

## 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.

### LABOR FORCE

#### Employment of Residents -- 1980 to 2000 Town of Richmond

| EMPLOYMENT CATEGORIES   | YEAR       |            |            | PERCENT OF TOTAL |             |             | PERCENT CHANGE |              |
|-------------------------|------------|------------|------------|------------------|-------------|-------------|----------------|--------------|
|                         | 1980       | 1990       | 2000       | 1980             | 1990        | 2000        | 80-90          | 90-00        |
| Ag., Forestry & Mining  | 59         | 95         | 69         | 10.1%            | 12.1%       | 7.7%        | 61.0%          | -27.4%       |
| Construction            | 42         | 49         | 46         | 7.2%             | 6.2%        | 5.1%        | 16.7%          | -6.1%        |
| Manufacturing           | 194        | 247        | 231        | 33.2%            | 31.5%       | 25.8%       | 27.3%          | -6.5%        |
| Trans., Utils. & Comm.  | 19         | 35         | 55         | 3.3%             | 4.5%        | 6.1%        | 84.2%          | 57.1%        |
| Wholesale/Retail        | 120        | 111        | 94         | 20.5%            | 14.1%       | 10.5%       | -7.5%          | -15.3%       |
| Finance, Ins. & Real E. | 21         | 35         | 54         | 3.6%             | 4.5%        | 6.0%        | 66.7%          | 54.3%        |
| Services                | 123        | 199        | 308        | 21.1%            | 25.4%       | 34.4%       | 61.8%          | 54.8%        |
| Government              | 6          | 14         | 33         | 1.0%             | 1.8%        | 3.7%        | 133.3%         | 135.7%       |
| Information             | *          | *          | 5          | *                | *           | 0.60%       | *              | *            |
| <b>Total</b>            | <b>584</b> | <b>785</b> | <b>895</b> | <b>100%</b>      | <b>100%</b> | <b>100%</b> | <b>34.4%</b>   | <b>14.0%</b> |

Source: U.S. Census Bureau \*New Employment Category in 2000 Census

#### Employment of Residents -- 1980 to 2000 St. Croix County

| EMPLOYMENT CATEGORIES   | YEAR          |               |               | PERCENT OF TOTAL |             |             | PERCENT CHANGE |              |
|-------------------------|---------------|---------------|---------------|------------------|-------------|-------------|----------------|--------------|
|                         | 1980          | 1990          | 2000          | 1980             | 1990        | 2000        | 80-90          | 90-00        |
| Ag., Forestry & Mining  | 2077          | 1870          | 1093          | 10.6%            | 7.3%        | 3.1%        | -10.0%         | -41.6%       |
| Construction            | 1029          | 1352          | 2581          | 5.3%             | 5.3%        | 7.4%        | 31.4%          | 90.9%        |
| Manufacturing           | 5689          | 6812          | 8268          | 29.1%            | 26.5%       | 23.7%       | 19.7%          | 21.4%        |
| Trans., Utils. & Comm.  | 1146          | 1647          | 2131          | 5.9%             | 6.4%        | 6.1%        | 43.7%          | 29.4%        |
| Wholesale/Retail        | 3676          | 4703          | 4598          | 18.8%            | 18.3%       | 13.2%       | 27.9%          | -2.2%        |
| Finance, Ins. & Real E. | 820           | 1667          | 2471          | 4.2%             | 6.5%        | 7.1%        | 103.3%         | 48.2%        |
| Services                | 4589          | 6878          | 12036         | 23.5%            | 26.8%       | 34.5%       | 49.9%          | 75.0%        |
| Government              | 529           | 776           | 1117          | 2.7%             | 3.0%        | 3.2%        | 46.7%          | 43.9%        |
| Information             | *             | *             | 610           | *                | *           | 1.7%        | *              | *            |
| <b>Total</b>            | <b>19,555</b> | <b>25,705</b> | <b>34,905</b> | <b>100%</b>      | <b>100%</b> | <b>100%</b> | <b>31.4%</b>   | <b>35.8%</b> |

Source: U.S. Census Bureau \*New Employment Category in 2000 Census

- From 1990 to 2000, employment of St. Croix County residents increased in most categories.
- The greatest increases were in the construction and services industries.
- Decreases in employment were seen in the agriculture, forestry and mining industry and the wholesale/retail trade.

