater services than the town can provide should be located within or adjacent to the City of New Richmond where urban sewer and water services are present or readily available.



Future industrial land uses in Richmond are limited to expansion of the existing nonmetallic mining sites on CTH G in the Town of Richmond. Photo by Shawn Demulling.



IMPLEMENTATION

While some of the recommendations found in this plan will be automatically implemented, many others require changes to existing regulations or proposed regulations. Specific follow-up actions will be required for all the goals, objectives and policies to become reality. The Implementation section provides a roadmap and timetable for the implementation actions that will require additional actions.

PLAN ADOPTION

The first step in implementing the plan is making sure it is adopted in a manner which supports its future use for more detailed decision making. The second step is to provide copies of the adopted plan to neighboring cities, villages, towns and counties, local libraries and to the Wisconsin Department of Administration.

CONSISTENCY OF PLAN ELEMENTS

The state comprehensive planning statute requires that the implementation element describe how each of the elements is integrated and made consistent with the other elements of the plan. Because the various elements of the town plan were prepared simultaneously there are no known internal inconsistencies between the different sections on the elements of this plan. Also all elements of the plan were given a final review once the plan was completed to evaluate consistency between elements.

IMPLEMENTATION RECOMMENDATIONS

The following charts depict a listing and timeline of the implementation actions for the Town of Richmond. The actions are divided up by each element and correlate to the sections in this plan. Each element contains specific suggestions for implementation but not all those require changes to regulation. Those that do will be identified below.

***Implementation Schedules
Town of Richmond -- 2010 to 2030***

UTILITIES & COMMUNITY FACILITIES ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Work with St. Croix County Emergency Management to identify emergency siren coverage areas. As needed, provide an additional emergency warning siren to serve the southern portion of the Town of Richmond.	2011-2012
2. Identify storm shelters for residents of mobile home parks and use local media and park owners to help educate residents on availability.	2012-2013
3. Encourage property owners to test their drinking water annually or at least once every three years. Water testing kits are available at the County Planning and Zoning Department, Hudson; Land & Water Conservation Department, Baldwin; Public Health Department, New Richmond; or through private labs.	Ongoing
4. Work with St. Croix County and state agencies to assure public health and groundwater quality when permitting, monitoring, maintenance and replacement of new and replacement private on-site wastewater systems and water wells.	Ongoing

TRANSPORTATION ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Regularly review, expand and revise the future road plan map for the town to meet the goals, objectives and policies of this plan.	Ongoing
2. As development pressure increases, develop and adopt an official map for the Town of Richmond to assist in planning for, designating and protecting roadway corridors for planned road extensions.	2011-2013
3. Communicate and work with WisDOT, St. Croix County, landowners and private developers on corridor preservation projects: limit development and access along State Trunk Highways 64 and 65 to help preserve them as throughways and scenic image corridors. Do not limit access over or under those highways.	Ongoing
4. Designate specific town and county roadways for bicycle traffic and improve designated bicycle routes with shared roadways; wide, signed shoulders or possible off-road bike paths when opportunities arise, based on the Future Bike System map in this plan.	Ongoing
5. Work with the City of New Richmond and the Multi-Purpose Pathway Committee to coordinate and sign bicycle/pedestrian routes into and out of the City of New Richmond.	Ongoing
6. Consider working with the City of New Richmond and the New Richmond Airport Commission to obtain a seat on the Commission. Monitor activities by the Airport Commission that could affect town residents.	Ongoing
7. Evaluate and implement town impact fees on new development projects to offset additional expenses to the town for roads.	Ongoing

