

# Town of Farmington Comprehensive Plan 2009-2030

## Section 1: Existing Conditions Report



Prepared by Mississippi River Regional Planning  
Commission under the Direction of the Farmington Town  
Planning Committee and Town Board – July 2009

## ABSTRACT

**Title:** Town of Farmington Comprehensive Plan 2009-2030

**Summary:** The Town of Farmington Comprehensive Plan 2009-2030 responds to and is consistent with the State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes. The comprehensive plan is made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the Town that will in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

**Town Chairman:** Mike Hess

**Town Board:** Jack Glennie  
Steve Kirchner

**Planning Commission:** Tom Brindley, Chairman  
Steve Kirchner  
Paul Lash  
Mike Raabe  
Roxie Storandt

**Town Clerk:** Betty Sacia

**Planning Staff:** Mississippi River Regional Planning Commission  
Greg Flogstad, Director  
Peter Fletcher, Transportation Planner  
Barb Buros, Administrative Assistant

**Ordinance to Adopt the Town of Farmington Comprehensive Plan  
2009-2030.**

The Town Board of the Town of Farmington, Wisconsin, do ordain as follows:

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

Section 2. The Town Board of the Town of Farmington, La Crosse County, Wisconsin, 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.

Section 3. The plan commission of the Town of Farmington, 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 "The Town of Farmington Comprehensive Plan 2009-2030" containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

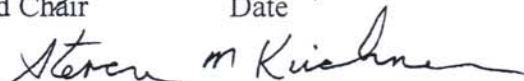
Section 4. The Town of Farmington has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

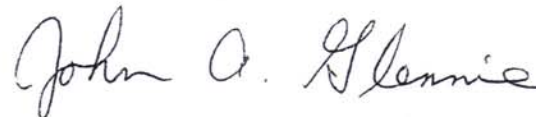
Section 5. The Town Board of the Town of Farmington, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "The Town of Farmington Comprehensive Plan 2009-2030", pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication/posting as required by law.

Adopted this 4th day of August, 2009

  
Town Board Chair                      Date 8/4/2009

Approved: 



Attest:  
  
Town Clerk

# Town of Farmington Comprehensive Plan 2009-2030

## Table of Contents

Page Number

Introduction .....	I
<b>1. Demographic Trends and Projections .....</b>	<b>1-1</b>
Population Trends and Projections .....	1-1
Population Characteristics .....	1-1
Housing Unit Trends and Projections .....	1-3
Town of Farmington Survey .....	1-4
<b>2. Land Use Inventory .....</b>	<b>2-1</b>
Existing Land Use .....	2-1
Zoning and Other Land Use Regulations .....	2-2
Residential and Non-Residential Density, 2000 .....	2-3
Land Use Trends .....	2-3
Land Use Trends .....	2-4
Land Supply, Demand and Prices .....	2-4
Opportunities for Redevelopment .....	2-4
Existing/Potential Land Use Conflicts .....	2-4
Land Use Projections .....	2-5
<b>3. Housing Conditions .....</b>	<b>3-1</b>
Housing Units by Type and Year Built .....	3-1
Median Housing Value .....	3-1
Occupancy Characteristics, Vacancy Rates, Year Moved In .....	3-2
Affordability of Housing .....	3-2
<b>4. Transportation .....</b>	<b>4-1</b>
Public Road Inventory .....	4-1
State and Regional Plans .....	4-5
Regional or County Transportation Plans .....	4-6
<b>5. Economic Assessment and Analysis .....</b>	<b>5-1</b>
Employment and Household Income Information .....	5-1
Unemployment Rates .....	5-1
Income and Poverty .....	5-1
Commuting to Work .....	5-2
Top 10 Industries and Employers .....	5-2
Industry Projections .....	5-3
Top 10 Occupations with the Most New Jobs, Job Openings, and Fastest Growing Occupations .....	5-3
Strengths and Weaknesses for Fostering Economic Growth .....	5-4
Environmentally Contaminated Sites in the Town of Farmington .....	5-5
County, Regional and State Economic Development Programs .....	5-5
<b>6. Existing Utilities and Community Facilities .....</b>	<b>6-1</b>
Sanitary Waste and Water Supply .....	6-1
Solid Waste/Recycling .....	6-1
Storm Water Management .....	6-1
Town Government Structure .....	6-1
Town Facilities .....	6-1
Fire Protection, Police Protection and Emergency Management .....	6-2
Emergency Medical Services .....	6-2

Health Care and Day Care Facilities .....	6-2
Educational Facilities .....	6-3
Libraries .....	6-3
Park and Recreation Facilities .....	6-3
Churches and Cemeteries .....	6-3
Electricity/Telephone and Cable/Internet Services.....	6-4
Natural Gas.....	6-4
Communication Towers .....	6-4
Future Expansion of Utilities and Community Facilities .....	6-4
<b>7. Intergovernmental Relationships/Cooperation .....</b>	<b>7-1</b>
State and Federal Agencies .....	7-1
Regional Planning Commission .....	7-1
La Crosse County .....	7-1
Surrounding Towns and Municipalities .....	7-1
Comprehensive Planning .....	7-2
Town Association .....	7-3
School Districts .....	7-3
<b>8. Inventory of Agricultural, Natural and Cultural Resources .....</b>	<b>8-1</b>
Agriculture .....	8-1
Natural Resources .....	8-1
Cultural Resources.....	8-3
Recreational Resources.....	8-4

**TABLES AND CHARTS**

Table 1.1 Population Trends and Projections .....	1-1
Table 1.2 Population by Race .....	1-1
Table 1.3 Population by Age 2000 .....	1-2
Chart 1.1 Age Comparison as of 2000 Census.....	1-2
Table 1.4 Educational Attainment .....	1-3
Table 1.5(a) Housing Units and Projections based on population per household.....	1-3
Table 1.5(b) Projected New Housing Units 2010-2025 .....	1-4
Chart 1.2 Town of Farmington Survey Responses – In What Type of Residence Do You Live?.....	1-4
Chart 1.3 Town of Farmington Survey Responses - How Many Acres of Land Do You Own?.....	1-5
Chart 1.4 Town of Farmington Survey Responses – How Long Have You Lived in the Town?.....	1-5
Chart 1.5 Town of Farmington Survey Responses – How Do You Describe the Speed of Development?.....	1-5
Chart 1.6 Town of Farmington Survey Responses on Future Directions for Growth and Development .....	1-6
Chart 1.7 Town of Farmington Survey Responses on What Should be the Minimum Lot Size for Rural Development Outside of Mindoro Sanitary District.....	1-7
Chart 1.8 Town of Farmington Survey Responses on Rating of Services and Facilities .....	1-7
Chart 1.9 Town of Farmington Survey Responses – How Satisfied are You with the Town as a Place to Live?.....	1-8
Chart 1.10 Town of Farmington Survey Responses on Housing Development in The Town of Farmington .....	1-8
Table 2.1 Land Use Property Assessment Inventory-Town of Farmington.....	2-1
Table 2.2 Town of Farmington 2005 Existing Land Use Classifications.....	2-2
Table 2.3 Farmington Zoning District Designations by Acreage .....	2-2
Table 2.4 Residential Density, 2000 .....	2-3
Table 2.5 Housing Growth 1990-2000 .....	2-3
Table 2.6 Farmland Sales 1990-1997 .....	2-4
Table 2.7 Land Use Projections for the Town of Burns, Farmington, Villages of Bangor and Rockland Planning Sub Area .....	2-5
Table 2.8 Town of Farmington Land Use Demand Straight Line Forecast .....	2-5
Table 2.9 Town of Farmington Agricultural Land Use Projections .....	2-5

Table 3.1 Housing Units by Type, 2000 .....	3-1
Table 3.2 Housing Stock, Year Structure Built, 2000.....	3-1
Table 3.3 Median Value of Owner Occupied Units, 2000 .....	3-1
Table 3.4 Housing Unit Occupancy Rates, 2000 .....	3-2
Table 3.5 Housing Unit Vacancy Rates, 2000.....	3-2
Table 3.6 Year Householder Moved In .....	3-2
Table 3.7 Percent of Income Spent on Specified Owner Occupied Units, 2000 .....	3-2
Table 3.8 Percent of Income Spent on Renter Occupied Units, 2000.....	3-3
Table 4.1 Average Daily Traffic Counts .....	4-1
Table 5.1 Employment Status, Occupation, and Class of Worker .....	5-1
Table 5.2 Civilian Labor Force Unemployment Rate.....	5-1
Table 5.3 Median Household and Family Income, Per Capita Income and Percent in Poverty 1989-1999 .....	5-2
Table 5.4 Commuting to Work .....	5-2
Table 5.5 La Crosse County Prominent Industries.....	5-2
Table 5.6 La Crosse County Top Privately Owned Employers .....	5-2
Table 5.7 Industry Projections for Western Workforce Development Area, 2004-2014 .....	5-3
Table 5.8 Top 10 Occupations with the Most Jobs in the Western Workforce Development Area .....	5-3
Table 5.9 Top 10 Fastest Growing Occupations in the Western Wisconsin Workforce Development Area.....	5-4
Table 5.10 Top 10 Occupations With the Most Job Openings in the Western Wisconsin Workforce Development Area .....	5-4
Table 8.1 Town of Farmington Natural, Cultural and Recreation Resources .....	8-4

**MAPS**

Map 1 - 2.1 Town of Farmington Existing Land Uses .....	2-7
Map 1 - 2.2 Town of Farmington Existing Zoning.....	2-8
Map 1 - 3.1 Town of Farmington Housing Units.....	3-5
Map 1 - 4.1 Town of Farmington Transportation System .....	4-7
Map 1 - 6.1 Town of Farmington Community Facilities .....	6-5
Map 1 - 8.1 Town of Farmington Soils .....	8-5
Map 1 - 8.2 Town of Farmington Slope .....	8-6
Map 1 - 8.3 Town of Farmington Floodplain Map.....	8-7

**APPENDIX**

1. Town Survey
2. List of Public Roads in the Town of Farmington







## **Introduction**

The Town of Farmington Comprehensive Plan is being prepared under the State of Wisconsin's comprehensive planning law contained in Section 66.1001, Wisconsin Statutes. The law was adopted in 1999 and requires that all land use decisions within the town must be consistent with a comprehensive plan. To meet the requirements of the planning law a comprehensive plan is being prepared that will consist of two documents, an Existing Conditions Report and a Goals, Objectives, Policies and Recommendations section.

In developing the Town of Farmington Comprehensive Plan, the first step taken was the preparation of an Existing Conditions Report. The report is compiled to provide detailed background information on the Town of Farmington, which will be utilized in the planning process. The Existing Conditions Report provides a comprehensive snapshot of the Town of Farmington in 2008 and provides some insight into the town's future with population, housing, and economic projections. This report is important as it will serve as the statistical/data foundation for the Town of Farmington Comprehensive Plan. Decisions as to the future direction of the Town of Farmington will in part be based on the information collected in this report.

## **Setting**

The Town of Farmington is located in La Crosse County in western Wisconsin. The Town is located in northeastern portion of La Crosse County and consists of approximately 48,723 acres. There are no incorporated cities or villages within the boundaries of the Town of Farmington. The Town of Farmington is bordered on the north by Jackson, Monroe, and Trempealeau Counties, on the south by the Town of Hamilton and the Town of Onalaska, on the east by the Town of Burns, and on the west by the Town of Holland.

## **History**

The Town of Farmington was first settled in 1846 and was formally organized as a political entity on January 4, 1854. The Town's name was derived because it had some of the finest farming land in the county, thus the name "Town of Farmington".

A list of historic facts and events in the Town is provided below. The information is derived from reviewing the "History of La Crosse County, Wisconsin", 1881.

-The first marriage in the Town was between A.M. Hill and Miss Adaline Congdon. The service was conducted by a Methodist minister.

-The first death in the Town occurred on June 19, 1848 to Margaret Lewis. Her daughter Lucy Lewis was the second recorded death.

-Loretta Downer was the first child born in the Town of Farmington to early settlers.

-In 1848 an saw-mill was built on Fleming's Creek and in 1850 a grist mill was built utilizing lumber obtained from the Black River.

-The first post office was established in 1849 in the house of Lloyd Lewis (assumed duties of Postmaster) and he named the post office Mindoro.

-In 1847, Luther Downer plowed 12 acres of land in Section 21 which was the first plowing done in the Town of Farmington.

-In 1906 the Town of Farmington led the county in oats, barley, wheat, and rye production.

-The first schoolhouse was built in 1851 in Section 19 with the first classed taught in that summer by Louisa Leonard.

-The first tavern was constructed in 1854.

-In 1854, Mons Anderson and Van Austin each gave an acre of land on which the first cemetery was laid out.

-In 1855 a town site was laid out in Section 21.

-The first town election was held in the schoolhouse in 1854.

# 1. Demographic Trends and Projections

This section of the Existing Conditions Report will provide information on the demographic trends that are taking place in the Town of Farmington. Population and housing unit projections have also been provided to aid in the planning process. The information has been gathered from various sources and when possible Town level data was utilized.

## Population Trends and Projections

Population information was gathered from U.S. Census Bureau records (Table 1.1). The Town of Farmington's population during the 2000 census was 1,733 residents. Population estimates for the various units of government were acquired from the Wisconsin Department of Administrations Demographic Services Center. The Demographic Services Center provides population projections for all Wisconsin units of government. The information estimates the Town of Farmington's population to increase by 420 residents by the year 2025.

**Table 1.1 Population and Population Projections**

Population(1)									Population Projections(2)			
	1970	1980	1990	2000	% Chg 70-80	% Chg 80-90	% Chg 90-00		2010	2015	2020	2025
Town of Burns	901	988	977	979	9.7	-1.1	.2		990	989	993	1,007
<b>Town of Farmington</b>	<b>1,383</b>	<b>1,603</b>	<b>1,576</b>	<b>1,733</b>	<b>15.9</b>	<b>-1.7</b>	<b>10</b>		<b>1,903</b>	<b>1,975</b>	<b>2,052</b>	<b>2,153</b>
Town of Hamilton	1,229	1,472	1,633	2,103	19.8	10.9	28.8		2,477	2,646	2,821	3,028
Town of Holland	976	1,776	2,172	3,042	82.0	22.3	40.1		3,609	3,867	4,134	4,447
Village of Holmen	1,081	2,411	3,220	6,200	123.0	33.6	92.5		7,633	8,287	8,958	9,729
Village of Rockland	278	383	509	625	37.8	32.9	22.8		712	750	790	839
Village of West Salem	2,180	3,276	3,611	4,738	50.3	10.2	31.2		5,399	5,691	5,998	6,372
La Crosse County	80,468	91,056	97,892	107,120	13.2	7.5	9.4		113,211	115,538	118,246	122,291
Wisconsin	4,417,821	4,705,642	4,891,599	5,363,715	6.5	4.0	9.7		5,751,470	5,931,386	6,110,878	6,274,867
United States	203,302,031	226,542,199	248,709,873	281,421,906	11.4	9.8	13.2		NA	NA	NA	NA

Source: (1) U.S. Dept. of Commerce Bureau of the Census; (2) Prel. Population Prj.-WI Dept. of Adm.-Demographic Services Center

## Population Characteristics

The Town of Farmington's population by age and race are detailed in Tables 1.2 and 1.3. The Town's population is 97.5% Caucasian compared to La Crosse County's 94.2%. With regard to age, nearly 35.2% of the Town of Farmington's residents are between the ages of 25 and 54, which is a higher percentage than La Crosse County (27.8%), the State of Wisconsin (30%), and the U.S. (29.4%).