- The Town of Richmond experienced some significant changes in employment. From 1990 to 2000 there were increases of employment in the categories of transportation and utilities, finance and real estate, services, and government. Decreases were experienced in the categories of agriculture, construction, manufacturing, and wholesale/retail trade.
- The Town experienced the greatest increases in Government, 135.7 percent and transportation and utilities, 57.1 percent.
- The Town’s greatest decreases were in agriculture, forestry, and mining, -27.4 percent and wholesale/retail trade -15.3 percent.
- More than half of town residents are employed in manufacturing and services, 23.7 percent and 34.5 percent respectively.
- Agricultural employment had a slight increase from 1980 to 1990 but has been on a decline in the Town since 1990, a common trend throughout the county.
- The two largest employment areas, manufacturing and services, are generally not located within the town.

**Education Level by Minor Civil Division -- 2000  
Town of Richmond & Neighboring Communities**

| TOWN/COMMUNITY          | NO DEGREE   | HIGH SCHOOL DEGREE | SOME COLLEGE, NO DEGREE | ASSOCIATES OR BACHELOR’S DEGREE | GRADUATE OR PROFESSIONAL DEGREE |
|-------------------------|-------------|--------------------|-------------------------|---------------------------------|---------------------------------|
| <b>Richmond</b>         | <b>9.9%</b> | <b>37.7%</b>       | <b>25.4%</b>            | <b>21.1%</b>                    | <b>5.9%</b>                     |
| Erin Prairie            | 9.9%        | 37.3%              | 22.6%                   | 26.5%                           | 3.6%                            |
| St. Joseph              | 3.6%        | 29.5%              | 25.3%                   | 29.8%                           | 11.7%                           |
| Somerset                | 8.0%        | 32.7%              | 25.2%                   | 27.5%                           | 6.7%                            |
| Star Prairie            | 12.2%       | 40.8%              | 23.0%                   | 19.0%                           | 5.0%                            |
| Warren                  | 7.0%        | 41.2%              | 18.3%                   | 28.5                            | 5.0%                            |
| City of New Richmond    | 12.0%       | 39.4%              | 20.7%                   | 23.2%                           | 4.5%                            |
| V. of Somerset          | 14.4%       | 44.2%              | 20.9%                   | 18.9%                           | 1.5%                            |
| V. of Star Prairie      | 14.1%       | 32.1%              | 34.3%                   | 14.5%                           | 5.0%                            |
| <b>St. Croix County</b> | <b>8.4%</b> | <b>33.3%</b>       | <b>23.1%</b>            | <b>28.2%</b>                    | <b>7.0%</b>                     |

Source: U.S. Census Bureau 2000

- Education levels in the Town of Richmond are somewhat mixed.
- The town has a higher rate, 37.7 percent, for high school degrees than St. Croix County as a whole.
- However, the number of post-secondary degrees 27 percent is lower than St. Croix County as a whole.
- The town has a moderate rate of residents with no degree, about 10 percent, when compared to the neighboring municipalities.

## 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,<br>Monarch Paving (Tammec Corporation) | 30 FT In-season        | Nonmetallic mining  |
| Church of Christ   |                        | Religious services  |
| Derrick Construction   | 65 FT                  | Residential & commercial construction<br>& 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<br>services                |
| Mally's Sunshine Kennels & Gregory<br>Gift of Hope                   | 4 PT & volunteers      | Dog boarding & animal rescue                                |
| Meisters Bar   | 3 FT                   | Tavern & grill  |
| Kopp Commercial Properties Of WI<br>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<br>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 &<br>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<br>Farms Inc.)                    |                        | Poultry production & food product<br>sales                  |
| 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  |
| <b>Total 33</b>  | <b>63 FT 74 PT</b>     |   |

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.

**Commuters from Town of Richmond  
By Place of Work - 2000**

| PLACE OF WORK      | WORKERS, 16 AND OVER | % OF TOTAL    |
|--------------------|----------------------|---------------|
| <b>T. Richmond</b> | <b>80</b>            | <b>9.1%</b>   |
| C. New Richmond    | 261                  | 29.6%         |
| C. Hudson          | 61                   | 6.9%          |
| Bayport, MN        | 61                   | 6.9%          |
| Stillwater, MN     | 41                   | 4.7%          |
| St. Paul, MN       | 33                   | 3.7%          |
| Minneapolis, MN    | 30                   | 3.4%          |
| Dakota Co. MN      | 26                   | 3.0%          |
| Hennepin Co. MN    | 32                   | 3.6%          |
| Ramsey Co. MN      | 57                   | 6.5%          |
| Washington Co. MN  | 41                   | 4.7%          |
| Harris Co. TX      | 4                    | 0.5%          |
| Pierce Co. WI      | 25                   | 2.8%          |
| Polk Co. WI        | 32                   | 3.6%          |
| St. Croix Co. WI   | 72                   | 8.2%          |
| Other WI Counties  | 25                   | 2.8%          |
| <b>Total</b>       | <b>881</b>           | <b>100.0%</b> |