HOUSING ELEMENT RECOMMENDATIONS	TIMEFRAME
1. To ensure high quality construction, require all housing construction to comply with the State of Wisconsin Uniform Dwelling Code.	Ongoing
2. Encourage residents and mobile home park owners to ensure the safety of residents by anchoring mobile home units to frost-free foundations.	Ongoing
3. Develop information to notify property owners and developers that development located within three nautical miles of the airport will need to meet height limitations and building construction standards for insulation and sound reduction. These sites may be required to have deed restrictions acknowledging the airport and its related noise impacts.	2011-2012
4. Coordinate with St. Croix County to pursue grant funding for anchoring older mobile or manufactured homes.	Ongoing
5. Work with St. Croix County to improve or expand St. Croix County Zoning Ordinance regulations regarding property maintenance and nuisance issues such as junk vehicles and dilapidated buildings.	Ongoing
6. Work with St. Croix County to maintain property to ensure a high-quality living environment within all residential areas and to address violations of applicable land use ordinances on residential, commercial or industrial properties.	Ongoing
7. Work with St. Croix County on the St. Croix County Animal Waste and the Zoning ordinances to improve relationships and operations between large-scale farms and nearby existing residences.	Ongoing

ECONOMIC DEVELOPMENT ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Support the continued operation and/or expansion of existing farms and businesses in Richmond.	Ongoing
2. Work with the villages of Roberts and Somerset and the City of New Richmond to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.	Ongoing
3. Consider working with St. Croix Economic Development Corporation to assist in locating potential new businesses.	2011-2015

ECONOMIC DEVELOPMENT ELEMENT RECOMMENDATIONS	TIMEFRAME
4. Promote higher quality development and minimize the negative impacts of commercial and industrial development in the Town through the use of restrictive covenants, zoning restrictions and design standards.	Ongoing
5. Encourage St. Croix County to develop and adopt a site plan review process to identify minimum standards for commercial and industrial sites. These could include all commercial and industrial development in the Town but flexibility should be allowed to address the concerns of existing businesses. <ul style="list-style-type: none"> • Commercial and industrial site plans should include parking preferably behind buildings and parking lot landscaping standards, including landscaped islands or rain gardens within large parking lots that break up the expanse of asphalt. • Business signage, landscaping and lighting that is compatible with the rural character of Richmond. • Lighting should be shielded and downward directed with no spillover onto neighboring properties and should have specific illumination time frames to maintain dark skies and save energy. • Landscaping and screening should include visual screening standards and setback buffers between residential and industrial or commercial land uses. • Work with businesses to maintain and protect the air quality, water quality and rural character of Richmond. • Require the disclosure of any soil or groundwater contamination on sites before approving development proposals. 	2013-2014
6. Work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.	Ongoing
7. Commercial and industrial development should be designed with consideration of the open space that this plan identifies along the Town’s primary drainage corridors, which include the Willow River, Ten Mile Creek, Paperjack Creek, Anderson Springs, Brushy Mound and Lundy ponds and other wetlands.	Ongoing
AGRICULTURAL ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Support farmland tax credits, use value assessments, and other programs that encourage the continued use of land for farming.	Ongoing
2. Require that new residents receive a copy of St. Croix County’s ‘Rural Living Guide’ that outlines the traditional community norms and expectations for rural residents and develop a Town of Richmond supplement that provides important information for town residents and can be inserted into the county handout. Provide copies of the handout and insert to all new residents as part of the building process and post copies on the Town’s website.	2011-2013
3. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.	Ongoing
4. Promote use of the forestry “best management practices” as minimum standards for logging and other uses.	Ongoing
5. Support buffer zones around agriculture areas and between farms and rural residential subdivisions consisting of a larger setback to residential structures and accessory structures.	Ongoing