**Table 1.2 Town of Farmington, La Crosse County, State and Nation Population by Race**

RACE	T. Farmington	%	La Crosse County	%	State of WI	%	U.S.	%
One race	1,723	99.4	106,022	99.0	5,296,780	98.8	274,595,678	97.6
White	1,689	97.5	100,883	94.2	4,769,857	88.9	211,460,626	75.1
Black or African American	5	0.3	1,016	0.9	304,460	5.7	34,658,190	12.3
American Indian and Alaska Native	6	0.3	440	0.4	47,228	0.9	2,475,956	0.9
Asian	14	0.8	3,376	3.2	88,763	1.7	10,242,998	3.6
Native Hawaiian and Other Pacific Islander	0	0.0	21	0.0	1,630	0.0	398,835	0.1
Some other race	9	0.5	286	0.3	84,842	1.6	15,359,073	5.5
Two or more races	10	0.6	1,098	1.0	66,895	1.2	6,826,228	2.4
<b>Totals</b>	<b>1,733</b>	<b>100</b>	<b>107,120</b>	<b>100</b>	<b>5,363,675</b>	<b>100</b>	<b>281,421,906</b>	<b>100</b>

Source: U.S. Bureau of Census, 2000

**Town of Farmington Existing Conditions Report – Demographic Trends and Projections**

**Table 1.3 Town of Farmington, La Crosse County, State and Nation Population by Age 2000**

Age Group	Town of Farmington	%	La Crosse County	%	State of Wisconsin	%	U.S.	%
Under 5 yrs	96	5.5	6,361	5.9	342,340	6.4	19,175,798	6.8
5 to 9 yrs	121	7.0	7,061	6.6	379,484	7.1	20,549,505	7.3
10 to 14 yrs	136	7.8	7,306	6.8	403,074	7.5	20,528,072	7.3
15 to 19 yrs	133	7.7	9,517	8.9	407,195	7.6	20,219,890	7.2
20 to 24 yrs	72	4.2	11,696	10.9	357,292	6.7	18,964,001	6.7
25 to 34 yrs	199	11.5	13,690	12.8	706,168	13.2	39,891,724	14.2
35 to 44 yrs	317	18.3	15,764	14.7	875,522	16.3	45,148,527	16.0
45 to 54 yrs	293	16.9	14,044	13.1	732,306	13.7	37,677,952	13.4
55 to 59 yrs	79	4.6	4,523	4.2	252,742	4.7	13,469,237	4.8
60 to 64 yrs	89	5.1	3,718	3.5	204,999	3.8	10,805,447	3.8
65 to 74 yrs	117	6.8	6,621	6.2	355,307	6.6	18,390,986	6.5
75 and over	81	4.7	6,819	6.4	347,246	6.5	16,600,767	5.9
<b>Totals</b>	<b>1,733</b>	<b>100</b>	<b>107,120</b>	<b>100</b>	<b>5,363,675</b>	<b>100</b>	<b>281,421,906</b>	<b>100</b>
<b>Median Age</b>	<b>38.5</b>		<b>33.5</b>		<b>36</b>		<b>35.3</b>	

Source: U.S. Bureau of Census, 2000

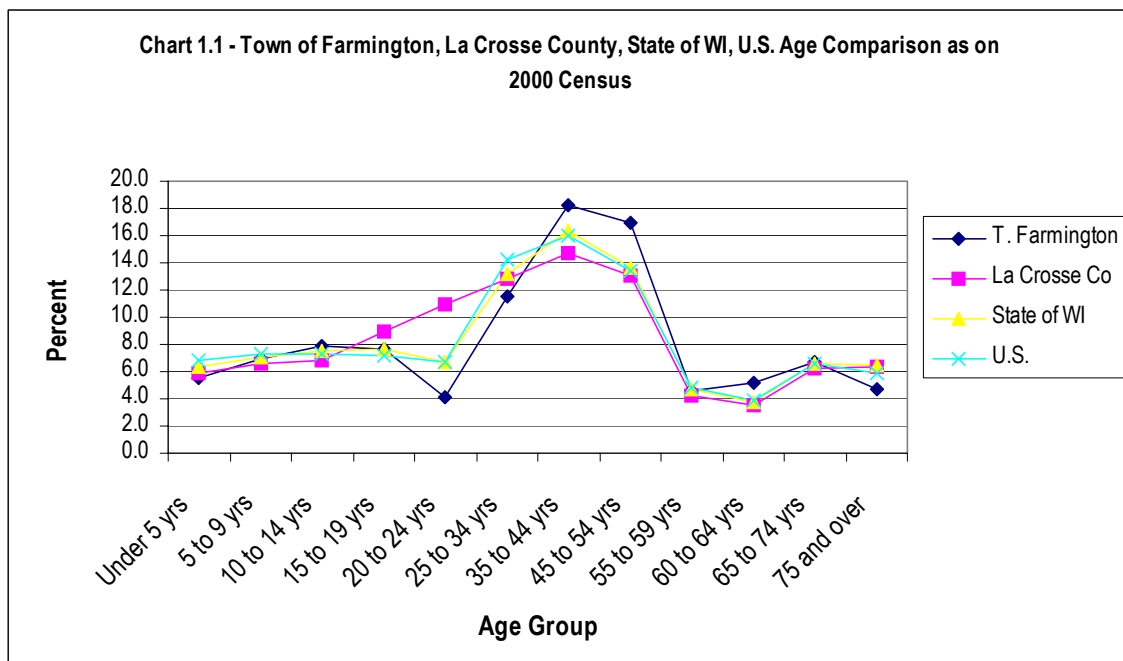


Table 1.4 demonstrates that 86.3% of town residents that are 25 years or older have graduated from high school, while 10.8% have a college degree or better. These percentages compared favorably to the State of Wisconsin and the United States in which have 85.1% and 80.4% of the population 25 years and older have graduated from high school, respectively.

**Town of Farmington Existing Conditions Report – Demographic Trends and Projections**

**Table 1.4 Town of Farmington, La Crosse County, State and Nation Educational Attainment**

EDUCATIONAL ATTAINMENT	Town of Farmington		La Crosse County		State of Wisconsin		United States	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
<b>Population 25 years and over</b>	1,161	100.0	65,263		3,475,878		182,211,639	
Less than 9 <sup>th</sup> grade	64	5.5	2,687	4.1	186,125	5.4	13,755,477	7.5
9 <sup>th</sup> to 12 <sup>th</sup> grade, no diploma	95	8.2	4,062	6.2	332,292	9.6	21,960,148	12.1
High School graduate	549	47.3	20,823	31.9	1,201,813	34.6	52,168,981	28.6
Some college, no degree	210	18.1	14,176	21.7	715,664	20.6	38,351,595	21.1
Associate degree	118	10.2	6,945	10.6	260,711	7.5	11,512,833	6.3
Bachelors degree	96	8.3	10,642	16.3	530,268	15.3	28,317,792	15.5
Graduate or professional degree	29	2.5	5,928	9.1	249,005	7.2	16,144,813	8.9
<i>Percent high school graduate or higher</i>	86.3	X	89.7	X	85.1	X	80.4	X
<i>Percent bachelor's degree or higher</i>	10.8	X	25.4	X	22.4	X	24.4	X

**Housing Unit Trends and Projections**

As part of the planning process two sets of housing unit projections were derived. The first scenario utilized projected population estimates divided by the average number of people per housing unit (Table 1.5). Historically, the number of people residing per housing unit has steadily declined. In 1970, an average of 3.4 people lived in each housing unit in the Town of Farmington and surrounding towns. By 2000 the average number of people living in each housing unit in the Town of Farmington and surrounding towns had declined to 2.5. The housing unit projection method utilized assumes the average number of people living in a housing unit in the Town of Farmington and surrounding towns will remain constant at 2.5 people per household over the next 20 years. Therefore, the projected number of housing units in the Town of Farmington and surrounding towns was derived by dividing the projected population of a given year by 2.5 to come up with the housing unit projection. For the Village of West Salem and La Crosse County the same assumptions utilized for the Town of Farmington and surrounding towns calculations were used.

**Table 1.5(a) Housing Units and Projections based on population per household -  
T. Farmington, Surrounding Municipalities, County, State and Nation**

	TOTAL HOUSING UNITS (1)							Housing Unit Projections (2)			
	1970	1980	1990	2000	% Chg 70-80	% Chg 80-90	% Chg 90-00	2010	2015	2020	2025
	T. Burns	240	315	350	367	31.3	11.1	4.9	367	366	368
T. Farmington	412	573	639	706	39.1	11.5	10.5	761	790	821	861
T. Hamilton	372	487	585	732	30.9	20.1	25.1	854	912	973	1,044
T. Holland	297	602	734	1,054	102.7	21.9	43.6	1,244	1,333	1,426	1,533
V. Holmen	367	801	1,160	2,377	118.3	44.8	104.9	2,936	3,187	3,445	3,742
V. Rockland	80	120	157	216	50.0	30.8	37.6	246	259	272	289
V. West Salem	620	1,099	1,315	1,765	77.3	19.7	34.2	2,000	2,108	2,221	2,360
La Crosse Co	25,433	33,277	38,227	43,480	30.8	14.9	13.7	45,284	46,215	47,298	48,916
State	1,472,332	1,863,897	2,055,676	2,321,144	26.6	10.3	12.9	2,500,639	2,578,863	2,656,903	2,728,203
U.S.	68,704,315	88,410,627	102,263,678	115,904,641	28.7	15.7	13.3	NA	NA	NA	NA

Source: (1) U.S. Department of Commerce-Bureau of the Census; (2) Town of Farmington Planning Commission

The second set of housing unit projections was prepared by utilizing historical housing unit growth rates (Table 1.5b). The method took the average growth rate in the Town of Farmington over the last decade and forecast the number of new housing units in five year increments for the next 20 years. This forecasting method projected that by the year 2030 the Town of Farmington will have an additional 485 housing units.

## Town of Farmington Existing Conditions Report – Demographic Trends and Projections

Table 1.5(b) TOWN OF FARMINGTON - Projected New Housing Units 2010-2030 based on 1997-2006 building permit trends (thousands of \$'s)

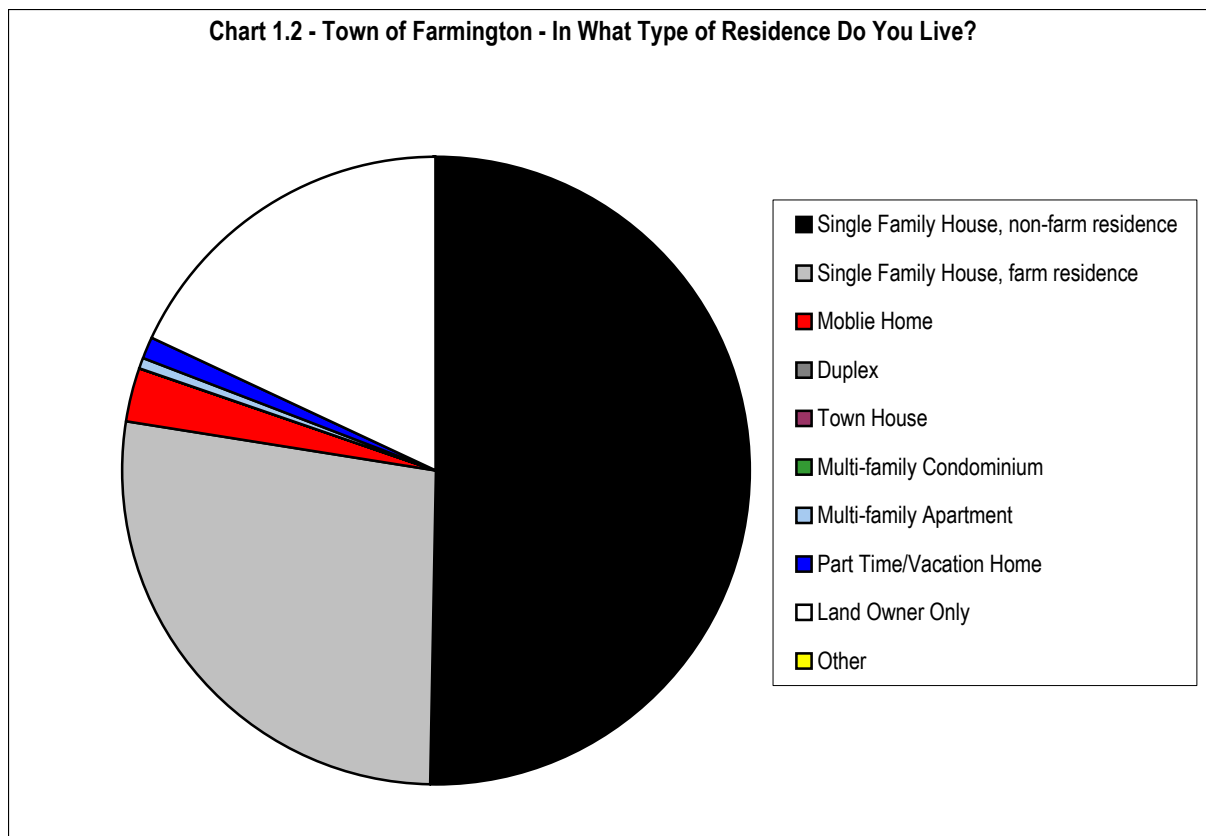
Type of Building Permits	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	Total 97-06	Prj New Bldgs - 2010	Prj New Bldgs - 2015	Prj New Bldgs - 2020	Prj New Bldgs - 2025	Prj New Bldgs - 2030
	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#
Single Family Dwellings	20	19	23	17	23	21	22	20	21	17	203	81	101	101	101	101
Duplex Homes	0	0	0	1	0	0	0	0	0	0	1	NA	NA	NA	NA	NA
Multi-Family Dwellings	0	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
Commercial Buildings	0	0	0	2	0	0	0	1	1	0	4	NA	NA	NA	NA	NA

Source: La Crosse County Zoning Department

### Town of Farmington Survey

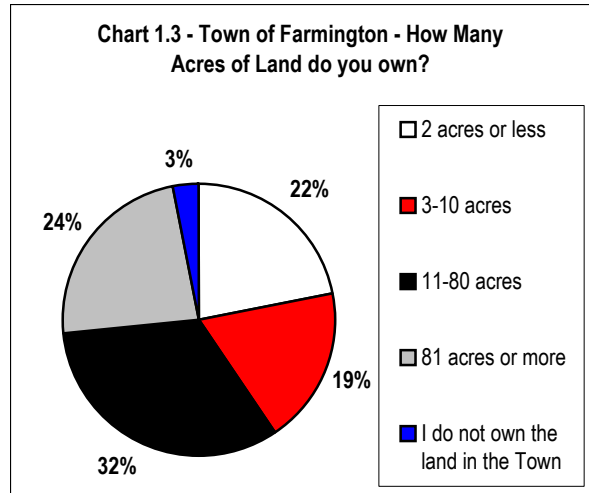
The Town of Farmington mailed a survey to all landowners of record (1199 surveys) in the Town of Farmington. The survey asked landowners questions regarding the Town of Farmington's future and the nine comprehensive planning elements. Landowners returned 461 surveys. A summary of the results is detailed in the following tables and charts. Appendix A gives a listing of individual comments survey participants provided.

Question 1 on the Town of Farmington survey asked residents what type of residence they lived in. About half (50%) of residents indicated they lived in single family-non farm residences followed by single family-farm residences (27%). About 18% of survey respondents indicated they were landowners only.

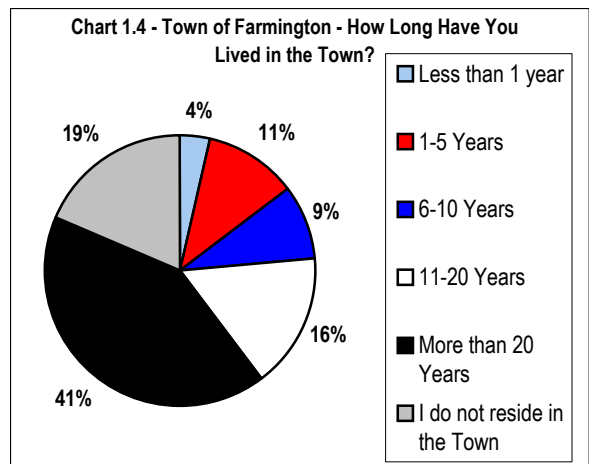


**Town of Farmington Existing Conditions Report – Demographic Trends and Projections**

Question 2 on the survey asked residents how many acres of land they owned. The adjacent chart shows the survey responses for question two. Survey responses show that 32.9% of residents owned between 11-80 acres, 23.5 % owned 81 acres or more, 22% owned 2 acres or less, and 18.5% owned between 3-10 acres.

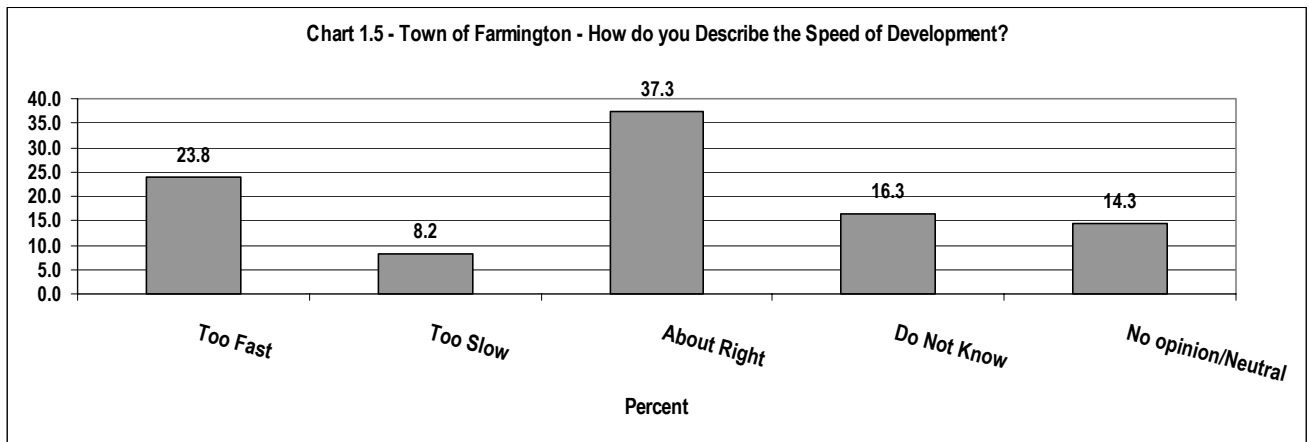


Question 3 on the survey dealt with how long residents have lived in the Town. Over 41% of residents indicated they have lived in the Town for over 20 years and another 16 percent of residents indicated they have lived in the town for 11-20 years. About 19% of respondents indicated they did not reside in the Town. A breakdown of survey responses is shown in the adjacent table.



Question 4 asked if survey respondents worked in the Town. Over 83% of respondents indicated they did not work in the Town.