Source: U.S. Census Bureau

**Commuters to Town of Richmond  
By Place of Residence - 2000**

| PLACE OF RESIDENCE | WORKERS, 16 AND OVER | % OF TOTAL    |
|--------------------|----------------------|---------------|
| <b>T. Richmond</b> | <b>80</b>            | <b>32.8%</b>  |
| C. New Richmond    | 64                   | 26.2%         |
| T. Star Prairie    | 26                   | 10.7%         |
| T. Troy            | 12                   | 4.9%          |
| T. Erin Prairie    | 8                    | 3.3%          |
| T. Stanton         | 7                    | 2.9%          |
| Stearns Co. MN     | 2                    | 0.8%          |
| Barron Co. WI      | 4                    | 1.6%          |
| Dunn Co. WI        | 5                    | 2.0%          |
| Pierce Co. WI      | 8                    | 3.3%          |
| Polk Co. WI        | 13                   | 5.3%          |
| St. Croix Co. WI   | 15                   | 6.1%          |
| <b>Total</b>       | <b>244</b>           | <b>100.0%</b> |

Source: U.S. Census Bureau

- The majority of Richmond’s residents, 53.8 percent, work in St. Croix County as of 2000.
- About 37 percent of Richmond’s workforce commutes to Minnesota for employment.
- Approximately 30 percent of the Town’s residents travel to the City of New Richmond for employment, which indicates a strong economic link between the Town and City.
- The second largest employment location in St. Croix County is the City of Hudson, with about seven percent of the total workforce.
- The City of Bayport was the most popular work destination in Minnesota and accounted for about seven percent of Richmond’s commuters.
- Other Minnesota destinations include Stillwater, St. Paul and Minneapolis.
- There were about 244 employment opportunities in the Town of Richmond, according to the 2000 census.
- Approximately 1/3 of the people employed within the Town of Richmond also live there.
- An additional 26.2 percent live in the City of New Richmond.
- About 28 percent of the workers in the town arrive from other towns, cities or villages in St. Croix County.
- The remaining employment travels from neighboring counties in Wisconsin, including Barron, Dunn, Pierce and Polk.
- Economic opportunities in the neighboring City of New Richmond and across the border in Minnesota are important employment centers for the Town of Richmond’s residents.

## ECONOMIC BASE

### Economics and Labor Impact of Agriculture St. Croix County

| ITEM  | 1987         | 1992         | 1997         | 2002         | 2007          |
|---|--------------|--------------|--------------|--------------|---------------|
| Total Sales                                     | \$87,214,000 | \$91,849,00  | \$89,852,000 | \$97,863,000 | \$142,521,000 |
| Total Sales Average per Farm                    | \$85,840     | \$105,816    | \$119,009    | \$52,502     | \$78,828      |
| Total Farm Production Expenses                  | \$69,510,00  | \$78,990,000 | \$74,569,000 | \$85,449,000 | \$125,694,000 |
| Total Farm Production Expenses Average per Farm | \$44,105     | \$56,786     | \$49,059     | \$45,695     | \$69,521      |
| Hired Farm Labor (farms)                        | NA           | 607          | 468          | 297          | 355           |
| Hired Farm Labor (workers)                      | NA           | 1,817        | 1,591        | 1,210        | 1310          |
| Hired Farm Labor (wages)                        | NA           | \$6,164,000  | \$6,122,000  | \$9,805,000  | \$14,123,000  |
| Total Government Payments                       | \$6,678,000  | \$4,457,000  | \$5,240,556  | \$5,677,000  | \$4,957,000   |
| Government Payments Average per Farm            | \$8,305      | \$6,794      | \$3,146      | \$5,632      | \$4,111       |

Source: US Census of Agriculture, Farms with sales Greater than \$10,000

### Top 100 Counties in Nation St. Croix County

| YEAR                         | 1997             |                  | 2002             |                  | 2007             |                  |
|------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
|                              | VALUE/<br>NUMBER | NATIONAL<br>RANK | VALUE/<br>NUMBER | NATIONAL<br>RANK | VALUE/<br>NUMBER | NATIONAL<br>RANK |
| Value of Dairy Products Sold | \$49,650,000     | 80               | \$51,181,000     | 73               | \$80,409,000     | 82               |
| Inventory of Dairy Cows      | 22,372           | 80               | 23,800           | NA               | NA               | NA               |
| Corn for Silage              | NA               | NA               | NA               | NA               | 16,097(Ac)       | 64               |
| Oats for Grain               | NA               | NA               | NA               | NA               | 4,369(Ac)        | 62               |