NATURAL RESOURCES ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, groundwater aquifers, floodplains, wetlands, steep slopes, woodlands, prairie and agriculture.	Ongoing
2. Encourage and support projects involving citizens and government or private organizations such as Wisconsin Department of Natural Resources, US Fish & Wildlife Service, Pheasants Forever, etc., to protect fish, waterfowl and wildlife habitats in the Town of Richmond through acquisition. Areas such as Anderson Springs, Willow River, Brushy Mound Pond and Paperjack Creek, provide surface and groundwater protection, are open to the public for some open space recreation, fishing and hunting activities and will improve and expanded scenic amenities for town residents.	Ongoing
3. Discourage and, where possible, prevent the altering of wetlands and floodplains by filling or developing.	Ongoing
4. Promote development and agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, lawn management and storm water management strategies.	Ongoing
5. Consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites before approving any changes in land use.	Ongoing
6. Delineate, refine and protect "environmental corridors" as a composite of Richmond's most sensitive natural areas.	Ongoing
7. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.	Ongoing
8. Encourage and support a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.	Ongoing
9. Support and work with the county on slope disturbance standards. Development should only be allowed on steep slopes with a grade from 12 to 20 percent where best management practices for erosion and sediment control and storm water management can be implemented successfully.	Ongoing

CULTURAL RESOURCES ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Maintain an inventory of historic, archaeological and scenic resources.	Ongoing
2. Provide the inventory for reference and discussion before and during consideration of land development proposals.	Ongoing
3. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.	Ongoing
4. Support the New Richmond Preservation Society as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the society maintains.	Ongoing

INTERGOVERNMENTAL COOPERATION ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Provide a copy of this comprehensive plan to all surrounding local governments.	2011
2. Work with St. Croix County, adjacent towns and the regional planning commission to identify and resolve actual and potential conflicts between the Town Plan and other plans through open dialog, cooperative initiatives, and amendments to the Town of Richmond Plan where appropriate.	Ongoing
3. Coordinate, cooperate and communicate with surrounding municipalities, state and federal agencies and St. Croix County to implement the goals, objectives and policies of this plan.	Ongoing
4. Monitor changes to state and county regulations to ensure compliance with the goals, objectives and policies of this plan	Ongoing

LAND USE ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Direct new residential, open space, agricultural, institutional, commercial and industrial land uses to those areas that are designated in this comprehensive plan.	Ongoing
2. Review the town's plan, ordinances and policies prior to making a recommendation on a rezoning or land division request.	Ongoing
3. When considering rezoning requests, recommend rezoning only when there will be an immediate change in land use and only that portion of the parcel needed for development.	Ongoing
4. Work with the villages of Roberts and Somerset and the City of New Richmond to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.	Ongoing
5. Conservation design development in major subdivisions and common septic systems is an option to protect natural resources and highly productive agricultural soils and provide services in a cost-effective manner.	Ongoing
6. Review St. Croix County's Land Division Ordinance to determine if the regulations meet the Town's needs. If St. Croix County's ordinance does not meet the town's needs, work with the St. Croix County Planning and Zoning Department in the development of a town land division ordinance.	2012-2014
7. Work with St. Croix County to change land division regulations to require the low building opening (LBO) for each development site to be staked with a base elevation reference point for all ponding, elevations and driveways and to require new development to stub future driveways to the right-of-way line. These changes will prevent conflicts with stormwater management ponds, LBOs and construction site erosion and sediment tracking.	2012-2015
8. Work with St. Croix County to update county ordinances to implement the goals, objectives and policies of this plan: <ul style="list-style-type: none"> • Residences should be located adjacent to tree lines and wooded field edges, if available. If not, homes should be clustered near the edges of farm fields but not close enough to have conflicts with farming operations. Tree lines should be preserved. • Encourage tree preservation and tree planting to screen new structures from neighboring properties and the public road in residential areas and require it in commercial and industrial areas. • Update land use regulations to guide the location of future residential development and protect important features of the natural environment without making existing houses nonconforming whenever possible. • Guide development away from hydric and alluvial soils, which are formed under conditions of saturation, flooding or ponding. • Encourage home site design that achieves rural character and farmland preservation objectives and ensures that home sites are safe from seasonal flooding or ponding. 	Ongoing
9. Plan for future open space along the town's primary drainage corridors, which include the Willow River, Ten Mile Creek, Paperjack Creek, Anderson Springs, Brushy Mound and Lundy ponds and related wetlands. These open space areas would allow the corridors to remain mostly undeveloped as wildlife corridors, contribute to preserving the town's rural character, provide stormwater management areas and provide potential trail linkages to the rest of the town. Where appropriate, the town could require the dedication of land for trails or parks before approving developments.	Ongoing
10. Discourage large amounts of "side of the road" residential and commercial development on State and county highways and arterial town roads to prevent congestion and preserve rural character and safety.	Ongoing
11. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.	Ongoing
12. Support buffer zones around agriculture areas and between farms and rural residential subdivisions consisting of a larger setback to residential structures and accessory structures.	Ongoing