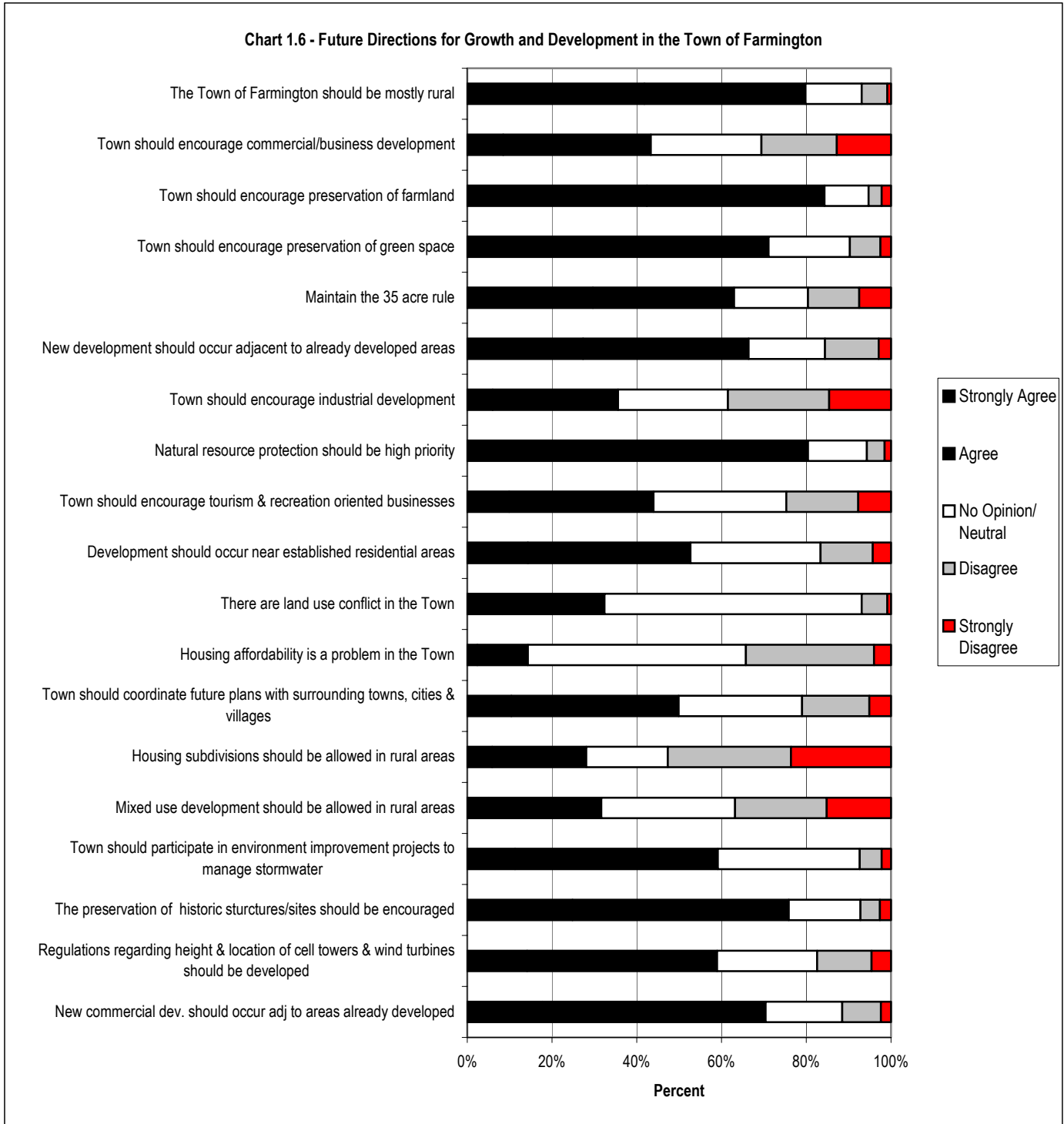
Question 5 asked “How do you describe the speed at which development is occurring in the Town of Farmington. The chart below shows the survey responses.



**Town of Farmington Existing Conditions Report – Demographic Trends and Projections**

Question 6 asked if traffic was a problem in the Town. The responses were broken down as follows: no – 67.7%, yes – 14.7% and no opinion – 17.6%.

Question 8 dealt with future directions for growth and development in the Town. The chart below shows the survey responses.





**Town of Farmington Existing Conditions Report – Demographic Trends and Projections**

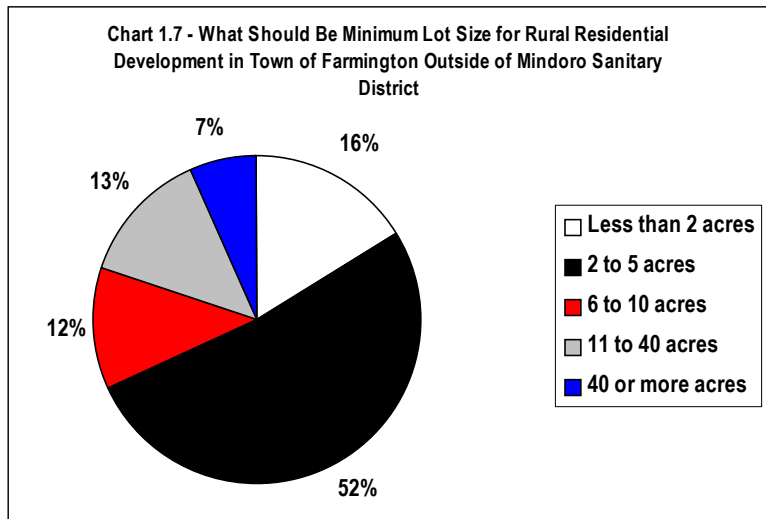
Question 9 on the Town of Farmington survey listed three choices for Town residents concerning the Town retaining its rural character. Following is a summary of the three choices.

Statement one: “The town should seek to retain its rural character”; 91% of respondents indicated yes and about 9% of residents responded with a no.

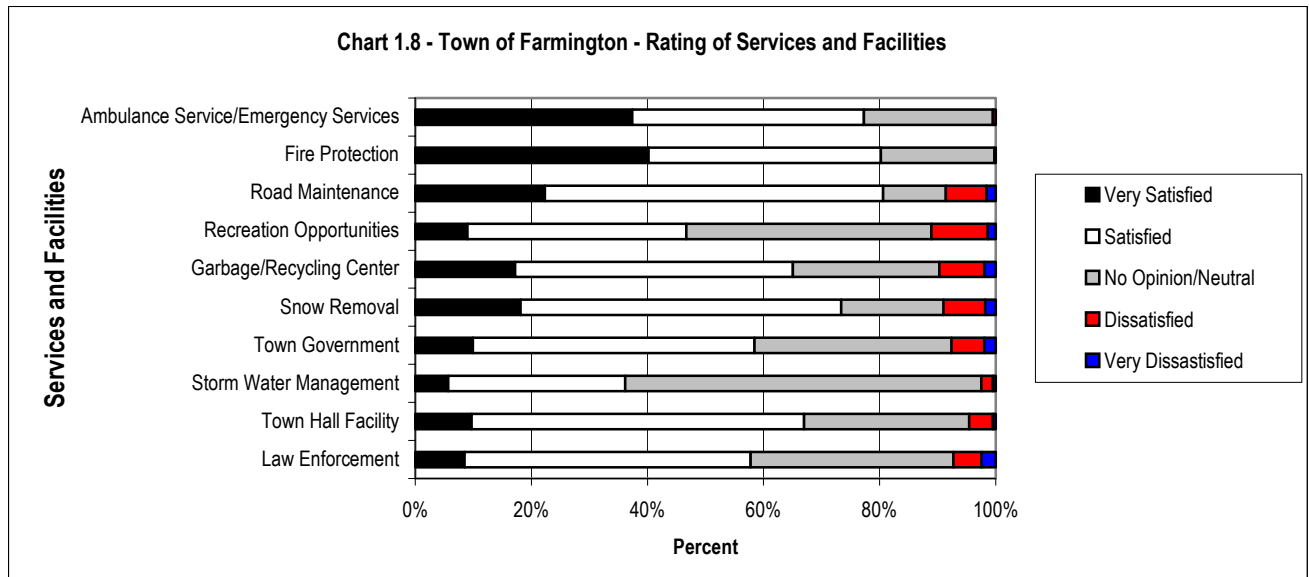
Statement two: “The Town should encourage cluster development”; about 48.1% of respondents responded yes to this question and 51.9% responded no.

Statement three: “The Town should purchase green space for preservation”; about 55.98% of respondents responded yes to this question and 44.1% responded no.

Question 10 asked respondents what should be the minimum lot size for rural residential development in the Town of Farmington outside of the Mindoro Sanitary District. The responses are shown on the adjacent chart. The largest group of respondents (52%) indicated that the lot size should be between 2 and 5 acres.

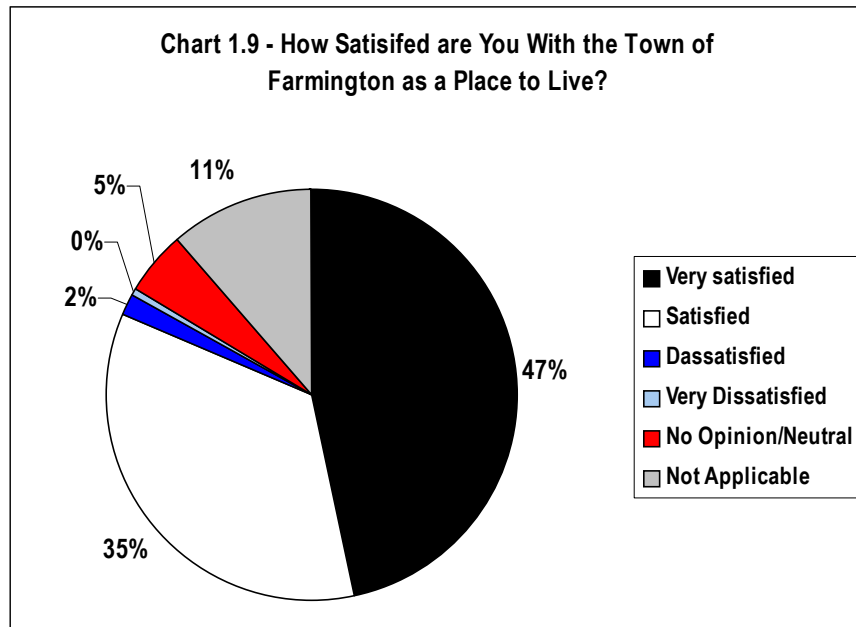


The Town of Farmington survey gave respondents a chance to rate services and facilities in the Town in Question 11. The chart below shows how respondents rated Town services and facilities.

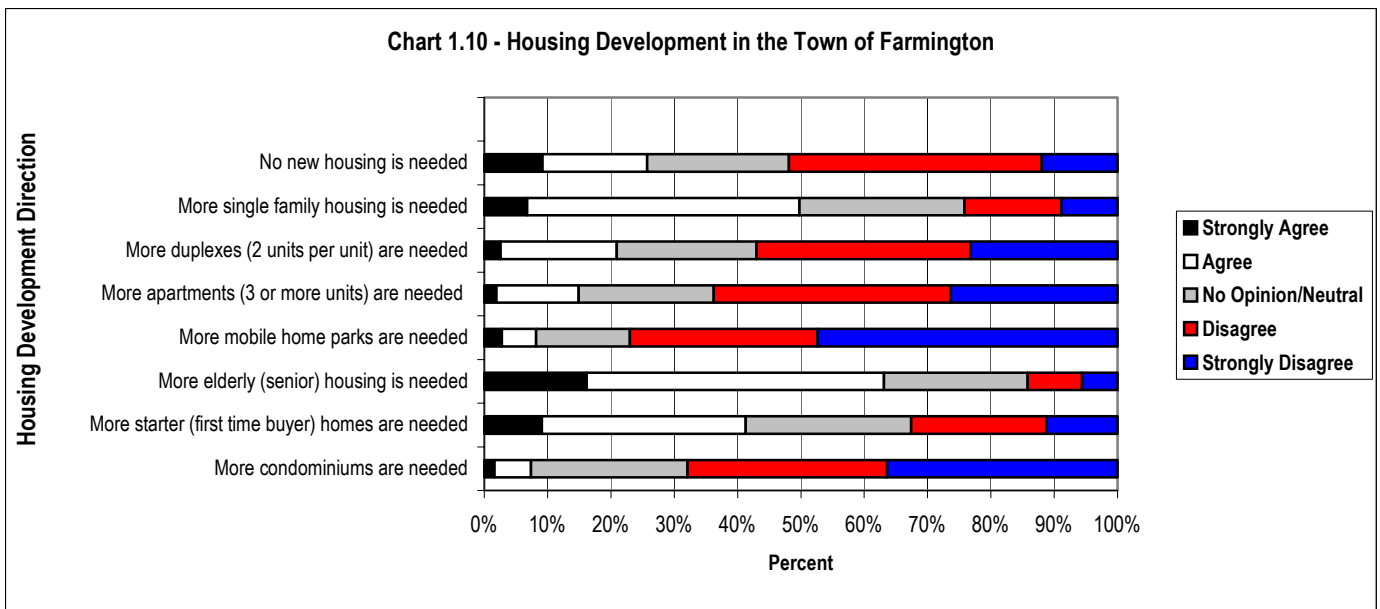


**Town of Farmington Existing Conditions Report – Demographic Trends and Projections**

Question 12 on the Town of Farmington survey asked residents how satisfied they were with the Town of Farmington as a place to live. Survey responses are shown on the adjacent chart. Over 81% of respondents indicated they were satisfied or very satisfied with the Town as a place to live.



Question 14 on the Town Survey gave respondents a chance to indicate how housing development should occur in the Town. The chart below shows the survey responses to several statements regarding housing development in the Town.



## 2. Land Use Inventory

To plan for the future land use of the Town of Farmington, it is necessary to have a good understanding of the existing land uses in the town. This section analyzes existing land uses, residential densities, and the supply and demand for land.

### EXISTING LAND USE

The Town of Farmington primarily consists of agricultural land uses, with very limited residential or commercial developments (See Map 2.1 Existing Land Uses). There are no incorporated cities or villages located in the Town. However, historically three unincorporated communities developed in the town, Stevenstown, Burr Oak, and Mindoro. The unincorporated community of Mindoro is the largest of these communities and is served by a sanitary district and public water system. These communities represent the only areas in the Town where more dense development patterns occurred. Table 2.1, provides a land use inventory for the Town of Farmington based on 2006 property assessment records.



Agricultural Field in Town of Farmington

**Table 2.1 Land Use Property Assessment Inventory – Town of Farmington**

Land Type	Acres	Percent of Land Use
<b>Residential</b>	1,489	3.61
Commercial	36	.01
Manufacturing	134	.32
<b>Agricultural</b>	20,159	48.89
Undeveloped/Other	3,182	7.72
Forest/Ag Forest	15,811	38.35
Other (public land, etc.)	422	1.02
<b>Total</b>	<b>41,233</b>	<b>100</b>
<i>Source: Wisconsin Department of Revenue, Bureau of Equalization, 2007 Statement of Assessments</i>		

#### *Agricultural/Forest*

As Table 2.1 illustrates, the majority of the Town of Farmington rural/agricultural land, as 87.2% of the land is assessed as agriculture and forestlands. The agricultural uses present in the Town primarily consist of farms, cropland, grazing/pasture, and forested land. Primary crops grown are primarily corn, alfalfa, and soybeans.

In 2004-2005 the U.W.-La Crosse Geography Department's Center for Geographic Information Science completed a land use inventory and mapping project for all of La Crosse County. This research used a much more detailed land use inventory system than the property assessment inventory reported above. Table 2.2 and Map 2.1 identify the acreages for each of the land use categories in this system: Woodlands 54%, Agriculture 34%, Pasture 5.6% and wetlands also comprising 2.6% of the 47,672 acres in the Town were the primary land uses based on this classification system.

**Town of Farmington Existing Conditions Report – Land Use Inventory**

**Table 2.2 Town of Farmington 2005 Existing Land Use Classifications**

Land Use Category	Number of Acres	Percent of Total	Land Use Category	Number of Acres	Percent of Total
Single Family Residential	432.00	0.91	Internment, Cremation	11.70	0.02
2 - 4 Families Residential	0.00	0.00	Military Bases	0.00	0.00
5 or more Families Residential	1.30	0.00	Vehicle Movement	927.00	1.94
Mobile Home	3.50	0.01	Train or Rail Movement	0.00	0.00
Farmstead	418.00	0.88	Aircraft Movement Activities	0.00	0.00
Transient Living - Motels/Hotels	0.00	0.00	Spectator Sports Assembly	0.00	0.00
Institutional Living	0.00	0.00	Fairs/Exhibition	0.00	0.00
Retail	0.00	0.00	Social, Cultural, Religious	8.00	0.02
Wholesale	0.00	0.00	Active Leisure Activities	8.90	0.02
Services	0.80	0.00	Passive Leisure Activities	8.70	0.02
Restaurant Type Activities	0.20	0.00	Agricultural Activities - Crops, Nurseries, Orchard	16013.00	33.59
Office Activities	0.00	0.00	Livestock Related Activities	29.00	0.06
Primarily Plant of Factory Type Activity	0.00	0.00	Pasture/Grazing	2688.00	5.64
Primarily Goods Storage or Handling Activity	18.60	0.04	Quarrying	32.00	0.07
Solid Waste Management	0.00	0.00	Grasslands/Prairies	0.00	0.00
Schools, Libraries	5.20	0.01	Woodlands	25577.00	53.65
Municipal Activities	3.00	0.01	Wetlands	1250.00	2.62
Emergency Response, Public Safety	0.00	0.00	Water	236.00	0.50
Utilities	0.00	0.00	Vacant of Human Activity or Structures	0.00	0.00
Health Care/Medical	0.00	0.00	<b>Total Acres</b>	<b>47671.90</b>	<b>100.00</b>

**Commercial/Manufacturing**

There are several non-agricultural commercial businesses are located in the Town of Farmington. The majority of businesses are located in the unincorporated community of Mindoro. There are approximately 27 businesses located in Mindoro. The Town of Farmington Zoning Map (Map 2.2) illustrates the properties zoned for business. Properties designated in the Agriculture B district on the zoning map are generally represent properties that conditional uses have been granted for some type of business/home business operation.