Source: US Census of Agriculture

### Economic Impacts of Farm Operations by Minor Civil Division - 1997 Town of Richmond & Neighboring Towns

| TOWN                    | 1997 ESTIMATED<br>NUMBER OF FARMS | PERCENTAGE OF TOTAL                 |                                  |                                 |
|-------------------------|-----------------------------------|-------------------------------------|----------------------------------|---------------------------------|
|                         |                                   | EMPLOYED ADULTS<br>WORKING ON FARMS | HOUSEHOLDS W/ ANY<br>FARM INCOME | INCOME IN TOWNS<br>FROM FARMING |
| <b>Richmond</b>         | <b>73</b>                         | <b>10.4%</b>                        | <b>13.7%</b>                     | <b>4.1%</b>                     |
| Erin Prairie            | 73                                | 14.6%                               | 23.0%                            | 5.5%                            |
| St. Joseph              | 51                                | 4.2%                                | 5.1%                             | 1.1%                            |
| Somerset                | 52                                | 2.6%                                | 9.2%                             | 0.9%                            |
| Star Prairie            | 67                                | 5.1%                                | 8.3%                             | 2.1%                            |
| Warren                  | 54                                | 12.6%                               | 19.5%                            | 3.7%                            |
| <b>St. Croix County</b> | <b>1,630</b>                      | <b>18.2%</b>                        | <b>15.6% (All Towns)</b>         | <b>4.0%</b>                     |

Source: Census of Agriculture 1997

- Agriculture is an important part of the economic base of St. Croix County.

- The dairy industry continues to be one of the main sources of farm income in the county.
- The Town of Richmond’s agriculture has decreased in both number of farms and income from ag-related activities.

**Land and Improvement Equalized Valuations  
Town of Richmond – 1994 to 2008**

| REAL ESTATE CLASS | EQUALIZED VALUATION |                     |                     |                      |                      |                      |
|-------------------|---------------------|---------------------|---------------------|----------------------|----------------------|----------------------|
|                   | 1994                | 1997                | 2000                | 2003                 | 2006                 | 2008                 |
| Residential       | \$29,843,500        | \$44,094,400        | \$65,937,900        | \$128,411,000        | \$243,366,500        | \$271,826,200        |
| Commercial        | \$1,887,400         | \$2,289,700         | \$3,621,100         | \$4,856,500          | \$6,614,800          | \$11,570,100         |
| Manufacturing     | \$362,500           | \$362,500           | \$647,100           | \$1,431,000          | \$1,480,000          | \$1,880,300          |
| Agricultural      | \$16,499,000        | \$12,237,500        | \$6,293,200         | \$2,065,200          | \$1,983,600          | \$2,156,200          |
| Swamp/Waste       | \$45,000            | \$79,200            | \$1,331,900         | \$3,141,800          | \$2,704,600          | \$3,911,000          |
| Ag. Forest        | NA                  | NA                  | NA                  | NA                   | \$1,904,500          | \$1,820,000          |
| Forest            | \$949,500           | \$1,721,200         | \$2,711,100         | \$4,455,500          | \$2,905,500          | \$2,860,000          |
| Ag Bldgs/Sites    | NA                  | \$5,981,200         | \$6,199,800         | \$6,743,800          | \$8,179,800          | \$8,191,700          |
| <b>Total</b>      | <b>\$49,586,900</b> | <b>\$66,765,700</b> | <b>\$86,742,100</b> | <b>\$151,104,800</b> | <b>\$269,139,300</b> | <b>\$304,215,500</b> |

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000, 2003, 2006 & 2008  
Wisconsin Department of Revenue

**Land and Improvement Equalized Valuation Percent Change  
Town of Richmond – 1994 to 2008**

| REAL ESTATE CLASS | % CHANGE     |              |              |              |              |
|-------------------|--------------|--------------|--------------|--------------|--------------|
|                   | 94-97        | 97-00        | 00-03        | 03-06        | 06-08        |
| Residential       | 47.8%        | 49.5%        | 94.7%        | 89.5%        | 11.7%        |
| Commercial        | 21.3%        | 58.1%        | 34.1%        | 36.2%        | 74.9%        |
| Manufacturing     | 0.0%         | 78.5%        | 121.1%       | 3.4%         | 27.0%        |
| Agricultural      | -25.8%       | -48.6%       | -67.2%       | -4.0%        | 8.7%         |
| Swamp/Waste       | 76.0%        | 1581.7%      | 135.9%       | -7.5%        | 44.6%        |
| Ag. Forest        | NA           | NA           | NA           | NA           | -4.4%        |
| Forest            | 81.3%        | 57.5%        | 64.3%        | -34.8%       | -1.6%        |
| Ag Bldgs/Sites    | NA           | 3.7%         | 8.8%         | 21.3%        | 0.1%         |
| <b>Total</b>      | <b>34.6%</b> | <b>29.9%</b> | <b>74.2%</b> | <b>78.1%</b> | <b>13.0%</b> |