PLAN MONITORING, AMENDMENTS AND UPDATE

The Town of Richmond should regularly evaluate its progress towards achieving the recommendations of this plan and amend and update the plan as appropriate. This section suggests recommended criteria and procedures for monitoring, amending and updating the plan.

PROCEDURES

The town should continuously evaluate its decisions on private development proposals, public investments, regulations, incentives and other actions against the recommendations of this plan.

Amendments may be appropriate in the years following initial plan adoption, particularly in instances where the plan is becoming irrelevant or contradictory to emerging policy or trends. Amendments are generally defined as minor changes to the plan maps or text. The plan will be specifically evaluated for potential amendments at least every five years and at most in 10 years. Frequent amendments to accommodate specific development proposals should be avoided or else the plan will become meaningless.

The State comprehensive planning law requires that the town use the same basic process to amend the plan as it used to initially adopt the plan. This does not mean that new surveys need to be conducted. It does mean that the procedures defined under § 66.1001(4) Wis. Stats. need to be followed. The Town of Richmond should work with St. Croix County in monitoring the new state law for any changes that may clarify the amendment process. Before town adoption, any plan amendment must be forwarded to neighboring municipalities and the county for review and comment.



Fall colors and rural character in the Town of Richmond. Photo by Shawn Demulling.

APPENDIX

RESOLUTION - 08-08-07

ESTABLISHING PUBLIC PARTICIPATION PROCEDURES FOR THE TOWN OF RICHMOND COMPREHENSIVE PLAN

WHEREAS, the Town of Richmond has decided to prepare a comprehensive plan under the authority and procedures of §62.23 (3) and §66.1001, Wisconsin Statutes and in cooperation with the West Central Wisconsin Multijurisdictional Planning Project; and

WHEREAS, §66.1001 (4) (a), Wisconsin Statutes, requires that the governing body adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments; and

WHEREAS, the Town Board of the Town of Richmond will designate a plan commission for the purposes defined in §62.23 (1), (2), (4) and (5), Wisconsin Statutes; and

WHEREAS, the Town Board of the Town of Richmond has reviewed and recommends approval of the Public Participation Procedures for the Town of Richmond Comprehensive Plan; and

WHEREAS, the agreement between the Town of Richmond and its planning consultants will include written procedures to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on draft plan materials, and provide mechanisms to respond to such comments in the attached Public Participation Procedures for the Town of Richmond Comprehensive Plan; and

WHEREAS, the Town of Richmond believes that regular, meaningful public involvement in the Town of Richmond Planning Project and the West Central Wisconsin Multijurisdictional Planning Project process is important to assure that the resulting plan meets the wishes and expectations of the public.

THEREFORE BE IT RESOLVED, that the Town Board of the Town of Richmond hereby adopts the Public Participation Procedures for the Town of Richmond Comprehensive Plan in the attached document as its minimum public participation procedures meeting the requirements of §66.1001 (4) (a), Wisconsin Statutes.

Dated this 7th day of August, 2008.

Warren Bader, Chair

Donna Preece, Clerk

Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project

INTRODUCTION

§66.1001 (4) (a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, at every stage of comprehensive plan preparation, and that such written procedures provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments.