**Zoning and Other Land Use Regulations**

The Town of Farmington is a zoned Town. The La Crosse County Zoning Department administers the County Zoning Ordinance in the Town of Farmington. Table 2.3 provides a breakdown of the various zoning districts in the Town. Map 2.2 shows the location of these zones. The La Crosse County Zoning Department also administers regulations mandated by Wisconsin State Statute in the Town of Farmington such as the Private On-site Sanitary Sewer Ordinance, Shoreland, Wetland and Floodplain regulations.

**Table 2.3 Farmington Zoning District Designations by Acreage**

Zoning Designation	Acreage
Exclusive Agriculture	40,190
Agriculture A	3,498
Agriculture B	2,397
Transitional Agriculture	1,506
Residential A	116
Residential B	.19
Residential C	0
Commercial B	31
Commercial C	16.83
Industrial	60.22
Total	47,815.24

The Town of Farmington has adopted several local ordinances that are enforced by the Town Board. Local ordinances adopted include; Outdoor Wood-Fired Furnace Ordinance, Wisconsin Uniform Dwelling Code, Recycling Ordinance, Driveway and Culvert Ordinance, Election Ward Ordinance, Burning Ordinance, Dog Control Ordinance, Fire Alarm Systems Ordinance, Minimum Lot Size Ordinance, Mobile Home Ordinance, Multiple Housing Road Specifications Ordinance, Farmington Town Garage Parking Ordinance, Natural Gas Transportation Ordinance, Non-

renewal of Permit, License, or Franchise Ordinance, Liquor License Ordinance, Picnic License Ordinance, ROW Log Stacking Ordinance, Town Road Names Ordinance, Waste Material Ordinance.

**Residential and Non-Residential Density**

Table 2.4, illustrates the residential density of the Town of Farmington as compared to La Crosse County, adjacent towns and the State. In 2000, the Town of Farmington had 23 people per square mile and 9.4 housing units per square mile. The population and housing density for the Town of Farmington is less than that of La Crosse County and the State of Wisconsin. The non-residential density of other uses was not calculated due to the lack of and negligible amount of such uses.

**Table 2.4 Residential Density, 2000**

	Population	Housing Units	Land Area in Sq. Mi.	Density (Units per Sq. Mi.)	
				Population	Housing Units
Town of Burns	979	367	48.33	20.3	7.6
<b>Town of Farmington</b>	<b>1,733</b>	<b>706</b>	<b>75.41</b>	<b>23</b>	<b>9.4</b>
Town of Hamilton	2,103	732	50.07	46	14.6
Town of Holland	3,042	1,054	42.51	71.6	24.8
Village of Holmen	6,200	2,377	3.19	1944.9	745.7
Village of Rockland	625	216	.54	1156.4	397.7
V. West Salem	4,738	1,765	2.38	1911.2	741.6
La Crosse Co	107,120	43,480	452.74	236.6	96.0
State of Wisconsin	5,363,715	2,321,144	54,310	98.8	42.7

Source: U.S. Bureau of Census, 2000

Table 2.5 shows that from 1990 to 2000 the number of housing units per square mile increased by .9 units in the Town. This increase in housing density is much less than the County or State who had increases of 11.6 and 4.9 respectively.

**Table 2.5 Housing Growth 1990-2000**

	Housing Units 1990	Housing Units 2000	Net Change	% Change	New Housing Units Per Sq. Mi.
T. Burns	350	367	17	4.9	0.4
<b>Town of Farmington</b>	<b>639</b>	<b>706</b>	<b>67</b>	<b>10.5</b>	<b>0.9</b>
Town of Hamilton	585	732	147	25.1	2.9
Town of Holland	734	1054	320	43.6	7.5
Village of Holmen	1,160	2,377	1,217	104.9	381.5
Village of Rockland	157	216	59	37.6	109.3
Village of West Salem	1,315	1,765	450	34.2	189.1
La Crosse Co	38,227	43,480	5,253	13.7	11.6
State of Wisconsin	2,055,676	2,321,144	265,468	12.9	4.9

Source: U.S. Bureau of Census, 1990 and 2000

**LAND USE TRENDS**

**Land Supply, Demand, and Prices**

Not all of the land in the Town classified as agricultural and forest are suitable for development. The primary reason for this is due to the fact that much of this land is on slopes greater than 30%. It is estimated that 20% of all land in the Town is on slopes of 30% or greater where building is prohibited. The topography of the town has made the town attractive for housing sites and recreational land uses. From 1997 through 2006, the Town of Farmington averaged 20.3 new housing units per year. Based on this rate of growth, it is reasonable to expect that over the next 20 years there will be a demand for 404 new housing units that the Town should plan for.

Table 2.6 illustrates the land prices in all the Towns in La Crosse County between 1990 and 1997. The average cost of land per acre in the Town of Farmington was not available for that time period. The 2002 USDA Census of Agriculture valued agricultural land at \$1,937 dollars per acre in La Crosse County. In recent years, prices per acre of land have soared due to the value of recreational property and the public demand for country living.

In 2005 the Wisconsin Department of Agriculture, Trade and Consumer Protection reported that in La Crosse County agricultural land without buildings and other improvements being sold for continued agricultural use sold for \$3,321 per acre and that agricultural land without buildings and improvements being diverted to other uses sold for \$9,663 per acre. These figures are based on 18 sales transactions.

**Table 2.6 Farmland Sales 1990-1997**

	# Parcels Sold	Total Acres	Acres Continuing in Agriculture	Acres Converted out of Agriculture	\$/Acre of land continuing in of Agriculture	\$/Acre of land converted out of Agriculture	% of Farmland Sold then Converted to other use
Town of Bangor	36	1,835	1,644	191	\$883	\$800	1.7
Town of Barre	17	1,185	1,007	178	\$1,008	\$632	2.1
Town of Burns	61	3,426	3,085	341	\$691	\$1,033	2.1
Town of Campbell	0	0	0	0	n/a	n/a	0.0
<b>Town of Farmington</b>	<b>84</b>	<b>3,855</b>	<b>3,304</b>	<b>551</b>	<b>\$789</b>	<b>\$678</b>	<b>2.3</b>
Town of Greenfield	37	1,877	1,675	202	\$936	\$1,273	2.4
Town of Hamilton	40	2,432	2,008	424	\$1,068	\$2,121	2.5
Town of Holland	36	1,494	733	761	\$1,378	\$3,959	7.8
Town of Medary	8	410	213	197	n/a	n/a	5.8
Town of Onalaska	47	2,404	1,635	769	\$1,082	\$1,204	6.8
Town of Shelby	8	220	194	26	\$718	n/a	.5
Town of Washington	30	2,283	2,010	273	\$825	\$773	2.0
All La Crosse Cnty Towns	404	21,421	17,508	3,913	\$885	\$1,609	3.0

Source: Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, UW-Madison

**Opportunities for Redevelopment**

The Town of Farmington Planning Commission will analyze opportunities for redevelopment in the Town of Farmington as part of the planning process. Based on the limited historical development in town's rural areas it is anticipated that limited redevelopment opportunities will be identified.

**Existing/Potential Land Use Conflicts**

Potential land use conflicts will be identified during the planning process. Examples of land use conflicts typical to rural towns are listed below:

- Ongoing conflicts between the desire to preserve the rural character and agricultural appearance of the town with increased development pressure and private property owner's interests
- Identification of Smart Growth Areas
- Agricultural land uses and competing residential development pressure.

The Plan Commission believes that land use conflicts identified in the planning process will be managed through the comprehensive planning process by continued open communication with affected parties. The *Existing/Potential Land Use Conflicts* will be addressed further in the “Land Use Element” of this plan.

**Land Use Projections**

Projecting acres needed for future land uses is a key part of the planning process. La Crosse County in preparing the County Comprehensive Plan developed land use projections for the Towns of Burns/Farmington and Villages of Bangor and Rockland planning sub area. Those projections are listed on the following table (Table 2.7). The La Crosse County Comprehensive Plan forecast that 311 acres in these municipalities will be needed for residential, commercial and industrial uses in the next 20 years.

Also important to note, is that the La Crosse County Comprehensive Plan Land Use Element established “plan review thresholds” for each town in La Crosse County. The thresholds were established to ensure development opportunities were available to all areas of the La Crosse County. The thresholds also require communication between local units of government once an individual town meets a development benchmark. A ten year 400 acre residential development threshold and a 40 acre non-residential development threshold were established for the Town of Farmington in the La Crosse County Comprehensive Plan.

**Table 2.7 Land Use Projections for the Towns of Burns, Farmington, Villages of Bangor and Rockland Planning Sub Area**

	2010	2015	2020	2025	Projected Total
Residential	75	55	62	72	265
Commercial	3	2	3	3	11
Industrial	10	8	8	10	35

*Source: La Crosse County Comprehensive Plan Existing Conditions Report, January 2006*

Using past housing building permit trends from 1997-2006 and projecting a ten year growth rate to 2030 generates another land use demand figure as shown in Table 2.8. This land use projection methodology estimates that approximately 485 acres of land will be consumed for housing in the Town of Farmington by 2030. The housing projections utilized for the Town of Farmington assume each housing unit will consume 1acre of land on average (the acreage assumption is based on the land utilized by a residential use not the lot size).

**Table 2.8 Town of Farmington Land Use Demand Straight Line Forecast**

Residential Acres	2010	2015	2020	2025	2030	Total Acres Needed
Residential Acres Needed based on 1 acre per housing unit	81 housing units x 1= 81 Acres	101 housing units x 1 = 101 Acres	101 housing units x1 = 101 Acres	101 housing units x 1 = 101 Acres	101 housing units x 1 = 101 Acres	485 acres

*Source: Straight Line Projection Based on 1997-2006 Building Permit Data, see Table 1.5b*

Table 2.9 projects agricultural land use in the Town of Farmington to 2030. To project agricultural land use the agricultural acres (18,730 acres) listed in table 2.2 were utilized as the base number. The straight line residential forecasts in Table 2.8 were then subtracted to establish the agricultural land use projections. Agricultural land use is projected to decline by approximately 485 acres during the planning period.

**Table 2.9 Town of Farmington Agricultural Land Use Projections**

Agricultural Land Use	2010	2015	2020	2025	2030	Total Reduction in Ag. Acres
Agricultural land use in 2005 18,730 acres	18,649 acres	18,548 acres	18,447 acres	18,346 acres	18,245 acres	485 acres

*Source: MRRPC projecting agricultural land use utilizing forecasts for future residential acres*

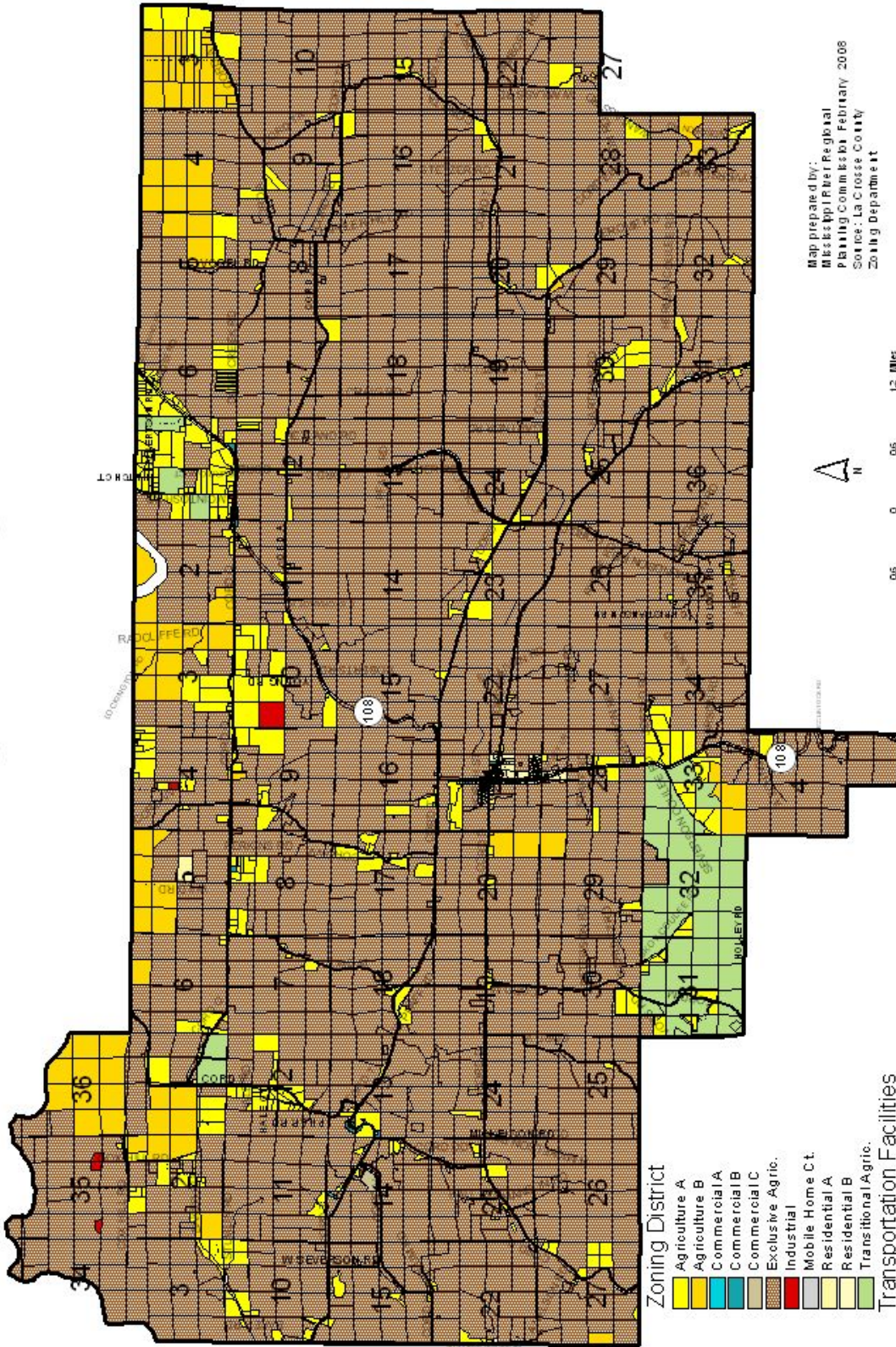








# Map 1-2.2 Town of Farmington Zoning



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### 3. Housing Conditions

In order to address future housing needs and projected growth, it is valuable to have a good understanding of the current housing stock in the Town of Farmington. Census information was reviewed and compiled to provide a snapshot of the existing housing conditions in the Town of Farmington and La Crosse County.



Housing Subdivision

#### Housing Units by Type and Year Built

Table 3.1, Table 3.2 and Map 3.1 provide information on existing housing structures in the Town of Farmington, La Crosse County, State of Wisconsin and U.S. As of the 2000 census over 80% of the Town of Farmington's units were single family units. La Crosse County and the State of Wisconsin had less single family units and reported 60%, 66% and 60.3%. Of the 708 housing units in the town, 577 are single unit (attached or detached) structures. Mobile homes make up 13.6% of the housing units in the town.

Almost 40% of the housing units in the Town of Farmington were constructed 1939 or earlier, another 44% were constructed between 1940 and 1989, and 16% were constructed between 1990 and March 2000.