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000, 2003, 2006 & 2008  
Wisconsin Department of Revenue

- One way to evaluate the economic base in the Town of Richmond is to look at property taxation and the distribution of land and improvements in the economic categories of agriculture, commercial and manufacturing.
- The effect of use-value assessment can be seen beginning in 1998 when agricultural land value went down and the agricultural buildings and sites category was added.
- Use-value assessment separates the value of agricultural land from residential, commercial and manufacturing.
- Agricultural land values are based on a formula that includes the price of corn.
- Beginning in 2000, the swamp and waste category included road right-of-ways.

- Use-value was to be implemented at 10 percent per year for 10 years. However, in 2002 use-value was accelerated to full implementation.
- In 2003, the use-value formula, which is tied to the price of corn, accelerated a dramatic drop in agriculture land values due to decreased corn prices.
- The Swamp/Waste category was changed to Undeveloped in 2003.
- Agricultural forest was re-defined through a statutory change for 2005. This resulted in a significant increase in agricultural forest acres and consequently a large increase in equalized value for that class of property.
- Undeveloped and Agricultural Forest classes are valued at 50 percent of market value.
- Use-value has shifted the tax burden from agricultural land to the other assessment categories.

### ***BROWNFIELDS IN THE TOWN OF RICHMOND***

Brownfields are abandoned, idle or underused commercial or industrial properties, where the expansion or redevelopment is hindered by real or perceived contamination. Brownfields vary in size, location, age, and past use -- they can be anything from a five-hundred acre automobile assembly plant to a small, abandoned corner gas station.

At the national, state and local levels, the interest in cleaning up and returning brownfields to productive use has transformed this environmental issue into a major public policy initiative. In Wisconsin, there are an estimated 10,000 brownfields, of which 1,500 are believed to be tax delinquent.

These properties present public health, economic, environmental and social challenges to the rural and urban communities in which they are located. In the Town of Richmond brownfields include underground storage tank, spill or excavation sites. The list below identifies the potential brownfields in Richmond.

- Cemstone Ready Mix, Intersection of CTH G and 120<sup>th</sup> St., Section 16. (Closed site, cleanup completed)
- Richmond Town Hall, Intersection of CTH A and 100<sup>th</sup> St., Section 19. (Closed site, cleanup completed)

### **The Wisconsin Brownfields Redevelopment And Reuse Initiative**

There have been two major legislative initiatives in Wisconsin to deal with brownfields properties. The first set of brownfields initiatives were contained in the 1994 Land Recycling Law. This law took the initial steps to clarify the liability of lenders, municipalities and purchasers of property, so long as they meet certain statutory requirements for investigation and cleanup of contaminated properties.

The next set of brownfields initiatives were passed as part of the state's 1997-99 biennial budget. These incentives greatly expanded the brownfields initiatives in the Land Recycling Law, including the creation of the Wisconsin Brownfields Grant Program that is administered by the Department of Commerce.

As part of the 1997-99 budget, the Legislature created the Brownfields Study Group to help provide direction for the future of brownfields cleanup and redevelopment in Wisconsin. The Study Group, which has been meeting since 1998, consists of state and local officials, private parties, consultants, environmental attorneys and academicians.

In the past five years, Study Group members have made more than 150 recommendations to the Legislature -- including the Brownfields Site Assessment Grant Program -- to enhance and expand the state's financial and liability initiatives for brownfields. Based on these recommendations, the Wisconsin Brownfields Initiative was expanded further in the 1999-2001 budget and the 2001-2003 budget.

- Wisconsin's Brownfields Initiative: 2006 Report to the Wisconsin State Legislature [PDF, 1,729KB] - A joint publication from the DNR, Department of Commerce and Department of Administration (DOA), the report provides a summary of the legislative, financial and policy initiatives created and implemented by the State of Wisconsin since the passage of the Land Recycling Act in 1994 (Wisconsin Act 453). These initiatives have aided communities all across the state in the investigation, cleanup and redevelopment of hundreds of brownfields – abandoned, idle or underused properties where the reuse is hindered by real or perceived contamination.