THE GOVERNING BODY OF EACH LOCAL GOVERNMENTAL UNIT PARTICIPATING IN THE WEST CENTRAL WISCONSIN MULTIJURISDICTIONAL PLANNING PROJECT RECOGNIZES THE NEED FOR AN OPEN AND ACTIVE PUBLIC PARTICIPATION PROCESS TO FOSTER A STRONG COMMUNITY COMMITMENT TO THE DEVELOPMENT AND IMPLEMENTATION OF A COMPREHENSIVE PLAN TO GUIDE THE COMMUNITY'S FUTURE GROWTH AND DEVELOPMENT. TO ENSURE THAT THE PUBLIC HAS AN OPPORTUNITY TO BE INVOLVED IN EVERY STAGE OF THE PREPARATION OF THE COMPREHENSIVE PLAN, THE PARTICIPANTS IDENTIFY THE FOLLOWING ACTIONS TO PROMOTE AN ACTIVE PUBLIC INVOLVEMENT PROCESS THAT PROVIDES COMPLETE INFORMATION, TIMELY PUBLIC NOTICE, FULL PUBLIC ACCESS TO KEY DECISIONS, AND SUPPORTS EARLY AND CONTINUING INVOLVEMENT OF THE PUBLIC IN DEVELOPING THE PLAN.

PUBLIC PARTICIPATION PROCEDURES

- Each participating local governmental unit shall have a duly appointed Plan Commission pursuant with §66.23 (1) and/or §60.62 (4), Wisconsin Statutes.
- All Plan Commission meetings are open to the public and are officially posted to notify the public as required by law. A period for public comment is provided.
- One Issues and Opportunities Identification workshop where the Plan Commission and the public will participate in a facilitated session to develop and prioritize key issues to be considered in the planning process, explore community values and problems, as well as strengths and weaknesses in being able to address the issues. The workshop is noticed and the public is invited to participate.
- One statistically valid Community Opinion Survey developed with consideration of the Issues and Opportunities Identification workshop outcome.
- One Community Vision and Development Design workshop where the Plan Commission and the public will participate in roundtable discussions, design preference activities and develop a community vision. The workshop is noticed and the public is invited to participate.
- At least one Open House and Information/Education meeting where information about planning activities and plan products will be presented. The meeting is noticed and the public is invited to participate.
- The governmental units of adjacent or overlapping jurisdiction will be notified of the community's undertaking of the preparation of the Comprehensive Plan and their input sought on interjurisdictional issues concerning land use, municipal boundaries and service provision.
- The governing body of the local governmental unit will receive periodic reports from the Plan Commission during the preparation of the plan and will have the opportunity to review and comment on materials developed for incorporation into the Comprehensive Plan.
- Where practicable, provide information about planning activities and plan outcomes on an Internet website. (WCWRPC will assist participants lacking such resources)
- All meetings of the governing body of the local governmental unit are open to the public and are officially posted to notify the public as required by law.
- Draft copies of the recommended Comprehensive Plan will be available at offices of the local governmental unit and other public places for the public to review and to submit written comments.

- A joint Plan Commission and governing body Public Hearing will be conducted on the recommended Comprehensive Plan prior to Plan Commission recommendation and the governing body enacting the plan by ordinance. The Public Hearing will be preceded by Class 1 notice under Chapter 985, Wisconsin Statutes, published at least 30 days before the hearing is held. Additional notice will be provided pursuant to §66.1001 (4) (e), Wisconsin Statutes. The public is invited to comment and submit written comments.
- The governing body will consider and respond to written comments regarding the plan before enacting it by ordinance.
- The adopted comprehensive plan will be distributed to:
 1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
 2. The clerk of every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan.
 3. The Wisconsin Land Council.
 4. The Wisconsin Department of Administration.
 5. The West Central Wisconsin Regional Planning Commission.
 6. The public library that serves the area in which the local governmental unit is located.