Table 3.3 Median Value of Owner Occupied Units for Selected Units of Government, 2000

Governmental Unit	2000 Median Housing Value
T. Burns	90,600
<b>T. Farmington</b>	<b>84,500</b>
T. Hamilton	123,800
T. Holland	123,400
V. Holmen	106,700
V. Rockland	79,100
V. West Salem	102,500
<b>La Crosse Co</b>	<b>96,900</b>
<b>State</b>	<b>112,200</b>
<b>U.S.</b>	<b>119,600</b>

Source: Bureau of Census, 2000

Table 3.1 Town of Farmington, Housing Units by Type, 2000

Type	Town of Farmington	%	La Crosse County	%	State of WI	%	U.S.	%
1 unit detached	577	81.5	26,098	60.0	1,531,612	66.0	69,865,957	60.3
1 unit attached	3	0.4	1,363	3.1	77,795	3.4	6,447,453	5.6
2 units	15	2.1	4,178	9.6	190,889	8.2	4,995,350	4.3
3 or 4 units	7	1.0	1,966	4.5	91,047	3.9	5,494,280	4.7
5-9 units	10	1.4	2,210	5.1	106,680	4.6	5,414,988	4.7
10-19 units	0	0.0	1,847	4.2	75,456	3.3	4,636,717	4.0
20 or more units	0	0.0	3,130	7.2	143,497	6.2	10,008,058	8.6
Mobile Home	96	13.6	2,675	6.2	101,465	4.4	8,779,228	7.6
Other	0	0.0	12	0.0	2,703	0.1	262,610	0.2
<b>Total</b>	<b>708</b>	<b>100</b>	<b>43,479</b>	<b>100</b>	<b>2,321,144</b>	<b>100</b>	<b>115,904,641</b>	<b>100</b>

Source: U.S. Bureau of Census, 2000

Table 3.2 Town of Farmington, Year Structure Built, 2000

Year Built	Town of Farmington	%	La Crosse County	%	State of WI	%	U.S.	%
1999 to 03/00	22	3.1	1,074	2.5	50,735	2.2	2,755,075	2.4
1995-1998	73	10.3	3,417	7.9	170,219	7.3	8,478,975	7.3
1990-1994	22	3.1	3,198	7.4	168,838	7.3	8,467,008	7.3
1980-1989	90	12.7	5,568	12.8	249,789	10.8	18,326,847	15.8
1970-1979	117	16.5	8,013	18.4	391,349	16.9	21,438,863	18.5
1960-1969	42	5.9	4,847	11.1	276,188	11.9	15,911,903	13.7
1940-1959	66	9.3	8,318	19.1	470,862	20.3	23,145,917	20.0
1939 or Earlier	276	39.0	9,044	20.8	543,164	23.4	17,380,053	15.0
<b>Structures</b>	<b>708</b>	<b>100</b>	<b>43,479</b>	<b>100.0</b>	<b>2,321,144</b>	<b>100</b>	<b>115,904,641</b>	<b>100</b>

Source: U.S. Bureau of Census, 2000

#### Median Housing Value

The median value of a home in the Town of Farmington was \$84,500 in 2000, compared to La Crosse County at \$96,900 (See Table 3.3). The Town of Farmington's median housing value is lower than all neighboring municipalities with the exception of the Village of Rockland.

**Town of Farmington Existing Conditions Report – Housing Conditions**

**Occupancy Characteristics, Vacancy Rates, Year Moved In**

Tables 3.4 and 3.5 illustrate housing unit occupancy characteristics and vacancy rates for the Town of Farmington, adjacent towns and La Crosse County. In the Town of Farmington 85.8% of houses are owner occupied housing units compared to 65.1% in La Crosse County. The Town of Farmington has a 5.1% vacancy rate for available housing. The available housing vacancy rate is the proportion of the housing inventory that is available for sale only or for rent. A vacancy rate of approximately 3% is the recommended standard in order to provide consumers with an adequate choice of housing.

**Table 3.4 Housing Unit Occupancy Characteristics, 2000**

	Total Occupied Housing Units	% Total Owner Occupied	% Total Renter Occupied
Town of Burns	349	88.0	12.0
<b>Town of Farmington</b>	<b>664</b>	<b>85.8</b>	<b>14.2</b>
Town of Hamilton	697	87.8	12.2
Town of Holland	1014	93.9	6.1
Village of Holmen	2258	79.2	20.8
Village of Rockland	213	78.4	21.6
Village of West Salem	1,706	75.1	24.9
La Crosse County	41,599	65.1	34.9
State	2,084,544	89.8	10.2
U.S.	105,480,101	66.2	33.8

Source: U.S. Bureau of Census, 2000

**Table 3.5 Vacancy Rates, 2000**

	Homeowner Vacancy Rate	Rental Vacancy Rate
Town of Burns	-	-
<b>Town of Farmington</b>	<b>1.4</b>	<b>5.1</b>
Town of Hamilton	0.3	4.5
Town of Holland	1.4	6.1
Village of Holmen	2.1	10.0
Village of Rockland	-	2.1
Village of West Salem	1.2	3.0
La Crosse County	1.0	4.9
State	1.2	5.6
U.S.	1.7	6.8

Source: U.S. Bureau of Census, 2000

Table 3.6 shows the year residents moved into their present household. The highest percentage of residents moved into their present household between 1995 and 1998, 25.6 percent. About half of the Town of Farmington's residents have lived at their present residence prior to 1990.

**Table 3.6 T. of Farmington, Year Householder Moved In**

Year Moved In	Percent
1999 to March 2000	11.8
1995 to 1998	25.6
1990 to 1994	13.8
1980 to 1989	21.0
1970 to 1979	12.6
1969 or Earlier	15.3

Source: U.S. Bureau of Census, 2000

**Affordability of Housing**

Table 3.7 illustrates the affordability of housing in the Town of Farmington and La Crosse County. Significant in the numbers is that almost half of the Town residents spend less than 15% of their incomes on their housing units.

**Table 3.7 Percent of Income Spent on Owner Occupied Units, 2000**

	Total Owner Occupied Units	Less than 15 Percent	15 to 30 Percent	30 Percent or More	Not Computed
Town of Burns	134	50.7	32.9	14.9	1.5
<b>Town of Farmington</b>	<b>258</b>	<b>48.1</b>	<b>39.6</b>	<b>12.5</b>	<b>0</b>
Town of Hamilton	471	35	46.9	18	0
Town of Holland	698	27.2	55.6	16.7	.6
Village of Holmen	1,330	20.6	51.2	28.2	0
Village of Rockland	161	37.3	44.1	18.6	0
Village of West Salem	912	41.3	43.1	15.6	0
La Crosse County	21,881	37.5	45.2	16.8	0.5
State of Wisconsin	1,122,467	36.8	45.0	17.8	0.4
United States	55,212,108	36.5	40.8	21.8	0.8

Source: U.S. Bureau of the Census 2000, La Crosse County Comprehensive Plan, 2006

Table 3.8 portrays renter occupied units and percent of income spent on such units in the Town of Farmington and La Crosse County. Only 15% of the Town of Farmington’s residents spent more than 30% of the income for rent as of the 2000 Census. Over 75% of Town residents spend less than 30% of their income for rent.

**Table 3.8 Percent of Income Spent on Renter Occupied Units, 2000**

	<b>Total Occupied Rental Units</b>	<b>Less than 15 Percent</b>	<b>15 to 30 Percent</b>	<b>30 Percent or More</b>	<b>Not Computed</b>
Town of Burns	27	33.3	51.8	7.4	7.4
<b>Town of Farmington</b>	<b>70</b>	<b>35.7</b>	<b>40.0</b>	<b>15.8</b>	<b>8.6</b>
Town of Hamilton	36	41.7	58.3	0	0
Town of Holland	51	27.5	33.3	23.5	15.7
Village of Holmen	455	15.6	53.6	29.7	1.1
Village of Rockland	47	31.9	27.6	27.7	12.8
Village of West Salem	443	23.9	46.3	22.1	7.7
La Crosse County	14,358	21.1	42.2	33.6	3.2
State of Wisconsin	641,672	21.1	41.5	32.3	5.2
United States	35,199,502	18.1	37.5	36.8	7.5

Source: U.S. Bureau of the Census 2000





## 4. Transportation

This chapter of the existing conditions report will provide a summary of the transportation system that serves the Town of Farmington. The transportation system is vital to the development and future of the local unit of government. The transportation network allows people to go to work and home as well as the movement of raw materials and products. The following section provides an inventory of the transportation system in the Town of Farmington.

### Public Road Inventory

The Town of Farmington participates in the State of Wisconsin Department of Transportation's Wisconsin Information System for Local Roads (WISLR) program. The WISLR program maintains a complete listing of public roads in the Town of Farmington by jurisdiction, classification and number of miles. Appendix B of this report provides a complete listing of public roads in the Town of Farmington.

Public roads are classified as arterial, collector and local based on functionality. Arterials provide intra-community links and interconnect urban arterial systems and connections to rural collectors. Collector roads provide traffic circulation in residential neighborhoods, commercial and industrial areas. Collectors also focus traffic from local roads onto the arterial system. Local roads provide the lowest level of mobility and provide direct access to collectors and arterials. Map 4.1 illustrates the roadway system in the Town of Farmington.

Within the Town of Farmington there are 106.25 miles of public road that are under the jurisdiction of either La Crosse County or the Town of Farmington. The Town of Farmington maintains 39.68 miles of public road, which are all classified as local roads. La Crosse County has 66.57 miles of public road in the Town of Farmington of which 31.92 miles are classified as collector roads and 34.65 miles is classified as local roads.



Town Road

### Traffic Counts

Limited traffic counts are available for the Town of Farmington. Table 4.1 illustrates the traffic counts for the years of 1990, 1996 and 2002 on selected county roads and State Highway 108. As the traffic counts indicate, traffic on the roads serving the Town of Farmington has increased over the years. In particular traffic on County Road D increased by more than 124% and traffic on State Highway 108 north of Burr Oak increased by 71% over the twelve year period.

**Table 4.1 Town of Farmington – Average Daily Traffic Counts**

Location	1990	1996	2002	% Chng. 1990-2002
County C South County DE Intersection	1,250	1,400	1,500	20%
County T at West Town Line	0	620	820	32% (1996-2002)
County D West of Hwy. 108 Intersection	490	790	1,100	124%
State Hwy. 108 in Mindoro	1,080	1,200	1,300	20%
State Hwy. 108 North of Burr Oak	1,170	1,900	2,000	71%

Source: Wisconsin Department of Transportation

### Interstate Highway

Interstate 90 is a Freeway Arterial regionally linking Chicago, Milwaukee, Madison, La Crosse, and southern Minnesota. The interstate travels to the south of the Town of Farmington and can be accessed at exits in the Village of West Salem and the Village of Bangor approximately seven miles to the south of the Town of Farmington.

## ***Town of Farmington Existing Conditions Report – Transportation***

### **State Highway 108**

State Highway 108 is classified as a collector highway. It enters the Town of Farmington at the south town line, briefly reenters the Town of Hamilton, then reenters Farmington and runs in a north/south direction until it exits the town at the north town line. There is a total of 9.9 miles of State Highway 108 in the Town of Farmington. State Highway 108 throughout its length in the Town has a 22 foot wide, two lane pavement, with 1 or 2 foot gravel shoulders.

### **County Highways**

Over 66 miles of County roads travel throughout the Town of Farmington, which represents the longest mileage of County roads in any Town in La Crosse County. Of the County road mileage 31.92 miles are designated as collectors and 34.65 miles are designated as local roads.

#### *County A*

County A is a Local Road that has 6.32 miles in the Town of Farmington and runs from State Highway 108 to the east town line. It continues into the Town of Burns and intersects with State Highway 162. The road is of varying pavement width between 18 and 22 feet, and shoulders between 2 and 5 feet on each side.

#### *County AE*

County AE is classified as a Local Road that runs between County A and County TA. The road is 1.37 miles and consists of two 9 foot lanes with 3 foot shoulders.

#### *County C*

County C is a Collector road that travels north-south more or less parallel to State Highway 108, intersecting with it at the south end just north of STH 16 and again intersecting it, and ending, at Burr Oak one mile south of the north County line in the Town of Farmington. 5.49 miles of the County C are in the Town of Farmington. Pavement widths vary on the road from 20 feet and 22 feet.

#### *County D*

This Collector originates at Holmen and enters Farmington at the south Town line and turns east until it ends in Mindoro at the intersection with State Highway 108, for a total of 6.02 miles in the Town. County D has mostly 22 foot pavement width, with a significantly wider pavement of 44 feet west of State Highway 108 and the community of Mindoro. Shoulder width varies from no shoulder to 5 feet.

#### *County DD*

This 1.14 mile Local Road runs between County D and County T. This road has a 20 foot pavement width, and 3 foot shoulders on each side.

#### *County DE*

This 5.17 mile Collector connects with State Highway 108 at Mindoro and crosses the south Town line into Burns. Within Farmington DE has a 22 foot wide surface width except for its westernmost 0.1 mile in Mindoro where it is 44 feet wide. In the rural area the road has 2 to 5 foot shoulders, with the 22 foot pavement.

#### *County EE*

This Local Road enters Farmington from the south and the Town of Burns where it connects with State Highway 162. Within Farmington to County T, its north terminus, it is 3.25 miles in length. The road has a 20 foot pavement with a one foot shoulder.

#### *County M*

County M in its entirety is one of the longest county roads in La Crosse County. From its northern terminus at CTH Q in the Town of Farmington to its southern terminus at U.S. Highway 14/61 in the Town of Greenfield it is 27.54 miles. Within the Town of Farmington County M is classified as a Collector from the south Town line to County T, a distance of 3.54 miles. From County T to County Q, 1.92 miles, it is a Local Road.

On the Collector portion pavement width varies from 20 feet to 22 feet, with 2 or 3 foot shoulders. The Local Road portion of County M between County Q and T has pavement width of 18 or 22 feet and shoulders of 2 or 3 feet.

*County Q*

Connecting County V to State Highway 108 in an east/west direction, County Q is 5.51 miles long and classed as a Local Road. The pavement width is mostly 22 feet, with one segment of 20 feet. Shoulder width varies from 2 to 4 feet.

*County T*

This road serves much of the northern tier of La Crosse County in an east-west direction, connecting U.S. Highway 53\State Highway 93 in the Town of Holland to State Highway 162 in the Town of Burns. In Farmington the length is 14.16 miles, with the western 6.23 miles from the west Town line to State Highway 108 being classified as a Collector and the eastern 7.93 miles classed as a Local Road.

The pavement widths for the Collector portion of County T are primarily 22 feet, with about 26 percent of the mileage being 20 feet. Most shoulders, varying in width between 2 and 4 feet, are the dimension which fall below the new road design standards. The Local Road length of County T also has pavement widths of 20 or 22 feet, but the consistently wider 4 foot shoulders, coupled with the lower design standards for a low volume Local Road make this part of the highway within the overall roadway width standard.

*County TA*

County TA is a 2.69 mile Local Road between County A and County T. This road has 20 feet of paved roadway from County A to County AE, with no shoulder. The segment of road from County AE to County T has 18 feet of pavement with a 3 foot shoulder each side.

*County V*

This road is classified as a Local Road and runs for 5.24 miles between the west Town line and the north Town line, including service through Stevenstown. Two segments make up this road as it goes through the Town of Farmington. The first segment connects the west Town line with County T and is 2.2 miles long. This segment has 22 foot wide pavement, and 4 foot shoulders. The second segment of this road runs from County T to the north Town line and is 3.04 miles long.

*County VV*

Classified as a Collector, County VV is 3.27 miles long while in the Town of Farmington running between County T and the North Town and County line. In Jackson County it connects with State Highway 54 at the community of North Bend. The pavement width is 22 feet, with a 1 foot shoulder.

*County W*

This Local Road enters the Town at the south line and continues in Farmington for 1.79 miles to end at County D. It has a 22 foot wide pavement and a 2 foot shoulder on each side.

**Town Roads**

The Town of Farmington has a total of 39.68 miles of Town roads. These roads range in a variety of lengths, widths, and other distinguishing characteristics. The longest Town road is the 3.11 mile Baker Road. There are six roads that are over 1 mile long.

Due to the topography of the Town of Farmington, none of the Town roads provide direct travel across the Town, and the Town road system is made up of mini-systems grouped by the County or State road they access. A few Town roads enter Farmington either as an ending segment which is part of a road in other towns, or as a piece of a longer road, a segment of which passes through the Town.

## ***Town of Farmington Existing Conditions Report – Transportation***

### **Para Transit**

The La Crosse County Department of Aging operates a “minibus” service to La Crosse County residents that are either disabled, 60 years or older, or otherwise unable to utilize conventional transportation means. The Department of Aging contracts with a private operator to provide this service to Town of Farmington and County residents. This service can be accessed by residents by calling the La Crosse County Aging Department.

### **Taxis**

Three private taxi operators provide taxi service to La Crosse County residents.

### **Intercity Bus Service**

Intercity bus service is not provided in the Town of Farmington. Jefferson Lines provides scheduled bus service to the La Crosse area. Intercity bus service is provided four times a week to the La Crosse Area. The intercity bus terminal is located approximately 10 miles southwest of the Town of Farmington at 601 St. Andrew Street in the City of La Crosse. The bus line connects to Greyhound’s national service network in Madison and Minneapolis/St. Paul.

### **Freight Rail Service**

There are no rail lines located in the Town of Farmington. The Class I Canadian Pacific Railway travels east/west through the Town of Hamilton approximately 5 miles south of the Town of Farmington. The Canadian Pacific Railway connects the area to Milwaukee and Minneapolis/St. Paul. Additional Class I rail companies provide service to the La Crosse County area; the Union Pacific Railroad, the Burlington Northern Santa Fe, and the Iowa, Chicago and Eastern Line.

### **Passenger Rail Service**

Daily passenger service (AMTRAK) is available in La Crosse, Wisconsin. The AMTRAK Empire Builder Line provides passenger service between Chicago and the Pacific Northwest via Minneapolis/St. Paul. One westbound and one eastbound train stop at the La Crosse terminal daily.

High Speed Passenger Rail Service for the region continues to be a possibility as the Midwest Regional Rail Initiative (MWRRI) has a nine state plan intended to improve passenger rail transportation in the Midwest. The project is in the early stages but the preferred route, connecting the Twin Cities with Chicago/Milwaukee, would go through La Crosse County.

### **Airports**

There are no public airports located in the Town of Farmington. The La Crosse Municipal Airport is located approximately 11 miles to the southwest of the Town of Farmington on French Island. The airport is designated as an Air Carrier/Cargo Airport. Airports of this classification are designed to accommodate all aircraft and in some cases wide body jets and military transports. The La Crosse Municipal Airport is one of 10 such airports in Wisconsin.

The airport provides commercial air and freight service. Commercial air service is provided year round by American Eagle, Northwest Airlines, and Skyway Airlines.