The DNR's Remediation and Redevelopment program has a wide range of financial and liability tools available to assist local governments, businesses, lenders, and others to clean up and redevelop brownfields in Wisconsin. Staff in the DNR's Madison office and regional offices around the state are available to meet with community leaders, bankers, developers and private individuals to discuss their brownfield projects.

The links above provide information on each of these tools, in addition to links to other state agencies and federal brownfields funding and programs.

## COUNTY, REGIONAL, STATE/FEDERAL ECONOMIC DEVELOPMENT

Several county, regional and state/federal agencies and organizations provide assistance with development, training, funding and other elements of economic development to cities, villages, towns and residents. The following list provides a brief description of the resources that are available.

## COUNTY RESOURCE ASSESSMENT

### St. Croix Economic Development Corporation (SCEDC)

website: [www.stcroixedc.com/index.htm](http://www.stcroixedc.com/index.htm)

SCEDC encourages and assists economic development and capital investment, to enhance tax base, to create jobs, and to assist businesses in expansion, retention and/or location within the economic development area. The SCEDC manages the following programs:

- **I-94 Corridor Technology Zone (SCEDC), St. Croix County**  
High Technology Businesses in the I-94 Corridor Technology Zone (Chippewa, Dunn, Eau Claire, Pierce, Polk and St. Croix Counties) may be eligible for state tax credits, through the Department of Commerce and the Department of Revenue, based on their ability to create jobs and investments that support the development of high-tech industries in the region.
- **St. Croix County Revolving Loan Fund (SCEDC), St. Croix County**  
The St. Croix County Business Loan Fund is a flexible source of supplemental financing for businesses expanding or locating in St. Croix County. The purpose is to encourage the creation of quality jobs and to increase the tax base.

### St. Croix County UW-Extension Office, Baldwin

website: [www.uwex.edu/ces/cty/stcroix](http://www.uwex.edu/ces/cty/stcroix)

county-based Extension educators are University of Wisconsin faculty and staff who are experts in agriculture and agribusiness, community and economic development, natural resources, family living and youth development. Extension specialists work on UW System campuses where they access current research and knowledge. Cooperative Extension partners with local, county, state and federal government to address public issues. Faculty and staff plan and carry out programs with a wide array of community partners -- volunteers, business and educational groups and advisors.

### St Croix Valley Employers Association (SCVEA), New Richmond

website: [www.scvea.com](http://www.scvea.com)

SCVEA is a voluntary not-for-profit corporation providing services, salary survey data, information, and networking opportunities to its member employers. It is the vision of the St. Croix Valley Employers Association to be a progressive regional organization that assists its member employers in being successful with their individual missions. SCVEA does this by providing low cost - high quality training and services in practices and trends in technology, management and emerging workforce needs.

### Wisconsin Indianhead Technical College Employment Services (WITC), New Richmond

website: [www.witc.edu/jobs/index.htm](http://www.witc.edu/jobs/index.htm)

Services offered: post job vacancies to entire WITC system; on-campus interviews, annual job fair; placement statistics; resume referral system; internships/co-op education; and customized or on site training.

|                                     |
|-------------------------------------|
| <b>REGIONAL RESOURCE ASSESSMENT</b> |
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**Chippewa Valley Technical College Employment Services, River Falls**

website: [www.chippewa.tec.wi.us/business/employer/index.htm](http://www.chippewa.tec.wi.us/business/employer/index.htm)

Services offered: post job vacancies to entire CVTC system; on-campus interviews, annual job fair; placement statistics; resume referral system; internships/co-op education; and customized or on site training.

**St. Croix Valley Angel Network, River Falls**

The St. Croix Valley Angel Network, Inc. operates as an IRS not-for-profit organization with a volunteer board of directors. The network links early stage companies with high net worth individuals ("Accredited Investors") who secure equity positions in the companies. Many of these companies have exhausted their owner's personal resources and need additional funding to grow the business. Most companies have the potential for rapid growth and new job creation. Equity investments are done on a case-by-case basis. The investment information on candidate companies is only distributed to the network's sponsors - the angels and/or corporate supporters. The St. Croix Valley Angel Network provides a limited screening service so that prospective investors can avoid the need to preview a large number of requests. Strictest confidence is observed on all matters involving the network and its angels. Contact: Steven DeWald email: [steven.e.dewald@uwrf.edu](mailto:steven.e.dewald@uwrf.edu).

**St. Croix Valley Job Center, River Falls**

website: [www.wisconsinjobcenter.org](http://www.wisconsinjobcenter.org)

Wisconsin Job Centers provide a 'one-stop' service for employers to meet their workforce needs and job seekers to get the career planning, job placement and training services they need.

**University of Wisconsin River Falls Career Services, River Falls**

website: [www.uwrf.edu/ccs](http://www.uwrf.edu/ccs)

Career Services provides comprehensive planning and job search assistance to UWRF students at all levels of study. Employers who are seeking qualified candidates for permanent positions can:

- Arrange an on campus interview;
- Request an information table in the Student Center;
- Attend the annual Career Fair (held every October);
- Submit job openings to an on-line vacancy listing, updated weekly ([www.uwrf.edu/ccs](http://www.uwrf.edu/ccs) under "Employers");
- Request referrals from a database of student resumes; and/or
- View placement statistics for recent graduates.

**Small Business Development Center (SBDC), River Falls**

website: [www.uwrf.edu/sbdc](http://www.uwrf.edu/sbdc)

The SBDC is a statewide network providing business education services throughout Wisconsin. SBDC professionals analyze the needs of each client and provide a link the knowledge, tools and resources essential for business success. The SBDC consists of the Lead Center or State Office, which is administered by the unit of Business and Manufacturing Extension at UW-Extension, and a network of service centers located at 12 of the four-year UW institutions.

**University of Wisconsin-Extension, Eau Claire and River Falls**

website: [www.uwex.edu](http://www.uwex.edu)

UW-Extension is the "Wisconsin Idea" -- the people's University connection. Through its programming divisions of Cooperative Extension, Broadcasting and Media Innovations, Continuing Education, and its collaborative relationships with the 26 UW universities and colleges, the 72 Wisconsin counties, and countless local, state, and federal agencies and groups,

Extension provides a spectrum of lifelong learning opportunities for Wisconsin citizens. Extension education extends the knowledge and resources of the University of Wisconsin to people by applying university research, knowledge and resources to the needs of Wisconsin people.

**Forward Wisconsin, Eau Claire**

website: [www.forwardwi.com](http://www.forwardwi.com)

Forward Wisconsin is a unique public-private state marketing and business recruitment organization. Its job is marketing outside Wisconsin to attract new businesses, jobs and increased economic activity to the state. Forward Wisconsin provides business cost comparisons, building and site locations, financial information and a variety of other business consulting services to prospective expanding businesses. Forward Wisconsin services are provided on a confidential, no-cost basis.

**Northwest Manufacturing Outreach Center (NWMOC), Eau Claire**

website: <http://nwmoc.uwstout.edu>

NWMOC is a non-profit organization which is part of the national network of centers in the US Department of Commerce's Manufacturing Extension Partnership. It teams University of Wisconsin and Wisconsin Technical College System Institutions to assist small and medium size manufacturers to modernize and streamline their operations.

**Science and Technology Accelerator Corporation (SciTAC)**

SciTAC was formed in the spring of 2004 by a group of St. Croix Valley and River Falls business, government and higher education leaders. SciTAC was established for the purpose of attracting technology-based companies to the Corporation's accelerator facility in Whitetail Ridge Corporate Park in River Falls, Wisconsin.

SciTAC is a one-stop business resource that provides operating space, shared services, equipment, lab space and business assistance to technology companies that have advanced beyond the R&D and concept product stage. Development stage companies are invited to launch and introduce their products/services to the market place and to grow their companies in SciTAC's accelerator facility. SciTAC is committed to assist in the acceleration of tenant company growth plans. Contact: Jim Letourneau, Board President, email:

[jimletourneau@foleyunited.com](mailto:jimletourneau@foleyunited.com)

**Service Corps of Retired Executives (SCORE), Eau Claire and St. Paul**

website: [www.score-eauclaire.org](http://www.score-eauclaire.org) and [www.score-stpaul.org](http://www.score-stpaul.org)

The SCORE Association (Service Corps of Retired Executives) is a nonprofit association dedicated to entrepreneur education and the formation, growth and success of small business nationwide. SCORE is a resource partner with the Small Business Administration (SBA). Working and retired executives and business owners donate their time and expertise as volunteer business counselors and provide confidential counseling and mentoring free of charge.

**West Central Wisconsin Rail Coalition (WCWRC)**

The West Central Wisconsin Rail Coalition provides leadership and coordination to develop passenger rail service through West Central Wisconsin as part of a regional strategy to ensure a balanced transportation system for long-term sustainable economic growth.