### **Water Transportation**

The Town of Farmington is not located on a commercial waterway. The nearest water transportation is located at the Port of La Crosse, in La Crosse, Wisconsin. The Port of La Crosse serves ingoing and outgoing barge traffic on the Mississippi River. It provides water access for freight through public and private terminals. Cargo primarily shipped by barge in the region include liquid bulk cargo (chemicals, petroleum, etc.) and dry bulk cargo (grain, scrap metal, etc.).

### **Trucking**

Truck transportation for hauling consumer goods is an important part of the regional, state and national economy. Trucking of local goods (non-metallic minerals, agricultural products, logging), for the most part, takes place on county and town roads. In the spring of each year, road bans are placed on local roads limiting the weight of products hauled due to the weight capacity of local roads during the Spring thaw.

### **Pedestrian/Bike Trails/Snowmobile Trails**

There are three County recreational properties located in the Town of Farmington in which offer plenty of open space for walking and hiking. The 461 acre Bice County Forest Preserve is located in the northeast portion of the Town of Farmington and offers designated hiking and cross country skiing trails. The Mindoro Park located just west of Mindoro and the Hoeth Forest located in the north central portion of the Town of Farmington provide open space but no designated hiking or skiing trails. Also, in the Town of Farmington there are over 74 miles of low volume-hard surface local roads. These local roads provide residents and tourists with biking and walking opportunities.

Over 20 miles of state funded snowmobile trails and one mile of club trail travel through the Town of Farmington. The trails travel through the communities for Stevenstown, Mindoro, and Burr Oak connecting the communities to the Village of Bangor, Village of Holmen, Village of West Salem and Jackson County.

Tri-County Trail Blazers ATV Club was formed in 2002 and has established 15 miles of public ATV Trails in La Crosse County and Jackson County. The ATV trail runs from Burr Oak in the Town of Farmington to Northbend and Shantytown in Jackson County. The club also maintains several miles of private trails available to club members.

### **STATE AND REGIONAL TRANSPORTATION PLANS**

The following transportation plans were reviewed as part of the Town of Farmington planning process. The plans were reviewed to insure consistency with other governing jurisdictions with regard to the future transportation improvements.

#### **Translink 21: A Multi-Modal Transportation Plan For Wisconsin's 21<sup>st</sup> Century -November 1995**

The plan develops an overall vision for transportation systems for the State of Wisconsin for a 25 year period. Multi-modal transportation opportunities are stressed in the plan. No specific improvements for the Town of Farmington are detailed in the plan. However, grant funding opportunities, local road assessment programs, elderly travel assistance programs that affect local units of government in Wisconsin are described within the plan.

The State of Wisconsin Department of Transportation is in the process of developing a new multi-modal transportation plan "Connections 2030" scheduled to be completed in 2008. The plan will address all forms of transportation: highways, local roads, air, water, rail, bicycle, pedestrian, and transit – and ways to make the individual modes work better as an integrated transportation system. Connections 2030 will be a policy-based plan. The policies will be tied to "tiers" of potential financing levels.

#### **Wisconsin State Highway Plan – February 2000**

The plan created by the Wisconsin Department of Transportation focuses on improving Wisconsin's State Highway system over the next 20 years. The plan focuses on three areas: traffic movement, safety, and pavement preservation. The plan is updated every six years. The plan does not specify any specific facility improvements within the Town of Farmington.

#### **Wisconsin DOT Six Year Highway Improvement Program**

The plan details all road construction programs to be constructed in the state between 2006 and 2011. A review of the plan indicates that one project is scheduled for the Town of Farmington and State Highway 108 over the six year period. Between 2009-2011, State Highway 108 between State Highway 16 and the north county line will receive preventative maintenance to restore pavement, ditches, and culverts.

**Wisconsin Bicycle Transportation Plan 2020 – December 1998**

The Wisconsin Department of Transportation’s “Wisconsin Bicycle Transportation Plan 2020” recommends strategies and actions for the Wisconsin Department of Transportation and local governments to take to enhance biking in the State of Wisconsin. The plan explores ways to increase ridership and create more biking trail opportunities. The plan does not specify any specific facility improvements within the Town of Farmington.

**The Wisconsin Pedestrian Policy Plan 2020 – March 2002**

“The Wisconsin Pedestrian Policy Plan 2020”, developed by the Wisconsin Department of Transportation attempts to improve pedestrian travel opportunities in conjunction with public roads. The plan details ways how local governments can encourage pedestrian travel in road planning. There are not specific recommendations in the plan for the Town of Farmington.

**REGIONAL OR COUNTY TRANSPORTATION PLANS**

There are no regional or county transportation plans that impact the Town of Farmington.



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## 5. Economic Assessment and Analysis

In preparing the economic analysis of the Town of Farmington, various sources and levels of data were utilized. The majority of data came from the 2000 U.S. Census, while workforce projections were provided by the Wisconsin Department of Workforce Development. Town specific information was utilized whenever available.

### Employment and Household Income Information

As of the 2000 Census, the Town of Farmington had 950 residents in the civilian labor force. Private wage and salary workers made up the largest percentage (79.8%) of the workers and over 25% of town residents in the labor force held occupations in the Management Professional or Production, Transportation and Material Moving occupational category. The census information shows that only 13 residents in the Town of Farmington hold farming, fishing, or forestry industry occupations. This low number is possibly a result of residents that farm and holds other jobs being reported in other occupational categories. A second explanation is that this census information was compiled using sample data therefore; the results may not accurately reflect resident occupations.

**Table 5.1 Town of Farmington Employment Status, Occupation, and Class of Worker**

EMPLOYMENT STATUS	NUMBER	PERCENT
Population 16 years or older	1,312	100.0
<b>In Labor Force</b>	952	72.6
<b>Civilian labor force</b>	950	72.4
employed	905	69.0
unemployed	45	3.4
Armed Forces	2	.2
<b>Not in Labor Force</b>	360	27.4
OCCUPATION	NUMBER	PERCENT
Management Professional	230	25.4
Service	125	13.8
Sales and Office	187	20.7
Farming, Fishing, and Forestry	13	1.4
Construction, Extractions, and Maintenance	123	13.6
Production, Transportation, and Material Moving	227	25.1
CLASS OF WORKER	NUMBER	PERCENT
Private wage and salary worker	722	79.8
Government workers	86	9.5
Self-employed workers	97	10.7
Unpaid family workers	-	-

Source: U.S. Census Bureau 2000

### Unemployment Rates

Annual unemployment rates are only available for La Crosse County (Table 5.2). The rates over the last five years have ranged from a low of 3.7 in 2001 to a high of 4.5 in 2003. The low unemployment rates are an indicator of a strong regional economy.

**Table 5.2 La Crosse County, State of Wisconsin and U.S. Civilian Labor Force Unemployment Rate**

	2000	2001	2002	2003	2004	2005	2006
La Crosse County	3.2	3.7	4.3	4.5	4.1	4.1	3.8
Wisconsin	3.4	4.4	5.3	5.6	5	4.8	4.7
United States	4	4.7	5.8	6	5.5	5.1	4.6

Source: Wisconsin Department of Workforce Development

### Income and Poverty

Table 5.3 illustrates that median family income levels for the Town's residents increased by over \$17,884 or 62.4% from 1989 to 1999. The poverty rate in the Town of Farmington decreased from 10.8% in 1989 to 6.9% in 1999. Also, significant in the poverty statistics is that the Town of Farmington has a lower poverty rate than La Crosse County, State of Wisconsin, and the U.S.

**Town of Farmington Existing Conditions Report – Economic Assessment and Analysis**

**Table 5.3 Median Household Income, Median Family Income, Per Capita Income & Percent in Poverty 1989-1999**

	1989				1999			
	Median Household Income	Median Family Income	Per Capita Income	Percent in Poverty	Median Household Income	Median Family Income	Per Capita Income	Percent in Poverty
Town of Burns	29,519	31,786	12,741	9.0	41,620	44,375	16,947	6.3
<b>Town of Farmington</b>	<b>25,673</b>	<b>28,616</b>	<b>10,791</b>	<b>10.8</b>	<b>41,477</b>	<b>46,500</b>	<b>18,096</b>	<b>6.9</b>
Town of Hamilton	36,932	38,621	14,024	5.1	57,955	59,792	20,142	2.1
Town of Holland	35,531	36,424	11,902	4.8	55,846	57,383	20,126	4.2
Village of Holmen	29,564	31,583	10,973	6.3	42,021	49,375	17,002	7.8
Village of Rockland	30,074	31,771	10,033	6.6	46,429	50,714	17,914	8.6
Village of West Salem	26,398	32,028	10,868	7.8	43,449	50,176	19,904	3.5
La Crosse County	26,857	33,830	12,141	13.4	39,472	50,380	19,800	10.7
Wisconsin	29,442	35,082	13,276	10.7	43,791	52,911	27,135	8.7
U.S.	30,056	35,225	14,420	13.1	41,994	50,046	21,587	12.4

Source: U.S. Census Bureau 1990 and 2000

**Commuting to Work**

Table 5.4 illustrates how the residents in the Town of Farmington get to work. The majority of workers drove alone 80.1%, while 10.3% carpoled, and 6.5% worked at home. The mean travel time to work for Town of Farmington workers was a little over 34.2 minutes. This suggests that the majority of workers travel outside the Town of Farmington for work.

**Table 5.4 Commuting to Work – Town of Farmington**

Means of Travel	Percent
Car, Truck, Van – Drove Alone	80.1
Car, Truck, Van – Carpoled	10.3
Public Transportation (incl. Taxicab)	.8
Walked	1.8
Other Means	0.4
Worked at Home	6.5
<b>Mean Travel Time to Work 34.2 minutes</b>	

Source: U.S. Census Bureau 2000

**Top 10 Industries and Employers**

In March of 2005, the largest employment industry in La Crosse County was educational services employing 5,405 people. The second highest employment industry was food services and drinking places employing 5,302 people (See Table 5.5). Table 5.6 details La Crosse County's top 10 private employers. Gundersen Lutheran Administrative and Franciscan Skemp Medical Center are the county's largest employers, each employing 1,000+ workers.

**Table 5.5 La Crosse County Prominent Industries**

Industry	March 2005		Numeric Employment Change 2000-2005
	Establishments	Employees	
Educational services	25	5,405	98
Nursing & residential care facilities	18	1,891	62
Food services & drinking places	212	5,302	428
Hospitals	Not Available	Not Available	Not Available
Administrative and support services	99	2,839	412
Credit intermediation & related activity	45	1,820	335
Social assistance	45	2,040	312
Ambulatory health care services	108	4,064	678
Machinery manufacturing	Not Available	Not Available	Not Available
General merchandise stores	13	2,331	402

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information

**Table 5.6 La Crosse County Top 10 Privately Owned Employers - 2005**

Establishment	Product or Service	Size (December 2005)
Gundersen Lutheran Administrative	Offices of physicians, except mental health	1000+ employees
Franciscan Skemp Medical Center Inc	Gen. medical & surgical hospitals	1000+ employees
Trane	AC, refrig., & forced air heating mfg	1000+ employees
Kwik Trip Inc	Convenience stores	1000+ employees
Associated Bank	Savings institutions	500-999 employees
Wal-mart Associates Inc	Discount department stores	500-999 employees
Centurytel Service Group LLC	Managing offices	500-999 employees
Northern Engraving Corp	All other plastics products mfg	500-999 employees
Hanover Direct	Telemarketing bureaus	500-999 employees
Bethany St. Joseph Corp	Nursing care facilities	250-499 employees

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information

**Industry Projections**

Industry projections are available for the Western Workforce Development Area, which includes La Crosse County, from the Wisconsin Department of Workforce Development. Table 5.7 indicates that over the next several years the largest projected employment increases will take place in the healthcare services and nursing/residential care industries.

**Table 5.7 Industry Projections for Western Workforce Development Area\*, 2004-2014**

Industry Title	2004 Estimated Employment	2014 Projected Employment	2004-2014 Employment Change	2004-2014 Percentage Change
Total Non-Farm Employment	136,640	152,080	15,440	11.3%
Construction/Mining/Natural Resources	5,230	6,150	920	17.6%
Manufacturing	23,180	22,880	-300	-1.3%
Food Manufacturing	2,760	2,760	0	0%
Printing and Related Support Activities	1,610	1,600	-10	-0.6%
Fabricated Metal Product Mfg	2,250	2,330	80	3.6%
Trade	21,090	22,670	1,580	7.5%
Food and Beverage Stores	2,560	2,670	110	4.3%
Transportation and Utilities (Including US Postal)	8,380	9,390	1,010	12.1%
Financial Activities	5,750	6,260	510	8.9%
Education and Health Services (Including State and Local Gov Educ and Hosp)	29,640	36,260	6,620	22.3%
Ambulatory Health Care Services	5,830	7,840	2,010	34.5%
Nursing and Residential Care Facilities	3,490	4,140	650	18.6%
Leisure and Hospitality	12,770	14,740	1,970	15.4%
Information/Prof Services/Other Services	15,700	18,240	2,540	16.2%
Government (Excluding US Postal, State and Local Educ and Hosp)	14,910	15,500	590	4.0%

\*Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse Monroe, Trempealeau and Vernon Counties  
Source: Office of Economic Advisors, Wisconsin Department of Workforce Development

**Top 10 Occupations with the Most New Jobs, Job Openings, and Fastest Growing Occupations**

Tables 5.8 through 5.10 illustrate the industries with the most potential for growth between 2002 and 2012. The nursing profession is anticipated to have the largest percentage increase of new jobs (29.5%) over the ten year period. The fastest growing occupations over the period are projected to be medical assistants, medical records/health info techs, and computer software engineers. The occupational field projected to have the most job openings in the Western Workforce Development Area is once again nursing followed by truck drivers.

**Table 5.8 Top 10 Occupations With The Most New Jobs In The Western Workforce Development Area\*, 2002-2012**

Occupational Title	Estimated Employment		Change		Annual Average			Education or Training Requirements
	2002	2012	Numeric	%	New Jobs	Replacements	Total Openings	
Truck Drivers/Heavy/Tractor-Trailer	4,080	4,990	910	22.3%	90	70	160	Moderate-term on-the-job training
Registered Nurses	3,050	3,950	900	29.5%	90	60	150	Bachelor's or Associate degree
Retail Salespersons	3,900	4,400	500	12.8%	50	140	190	Short-term on-the-job training
Comb Food Prep/Serv Wrk/Incl Fast	2,360	2,820	460	19.5%	50	100	150	Short-term on-the-job training
Nursing Aides/Orderlies/Attendants	2,290	2,760	470	20.5%	50	30	80	Short-term on-the-job training
Cashiers	3,800	4,140	340	8.9%	40	190	230	Short-term on-the-job training
Waiters/Waitresses	2,330	2,640	310	13.3%	30	120	150	Short-term on-the-job training
Janitors/Cleanrs Ex Maids/Hskpng	2,250	2,560	310	13.8%	30	40	70	Short-term on-the-job training
Sls Reps/Whlsl/Mfg/Ex Tech/Sci Prod	1,500	1,800	300	20.0%	30	40	70	Moderate-term on-the-job training
Receptionists/Info Clerks	1,160	1,470	310	26.7%	30	30	60	Short-term on-the-job training

\*Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse Monroe, Trempealeau and Vernon Counties  
Source: Office of Economic Advisors, Wisconsin Department of Workforce Development

Table 5.9 Top 10 Fastest Growing Occupations In The Western Workforce Development Area\*, 2002-2012

Occupational Title	Estimated Employment		Change		Annual Average			Education or Training Requirements
	2002	2012	Numeric	%	New Jobs	Replacements	Total Openings	
Medical Assts	390	630	240	61.5%	20	10	30	Moderate-term on-the-job training
Medical Records/Health Info Techs	230	370	140	60.9%	10	<5	10	Associate degree
Computer Software Engrns Apps	160	250	90	56.3%	10	<5	10	Bachelor's degree
Dental Hygienists	170	250	80	47.1%	10	<5	10	Associate degree
Personal and Home Care Aides	610	880	270	44.3%	30	10	40	Short-term on-the-job training
Home Health Aides	460	660	200	43.5%	20	10	30	Short-term on-the-job training
Dental Assts	280	400	120	42.9%	10	10	20	Moderate-term on-the-job training
Social/Human Service Assts	420	600	180	42.9%	20	10	30	Moderate-term on-the-job training
Computer/Information Systems Mgrs	160	220	60	37.5%	10	<5	10	Bachelor's degree or more, plus work exp.
Network/Computer Systems Admin	160	220	60	37.5%	10	<5	10	Bachelor's degree

\*Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse Monroe, Trempealeau and Vernon Counties  
 Source: Office of Economic Advisors, Wisconsin Department of Workforce Development

Table 5.10 Top 10 Occupations With the Most Job Openings In The Western Workforce Development Area\*, 2002-2012

Occupational Title	Estimated Employment		Change		Annual Average			Education or Training Requirements
	2002	2012	Numeric	%	New Jobs	Replacements	Total Openings	
Cashiers	3,800	4,140	340	8.9%	40	190	230	Short-term on-the-job training
Retail Salespersons	3,900	4,400	500	12.8%	50	140	190	Short-term on-the-job training
Truck Drivers/Heavy/Tractor-Trailer	4,080	4,990	910	22.3%	90	70	160	Moderate-term on-the-job training
Registered Nurses	3,050	3,950	900	29.5%	90	60	150	Bachelor's or Associate degree (see note 9)
Comb Food Prep/Serv Wrk/Incl Fast	2,360	2,820	460	19.5%	50	100	150	Short-term on-the-job training
Waiters/Waitresses	2,330	2,640	310	13.3%	30	120	150	Short-term on-the-job training
Nursing Aides/Orderlies/Attendants	2,290	2,760	470	20.5%	50	30	80	Short-term on-the-job training
Labrs/Frght/Stock/Matri Movers/Hand	2,280	2,290	10	0.4%	<5	80	80	Short-term on-the-job training
Janitors/Cleanrs Ex Maids/Hskpng	2,250	2,560	310	13.8%	30	40	70	Short-term on-the-job training
Team Assemblers	2,500	2,440	-60	-2.4%	<5	70	70	Moderate-term on-the-job training

\*Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse, Monroe, Trempealeau and Vernon Counties  
 Source: Office of Economic Advisors, Wisconsin Department of Workforce Development

**Strengths And Weaknesses For Fostering Economic Growth**

Fostering economic development is always challenging to rural towns due to lack of public sewer and water facilities and minimal institutional economic development resources. The Town of Farmington is fortunate that the unincorporated community of Mindoro is served by a public water and sewer system making business development more feasible. Another advantage is that the Town of Farmington is located in a region that is near the regional business center of La Crosse.