Contact: Ray Willoughby, Co-Chair, email: [erwilloughby@msm.com](mailto:erwilloughby@msm.com)

**West Central Wisconsin Regional Planning Commission (WCWRPC), Eau Claire**

website: [www.wcwrpc.org](http://www.wcwrpc.org).

The West Central Wisconsin Regional Planning Commission is statutorily charged with the responsibility of planning for the physical, social, and economic development of the region. To

accomplish this mission, the Commission conducts area-wide planning and provides technical assistance to local governments.

**West Central Wisconsin Workforce Resource (WCWWR), Menomonie**

website: [www.workforceresource.org](http://www.workforceresource.org)

WCWWR provides resources for job seekers and employers and information on training and labor market statistics.

**Wisconsin Business Development (WBD) Finance Corporation, Eau Claire**

website: [www.wbd.org](http://www.wbd.org)

WBD is a business lender, and technical assistance firm specializing in economic development lending activities leading to the formation, retention and growth of successful businesses.

**Wisconsin Department of Commerce, Eau Claire**

website: [www.commerce.state.wi.us](http://www.commerce.state.wi.us)

The Wisconsin Department of Commerce is the state's primary agency for the delivery of integrated services to businesses. Commerce's purpose is to:

- Foster the retention and creation of new jobs and investment opportunities in Wisconsin;
- Foster and promote economic business, export and community development; and
- Promote the public health, safety and welfare through effective and efficient regulations, education and enforcement.

Area Development Managers assist business expansions, promote business retention, and help local development organizations. Using their knowledge of federal, state and regional resources to provide a variety of information to expanding or relocating firms. They also mobilize resources to help struggling businesses. Local economic development practitioners can turn to area development managers for assistance with long-term marketing and planning strategies.

**Wisconsin Entrepreneurs' Network (WEN), Eau Claire**

website: [www.wenportal.org](http://www.wenportal.org)

Wisconsin Entrepreneurs' Network (WEN) provides integrated statewide support to entrepreneurs in all industries and developmental stages. WEN assistance includes: starting a business; finance and accounting; marketing product development; business plans; intellectual property; and competitive research.

**STATE/FEDERAL RESOURCE ASSESSMENT****Wisconsin Dept of Commerce Small Business Ombudsman**

website: [www.commerce.state.wi.us:80/BD/BD-SBO-index](http://www.commerce.state.wi.us:80/BD/BD-SBO-index)

Wisconsin Dept of Commerce Small Business Ombudsman assist small businesses with state regulations. Visit their website for more information on the monthly Wisconsin Regulatory Alert, the Small Business Regulatory Review Board and information on the type of assistance provided by the Small Business Ombudsman.

**Wisconsin Department of Workforce Development, Madison**

website: [www.dwd.state.wi.us](http://www.dwd.state.wi.us)

The Wisconsin Department of Workforce Development (DWD) is a state agency charged with building and strengthening Wisconsin's workforce. The Department's primary responsibilities include providing job services, training and employment assistance to people looking for work, at the same time as it works with employers on finding the necessary workers to fill job openings.

**WBA TEAM Network, Madison**

website: <http://wisbank.supranet.net/products/tnbusinesses.php>

The WBA TEAM Network is a low cost program designed to assist commercial loan applicants. The TEAM staff works with you in the early stages of the creation or expansion of your business. The Wisconsin Bankers Association developed the WBA TEAM Network to help financial institutions across the state to respond effectively to business applicants.

**Wisconsin Bankers Association (WBA), Madison**

website: [www.wisbank.com](http://www.wisbank.com)

The Wisconsin Bankers Association (WBA) represents 350 financial institutions of all sizes in Wisconsin. The WBA is the states largest financial institution trade association.

**Wisconsin Housing Economic Development Authority (WHEDA), Madison**

website: [www.wheda.com](http://www.wheda.com)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business, and agribusiness.

**Wisconsin SBA Office, Madison and Milwaukee**

website: <http://www.sba.gov/wi/>

The Wisconsin SBA office is responsible for the delivery of SBA's many programs and services to the 72 counties of Wisconsin. SBA Wisconsin assists several hundred businesses each year by providing financial assistance through the 7(a) and 504 loan programs.

**US Small Business Administration (SBA)**

website: [www.sba.gov](http://www.sba.gov)

The SBA provides financial, technical and management assistance to help Americans start, run, and grow their businesses. SBA is the nation's largest single financial backer of small businesses. The SBA also plays a major role in the government's disaster relief efforts by making low-interest recovery loans to both homeowners and businesses.

## *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.