Unincorporated Community of Mindoro

It is important to view economic development in a larger or more regional context. The La Crosse County Comprehensive Plan identified the following strengths and weaknesses of the La Crosse Economy:

Strengths

- regional center
- access to multiple transportation mode
- low unemployment rate
- great natural amenities
- available land and building space
- high quality of life
- educated and diverse workforce

Weaknesses

- lack of cooperation between communities
- infrastructure limitations
- isolation from larger population centers (Twin Cities, Milwaukee, Madison)

### **Environmentally Contaminated Sites in the Town of Farmington**

The Wisconsin Comprehensive Planning Law requires local units of government to evaluate and promote the use of environmentally contaminated sites. The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) was utilized in identifying contaminated sites in the Town of Farmington. No contaminated sites in the Town of Farmington were identified in the database.

As part of the planning process the DNR's "Registry of Waste Disposal Sites in Wisconsin" was reviewed. The purpose of the registry is to serve as an informational tool for the public regarding the location of waste disposal sites in the State. The Registry of Waste Disposal Sites published in June, 1999 (Publication RR-108) listed one waste disposal site in the Town of Farmington located at the following legal description (NE NW S09 18N 06W).

### **County, Regional and State Economic Development Programs**

Numerous county, regional and state economic development programs apply to the Town of Farmington. The following is a list of selected programs that could be beneficial to economic development in the Town of Farmington.

#### County Programs

- ▶ La Crosse County Business Fund

#### Regional Programs

- ▶ Western Wisconsin Technology Zone
- ▶ Federal Economic Development Administration (EDA) programs administered through the Mississippi River Regional Planning Commission (ex. Public Works and Economic Development Program, Economic Adjustment Program, etc...)

#### State Programs

- ▶ Wisconsin Department of Transportation Local Transportation Enhancements Program (TE)
- ▶ Wisconsin Department of Transportation Local Transportation Economic Assistance Program (TEA)
- ▶ Value Added Dairy Initiative (Grow Wisconsin)
- ▶ Wisconsin Department of Commerce Enterprise Development Zone Program
- ▶ Wisconsin Department of Commerce Milk Volume Production Program
- ▶ Wisconsin Department of Commerce Dairy 2020 Planning Grant Program
- ▶ Wisconsin Department of Commerce Rural Economic Development Program
- ▶ Wisconsin Department of Commerce Entrepreneurial training Grant

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## 6. Existing Utilities and Community Facilities

The Town of Farmington has a variety of community facilities to serve the needs of its residents. The following description of utilities and community facilities was gathered from interviewing Town officials and researching past studies. Map 6.1 provides the locations of the utilities and community facilities in the Town of Farmington.

### Sanitary Waste and Water Supply

The Town of Farmington is unincorporated and the majority businesses and residences are served by private on-site wastewater treatment systems. Private on-site wastewater treatment systems State standards (Wisconsin Administrative Code: COMM 83) are enforced by the La Crosse County Zoning Office in the Town of Farmington. Development in the Town of Farmington is dependent upon private onsite wastewater treatment systems. There is one sanitary district located in the Town of Farmington and it services residents and businesses within the unincorporated community of Mindoro. The approximate number of people served by the sanitary district is 300 (90 single family residence billings, 27 commercial billings). The sanitary wastewater treatment facilities were recently upgraded to meet DNR requirements.

Water supply to the majority of residents and businesses in the Town of Farmington is provided by private wells. Properties within the unincorporated community of Mindoro receive water from the public water system (well) associated with the Mindoro Sanitary District.

### Solid Waste/Recycling

The Town of Farmington provides a collection site for residents to bring their solid waste and recyclables for pickup by a contractor. Solid waste and recyclables can be dropped off at the Town of Farmington Recycling /Garbage Center in Mindoro on Tuesdays 1p.m.-5 p.m. or Saturdays 8 a.m. – 12 p.m. Large items can also be brought to the collection center for disposal for a fee. There is no active sanitary landfill in the Town of Farmington. General trash and recycling drop-off is available to all residents of the Town. The Town utilizes the bag system (\$1.00 per bag) for trash disposal.

### Storm Water Management

The Town of Farmington is located in two major watersheds. Most of the town is located in the Black River Basin while small sections in the south central and southeast area of the town are located in the La Crosse River Basin. The major responsibility of the Town of Farmington for the management of storm water involves controlling runoff from the public roadways. This accomplished by keeping culverts, bridges and road ditches free of debris.

The Town Hall/shop property is subject to storm water runoff management requirements of the Wisconsin Department of Natural Resources (specifically road salt storage). The Town of Farmington is required to keep road salt in storage structure which it maintains.

### Town Government Structure

The Town of Farmington Town Board consists of three elected members: a chairman and two supervisors. The Town of Farmington has an elected Town Clerk and an elected Town Treasurer. The Town has a Plan Commission that consists of five members, one member of the town board, and four citizen members.

### Town Facilities

The Town of Farmington Town Hall is located N8309 State Road 108, Mindoro, Wisconsin. The Town also maintains a Town Highway Shop and Recycling Center located on County Rd DE approximately ½ mile from the Town Hall. The Town Hall facilities are utilized for town meetings, elections and community events.



Farmington Town Hall

## **Town of Farmington Existing Conditions Report – Existing Utilities and Community Facilities**

The following is a list of the major equipment owned by the town:

- 1 ton snow plow
- end loader
- 2 tractor mowers
- 2 single axle heavy dump trucks/plows
- grader



1<sup>st</sup> National Bank

The Town of Farmington also owns the Bank building in Mindoro. The first floor is leased out to the bank while the bottom floor is used to store Town records, etc.

The town employs two full time town employees (road crew) and four part time employees. Part time employees assist with cemetery maintenance, recycling center, custodial and town hall duties. The Town of Farmington contracts with private companies for seal coating and crack repair of town roads.

### **Fire Protection, Police Protection and Emergency Management**

The Town of Farmington does have a volunteer fire department. The fire station is attached to the Town Hall facility. The Town of Farmington Fire Department has a joint power agreement with the Town of North Bend for the area south of the Black River. The Town has a burning ordinance in place where open burning is prohibited in the Town without a special permit obtained from the fire department.



Farmington First Responders

The Town of Farmington does not have a police department. The La Crosse County Sheriffs Department provides law enforcement to the town.

La Crosse County Emergency Government Office is responsible for HAZMAT planning for La Crosse County.

### **Emergency Medical Services**

Tri-State Ambulance Service based out of La Crosse, WI provides emergency medical services for Town residents. The Town of Farmington has medical first responders "Farmington Emergency Medical Team". The first responders work cooperatively with the Town of Burns, Town of Holland, and the Town of North Bend in Jackson County.

The La Crosse County 911 Emergency Dispatch Center provides 24-hour emergency telephone service to everyone in La Crosse County. The system uses the enhanced 911 system which provides emergency communications to all providers allowing quick and accurate emergency assistance.

### **Health Care and Day Care Facilities**

There are no health care facilities located in the Town of Farmington. Two major medical hospitals and numerous clinics in the Cities of La Crosse and Onalaska provide healthcare for Town of Farmington residents. There is also a health care clinic located in the nearby Village of Holmen. Several private daycare facilities are available for residents in the Town of Farmington and neighboring jurisdictions.



**Educational Facilities**

The Town of Farmington is served by four school districts. The school districts of Holmen, Melrose-Mindoro, West Salem and Bangor serve the residents of the Town. The Melrose-Mindoro Elementary School is located in the Town of Farmington in the unincorporated community of Mindoro.

Post-secondary education opportunities are available in La Crosse County for the Town of Farmington residents, which include the University of Wisconsin – La Crosse, Western Technical College and Viterbo University.



**Melrose-Mindoro Elementary School**

**Libraries**

A community library is housed in the Mindoro Elementary School and serves Town of Farmington residents. The Town of Farmington provides \$4,000 dollars per year in funding for the library. The library currently houses books and media donated for community use. The library is in need of more space. There are also several other libraries in La Crosse County that can serve Town of Farmington residents. The main La Crosse County library is located in the City of La Crosse at 800 Main Street. There are also libraries located in the Village of Holmen at 103 State Street, Village of West Salem at 201 Neshonoc Road, Village of Bangor at 1720 Henry Johns Boulevard and the City of Onalaska at 721 Oak Avenue South.

**Parks and Recreation Facilities**

There are several public recreational facilities/areas in the Town of Farmington. A description of the recreational opportunities are discussed in the Agricultural, Natural & Cultural Resources section of this report.

**Churches and Cemeteries**

There are eight cemeteries located in the Town of Farmington. Four cemeteries are privately owned and maintained and they are the: 1)Norden Cemetery or Lewis Valley Lutheran Cemetery is 3.5 acres and is located in Section 14 at the junction of County V and County T, .5 miles west of Stevenstown. 2) Burr Oak Evangelical Lutheran Church Cemetery or Christ Evangelical Lutheran Church Cemetery is 2.4 acres and is located in Section 12 at the junction of County C and County A (W2695 County Road A) next to the church. 3) Mulder Family Cemetery is .011 acres and located in Section 24 on Highway D, 1.1 miles west from junction with M. 4) Bakkemellum Family Cemetery is inactive with no stones and is located in Section 14 at W5537 Co. Road V, Holmen, WI 54636. The four public cemeteries maintained by the Town are the: 1) Black Oak Cemetery or Green Wood Cemetery is 1.5 acres and is located in Section 8 on Perkins Road .25 miles south of CTH Q and 3.25 miles west of Burr Oak. 2) Burr Oak Methodist Cemetery or Salzer Methodist-Burr Oak Cemetery is inactive and is located in Section 11 on highway 108. 3) Farmington Cemetery or Mindoro/Mindora Cemetery is 5.3 acres and is located in Section 20 on County D .5 miles west of Mindoro. 4) Wet Coulee Cemetery is active and is located in Section 35 on County C south of junction with County D. The McPherson Family Cemetery noted in several documents is no longer an active cemetery as the graves were moved to the Neshonoc Cemetery in the 1940's.



**One of Farmington's Four Churches**

There are also four churches located in the Town of Farmington. The churches are: Mindoro Presbyterian Church, N8289 Church Street, Mindoro, WI 54644; Mindoro Lutheran Church, W3879 County Road DE, Mindoro, WI 54644; Lewis Valley Lutheran Church, 5402 W Highway T, Mindoro, WI 54644 and Christ Evangelical Lutheran Church, N9113 County Road C, Mindoro, WI 54644.

**Electricity/Telephone and Cable/Internet Services**

Electricity for town residences is provided by either Xcel Energy, Riverland, Bangor Municipal or Jackson Electric depending on location.

Telephone and internet/cable service to residents is provided by Charter or CenturyTel. Charter provides cable service to the community of Mindoro.

**Natural Gas**

There are no natural gas lines that serve the Town of Farmington. A franchise to provide natural gas service to the unincorporated community of Mindoro has been awarded and is waiting approval from the Public Service Commission.

**Communication Towers**

There are two communication towers located in the Town of Farmington one is affiliated with AllTel Wireless the other is a US Cellular facility. La Crosse County has an ordinance that regulates height and location of communication towers. The ordinance details a public process that must be followed by parties interested in constructing a communication tower. The ordinance is in effect in the Town of Farmington.



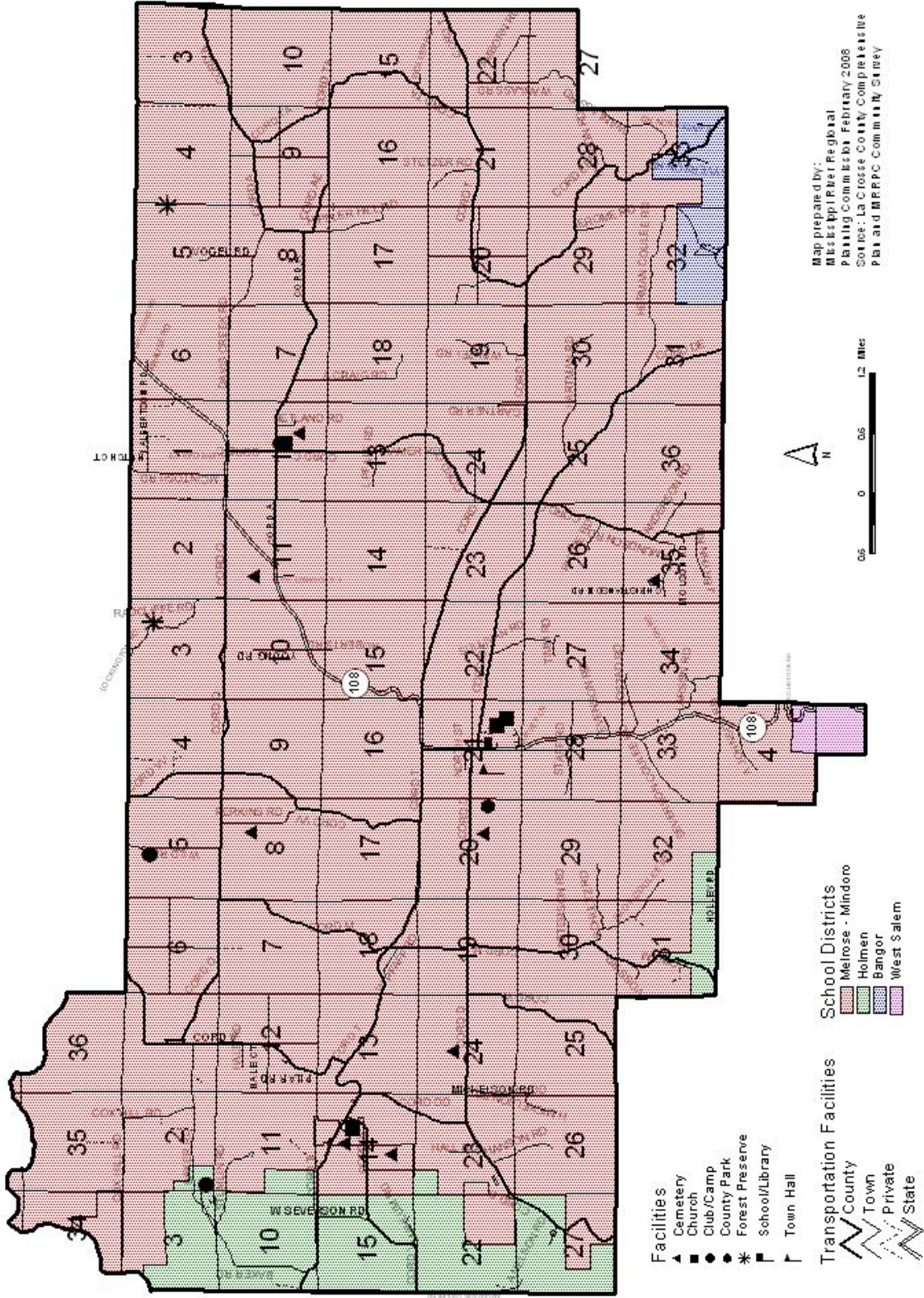
Cell Tower Located in the Town

**Future Expansion of Utilities and Community Facilities**

Population and development projections developed during the planning process indicate that the Town of Farmington will experience growth throughout the planning period. Based on the projections and community growth the only facility scheduled for expansion/improvement is a new second well and reservoir expansion is planned for the unincorporated community of Mindoro.

The plan will be reviewed at a minimum every 10 years, so if projections utilized in the planning process prove to be inaccurate modifications to the plan and community facilities will be addressed in future revisions.

# Map 1-6.1 Town of Farmington Community Facilities



Map prepared by:  
Mississippi River Regional  
Planning Commission  
Source: La Crosse County, Comprehensive  
Plan and MRPPC Community Study

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## **7. Intergovernmental Relationships/Cooperation**

The Town of Farmington, located in La Crosse County and as previously described is bordered on the north by the Jackson, Monroe, and Trempealeau Counties, on the south by the Town of Hamilton and the Town of Onalaska, on the east by the Town of Burns, and on the west by the Town of Holland. The school districts of West Salem, Holmen, Melrose Mindoro and Bangor serve the residents of the Town of Farmington. The Town historically has maintained positive relationships with its neighboring municipalities and jurisdictions.

### **State and Federal Agencies**

#### *Wisconsin Department of Natural Resources (WDNR)*

The Town of Farmington has little contact with the WDNR. The WDNR does have jurisdiction over the waterways in the Town of Farmington and maintains floodplain regulations that are enforced through the County Zoning Office. No intergovernmental conflicts were identified in the planning process.

#### *Wisconsin Department of Transportation (WDOT)*

The Town of Farmington does participate in the WDOT Wisconsin Information System for Local Roads (WISLR) program. The WISLR program maintains a complete listing of public roads in the Town of Farmington by jurisdiction, classification and number of miles. This program assists in the facilitation of state funding for town road maintenance.

#### *Federal Emergency Management Agency (FEMA)*

The Town of Farmington has minimal interaction with federal agencies. In the event of a natural disaster (flooding, tornado, etc.) FEMA would be the federal agency to assist in relief efforts. The Town recognizes this and has participated in the development of the La Crosse County All Hazards Mitigation Plan.

### **Regional Planning Commission**

The Town of Farmington and La Crosse County are located in the jurisdiction of the Mississippi River Regional Planning Commission (MRRPC). The MRRPC represents nine counties in western Wisconsin: Buffalo, Crawford, Jackson, Monroe, La Crosse, Pepin, Pierce, Trempealeau and Vernon. The MRRPC maintains the regions eligibility as an Economic Development District and eligible for Economic Development Administration funding.

Services provided to member counties and municipalities include comprehensive planning assistance, economic development assistance, geographic information services, and general technical assistance.

### **La Crosse County**

The Town of Farmington is located in northwest La Crosse County. The Town of Farmington maintains positive relationships with numerous County agencies and departments. The La Crosse County Sheriffs Department provides police protection services to the Town of Farmington. The La Crosse County Highway Department maintains county and state roads in the Town of Farmington. The La Crosse County Facilities Department manages the county parks located in the Town. The La Crosse County Zoning Department assists with the enforcement of numerous ordinances in the Town of Farmington. Historically, these services have been provided by La Crosse County and it is expected that they will continue to be provided by the County throughout the planning period.

### **Surrounding Towns and Municipalities**

In general the Town of Farmington has maintained strong intergovernmental relationships with its neighboring local units of government. The Fire department cooperates with the Town of North Bend with a joint power agreement. The operation of the joint first responders group is another example of intergovernmental relationships. These are excellent examples of intergovernmental cooperation to provide needed services. This type of cooperation has assisted in minimizing intergovernmental conflicts.

## **Comprehensive Planning**

### *La Crosse County*

La Crosse County is in the process of updating its Comprehensive Plan to meet the requirements of Section 66.1001, Wisconsin Statutes. The original County Comprehensive Plan “La Crosse County Wisconsin Development Plan 2020” was prepared by the Mississippi River Regional Planning Commission with cooperation of La Crosse County and the various local units of government between 1995 and 2000. In 2005, La Crosse County received a comprehensive planning grant from the Wisconsin Department of Administration to complete an updated plan meeting new planning requirements. The La Crosse County Comprehensive Planning Process is currently taking place in the County and is anticipated to be complete in 2008.

The timing of the planning processes for La Crosse County and the Town of Farmington create an ideal opportunity for the governmental entities to work cooperatively in the development of their respective plans. This cooperation is taking place as the local units of government, planning consultants and planning commissions continually monitor each others progress in an effort to create consistent planning documents.

### *Town of Onalaska*

The Town of Onalaska, which borders the Town of Farmington to the southwest, completed a Comprehensive Plan in 2005. A review of the Town of Onalaska Comprehensive Plan and in particular the Land Use Plan showed no inconsistencies with the present development patterns in the Town of Farmington. The Town of Onalaska plan proposes Agricultural Preservation Areas or Conservation Areas adjacent to the Town of Farmington. The Town of Onalaska plan will be continually referenced throughout the planning process to ensure consistency.

### *Town of Holland*

The Town of Holland (west of Farmington) completed a Comprehensive Plan in 2007. A review of the Town of Holland Comprehensive Plan showed no inconsistencies with the present development patterns in the Town of Farmington. The Town of Holland plan proposes Agricultural and Conservation Areas adjacent to the Town of Farmington. The Town of Holland plan will be continually referenced throughout the planning process to ensure consistency.

### *Town of Hamilton*

The Town Hamilton developed a Town Plan in 1995 and is presently working with the Mississippi River Regional Planning Commission to update the comprehensive plan. A review of the Town of Hamilton’s draft plan did not illustrate any intergovernmental conflicts. Properties adjacent to the Town of Farmington have been designated as Exclusive Agriculture.

### *Town of Burns*

Town of Burns adopted a comprehensive plan in the late 1990’s. The Town of Burns is currently not proceeding with updating their existing plan. The Town of Farmington will continually monitor the status of comprehensive planning in the Town of Burns throughout the planning process to ensure consistency.

### *Trempealeau County*

Trempealeau County is in the process of developing a comprehensive plan. The Town of Farmington and Trempealeau County are separated by the Black River, therefore, no plan inconsistencies have been identified or are anticipated.

### *Jackson County*

Jackson County has conducted limited comprehensive planning activities. In 2007, Jackson County submitted an application for planning grant funds to the Wisconsin Department of Administration. Grant rewards will not be announced until the Spring of 2008. If Jackson County is rewarded a grant, the Town of Farmington will monitor the progress of the planning process to ensure consistency between planning documents.

***Town of Farmington Existing Conditions Report – Intergovernmental Relationships/Cooperation***

*Monroe County*

The Town of Farmington is bordered on the north by small section of Monroe County. Monroe County has conducted limited comprehensive planning activities. The Town of Farmington will continue Monroe County with regard to comprehensive planning activities to ensure consistency.

**Towns Association**

The Town of Farmington is an active member of the La Crosse County Towns Association.

**School Districts**

As previously described The Town of Farmington is served by four school districts with the West Salem School District, Holmen School District, Melrose Mindoro School District, and the Bangor School District. During the planning process no intergovernmental conflicts were identified with the school districts.

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## 8. Inventory of Agricultural, Natural and Cultural Resources

Agricultural, natural and cultural resources are important as they impact the quality of life available to town residents. The information in this section came from reviewing past studies, planning documents and accessing numerous state databases.

### Agriculture

Agriculture is a predominant land use in the Town of Farmington and is of vital importance to the lifestyle enjoyed by the town's residents. Historically, agriculture has played a key role in the development of the Town of Farmington and La Crosse County. The following excerpt from the *La Crosse County, Farmland Preservation Plan, 1980* describes the agricultural history of La Crosse County.

"The county's economic base began with fur trading, but that moved west with the Indians. Lumbering was a significant industry until the 1900's. Agriculture in the valleys was always important. A farm report furnished by the County Clerk in 1881 shows a tabular statement of the acreage devoted to wheat, corn, oats, barley, rye, potatoes, apples, hops, tobacco, grass, and timber. Also included were the number of milk cows. It goes on to explain that ... a larger acreage has been sown to all types of grains except wheat, which has given place to corn, oats and barley. The fact that 10,000 acres less of wheat have been sowed, shows that a proper attention is being given to other crops mentioned and that stock raising is becoming a more profitable pursuit. The number of acres in grains, hops, cultivated grasses, potatoes, roots, apples and tobacco in 1880 was 90,591. At the present time there are about 112,683 acres in cropland including acreage for corn, soybeans, oats, alfalfa, hay fruits and vegetables, and tobacco."

Today, the agricultural crops most commonly grown in La Crosse County and the Town of Farmington are corn, soybeans, and alfalfa. More recent statistics from the 1997 and 2002 USDA Census of Agriculture show the following agricultural trends in La Crosse County:

- The number of farms in La Crosse County decreased from 933 in 1997 to 868 in 2002
- The average size of farms decreased from 203 acres in 1997 to 201 acres in 2002
- The total cropland harvested increased from 76,468 acres in 1997 to 77,831 acres in 2002
- The number of cattle and calves in the county decreased from 36,769 in 1997 to 31,550 in 2002
- The 2002 USDA Census valued agricultural land at \$1,937 dollars per acre in La Crosse County.

### Natural Resources

#### Soils

The Town of Farmington has several predominate soil types. Some of the soils are highly productive yet not fit for residential use. Others are suitable for development but have low agricultural productivity.

The Boone sand series is wide spread throughout the Town with heavy concentrations in the northeast and in German Valley primarily supporting woodlands. Boon Sand is ranked "Good to Fair" for septic use, and "Fair" for both basements and roads. The Gale series including both the Silt loam and the Hixton complex are wide spread throughout the Town with concentrations increasing in the south. The majority of this soil is wooded except in the south central open areas. Gales have "Fair to Severe" ranks for septic use, and "Fair" for basements and roads. In the north central area near German Valley, the Plainfield series is present. The Plainfield series provides "Good to Fair" septic systems, and is "Good" for both basements and roads. Rock and broken land in the Town is mostly wooded due to it's thin topsoil not being able to support other vegetation. This soil type increases as you move south. Poorly drained Alluvial soil is deposited along the Black River. It floods frequently and due to it's instability and has "Very Severe" rank for septic, basement, and road use. Hixton sandy loam is present in southern and eastern parts of the town. Hixton has "Good to Severe" soil for septic use, and "Good" ranks for both basements and roads. The Lewis Valley soils have high agricultural potential. The soils in the valley include Arenzville which is common adjacent to larger streams, Richwood series which is productive if drained and well managed, and Toddville and Trempealeau silt loams which are also agriculturally rich soils. Toddville silts are the dominant soil for the unincorporated community of Mindoro. The Lewis Valley soils all have very gentle slopes of 3% or less.

## ***Town of Farmington Existing Conditions Report – Inventory of Agricultural, Cultural, and Natural Resources***

The La Crosse County Soil Survey designated approximately 20% of the soils in La Crosse County as “prime” soils. Prime soils were defined as being either Class I, Class II or Class III soils (See Map 8.1). Based on the information and distribution of soils it can be inferred that approximately 20% of the soils in the Town of Farmington are “prime” soils.

### *Groundwater*

Western Wisconsin is fortunate to have a large supply of quality groundwater. Within the Town of Farmington most geological formations contain water. On ridge tops water can be obtained from dolomite while on the valley bottoms water can be obtained from the sandstone bedrock. Groundwater reservoirs are recharged by direct precipitation mainly in the form of heavy rainfall and melting snow. Generally, all ground water is free of bacteria and safe to drink. Water quality varies as “soft” water is available from the valley alluvium while the water is “hard” from the upland bedrock.

### *Surface Water*

There are numerous small streams and springs within the Town that all flow into one of the two major watersheds. There are no natural lakes with the Town.

### *Topography and Watersheds*

The landscape of the Town of Farmington can be characterized as steep sided valleys with rolling ridges. Map 8.2 displays the slopes and undulating landscape in the Town of Farmington. Typical elevation ranges in the town range from approximately 1,240 feet above sea level on the ridge tops to 720 feet above sea level on the valley floors.

The Town of Farmington’s undulating landscape is drained by numerous streams, that make up the Black River Basin Watershed. Within the Black River Basin Watershed, two sub watersheds the Black River and Flemming Creek watersheds drain the Town of Farmington. Surface water from the Town ultimately flows into the Mississippi River.

### *Woodlands*

The Town of Farmington’s landscape can be characterized by wooded ridges and farmed valley bottoms. Approximately 54 percent of the Town of Farmington is wooded. Private forestland makes up a large majority of Town of Farmington woodland. Numerous private landowners have enrolled forestland in the State Managed Forest Law (MFL) program administered by the Wisconsin Department of Natural Resources. The program is open to all landowners with 10 or more acres of contiguous acres of woodland. The program allows landowners to receive a tax decrease from the rate for recreational property in exchange the owners adopt a management plan for their woodland. Landowners have the option of enrolling in the program for either 25 or 50 years. In 2007, approximately 4,233 acres of private forest land were enrolled in the MFL in the Town of Farmington.

### *Floodplains/Wetlands*

Special Flood Hazard Areas inundated by a 100-year flood are located within the Town of Farmington along the entire length of Flemming Creek and along the Black River (Map 1-8.3 Town of Farmington Floodplain). Seven structures in the Town of Farmington have been designated in the FEMA 100 Year Flood Boundary adjacent to Flemming Creek in the La Crosse County Multi-hazard Mitigation Plan 2008-2012. The Mitigation Plan also identified 17 farm dams located in the Town of Farmington.

Wetlands are an important resource as they act as natural pollution filters making lakes and streams cleaner. They are also valuable as groundwater discharge/recharge areas and help retain floodwaters. Wetlands make up a small portion of the land area in the Town of Farmington due to the narrow stream valleys and rolling terrain. The majority of wetlands can be found along the Black River in the northwest area of the Town. Wetlands are also present along Flemming Creek near the unincorporated community of Stevenstown.

### *Open Space*

Open spaces are one of the Town of Farmington’s greatest attributes. Over 87% of the town’s landscape is made up of forested or agricultural lands. The largest populated area in the Town of Farmington is within the unincorporated community of Mindoro.

*Non-Metallic Mineral Resources*

Non-metallic mineral resources available for excavation mainly consist of sand, gravel and stone. There are three active non-metallic mineral sites (quarries/pits) exist in the Town of Farmington. There are quarries located in Town 18N Range 6W in Section 33 and Town 18N Range 5W in Section 33 operated by Kramer and Milestone Materials. A sand pit is also located in Town 18N Range 6W in Section 5 north of County Road Q.

*Wildlife Resources*

The agricultural fields, scattered forestlands, and spring fed streams provide excellent habitat for wildlife. White-tailed deer and eastern wild turkeys are abundant in the town. Squirrels, rabbits, pheasants, ruffed grouse, raccoons and a wide variety of songbirds make their home in the Town of Farmington. The spring fed streams have a plentiful supply of brown and brook trout.

*Air Quality*

The Town of Farmington has a total population of less than 2,000 people and limited industrial businesses. Therefore, air quality in the Town is excellent. Potential threats to air quality in the future that will have to be continually evaluated include unregulated outdoor burning and land uses in neighboring urban municipalities.

*Stream/Environmental Corridors*

As previously discussed the Town of Farmington is approximately 98% forested/agricultural/open land. The majority of drainage for the town goes into Black River Basin watershed, which is comprised of approximately six additional smaller watersheds two of which are located in the Town of Farmington. The stream corridors that make up the watersheds are also characterized as the environmental corridors as they consist of the majority of floodplains and wetlands in the Town. Flemming Creek is the largest stream in the Town of Farmington and travels east to west across the Town.

*Threatened and Endangered Species*

Wisconsin in accordance with the Federal Endangered Species Act (ESA) has developed the Wisconsin Natural Heritage Working Lists. The Wisconsin Natural Heritage Working Lists contains species known or suspected to be rare in the state. They include species legally designated as "Endangered" (*in danger of being extirpated from all or a portion of its range*) and "Threatened" (*the Wisconsin portion of the species population is either on the verge of extirpation or is a relic population*). Within La Crosse County there are 22 species listed as "Endangered" and 29 that are listed as "Threatened." Examples of the "Endangered" species present in La Crosse County are the Snowy Egret, Crystal Darter, Ebony Shell Mussel and the Carolina Anemone (plant).

**Cultural Resources**

*Archeological and Historic Resources*

A search of the Wisconsin National Register of Historic Places revealed 52 registered buildings or sites in La Crosse County. The register included historic houses, churches, mounds, historic camps and burial sites. Two sites the Bell Coulee Shelter and the Mindoro Cut in the Town of Farmington have been registered on the Wisconsin National Register of Historic Places. The location of the Bell Coulee Shelter is restricted as it is a prehistoric camp or village site.

Wisconsin's Architecture and History Inventory (AHI) was searched and 55 structures/objects in the Town of Farmington were in the inventory. The AHI contains data on buildings, structures and objects that illustrate Wisconsin's history. The AHI documents a wide range of historic properties such as the round barns, log houses, metal truss bridges, small town commercial buildings, and historic houses. It is a permanent record maintained by the Wisconsin Historical Society. Included in the inventory are the Christ Evangelical Lutheran Church, Presbyterian Church, Lewis Valley Lutheran



**Mindoro Cut**

**Town of Farmington Existing Conditions Report – Inventory of Agricultural, Cultural, and Natural Resources**

Church Cemetery, Farmington Cemetery, Black Oak Cemetery, Wet Coulee Cemetery, Burr Oak Cemetery, Burr Oak Evangelical Lutheran School, Bell Coulee School, Browns Valley School, a deck truss bridge, two commercial buildings, an outbuilding, and several farmsteads, agricultural complexes and houses.

**Recreational Resources**

Numerous recreational resources are available in the Town of Farmington. The Town maintains two recreation areas, the ball fields behind Mindoro School and the Old Brown Valley School community center. The Town is also home to a county park, the 114 acre Mindoro County Park, the Bice Forest a county forest preserve, and the Hoeth Forest. Camp Ehawee Girl Scout Camp, a 214 acre private facility used of girl scouts and other specified groups is located in the Town. Classed trout streams in the town offer great fishing and the public road system provides residents and visitors with excellent biking and pedestrian activities. Also located in the Town is the North Bend Bottoms Wildlife Area, most of which is located in Jackson County. The Black River also flows east to west through the town offering numerous recreation opportunities.

The Town of Farmington is home to numerous recreational clubs and businesses such as the Coulee Archers and the Mindoro Lions Club.

Table 8.1 inventories and shows the location of the Town's natural, cultural and recreation resources.

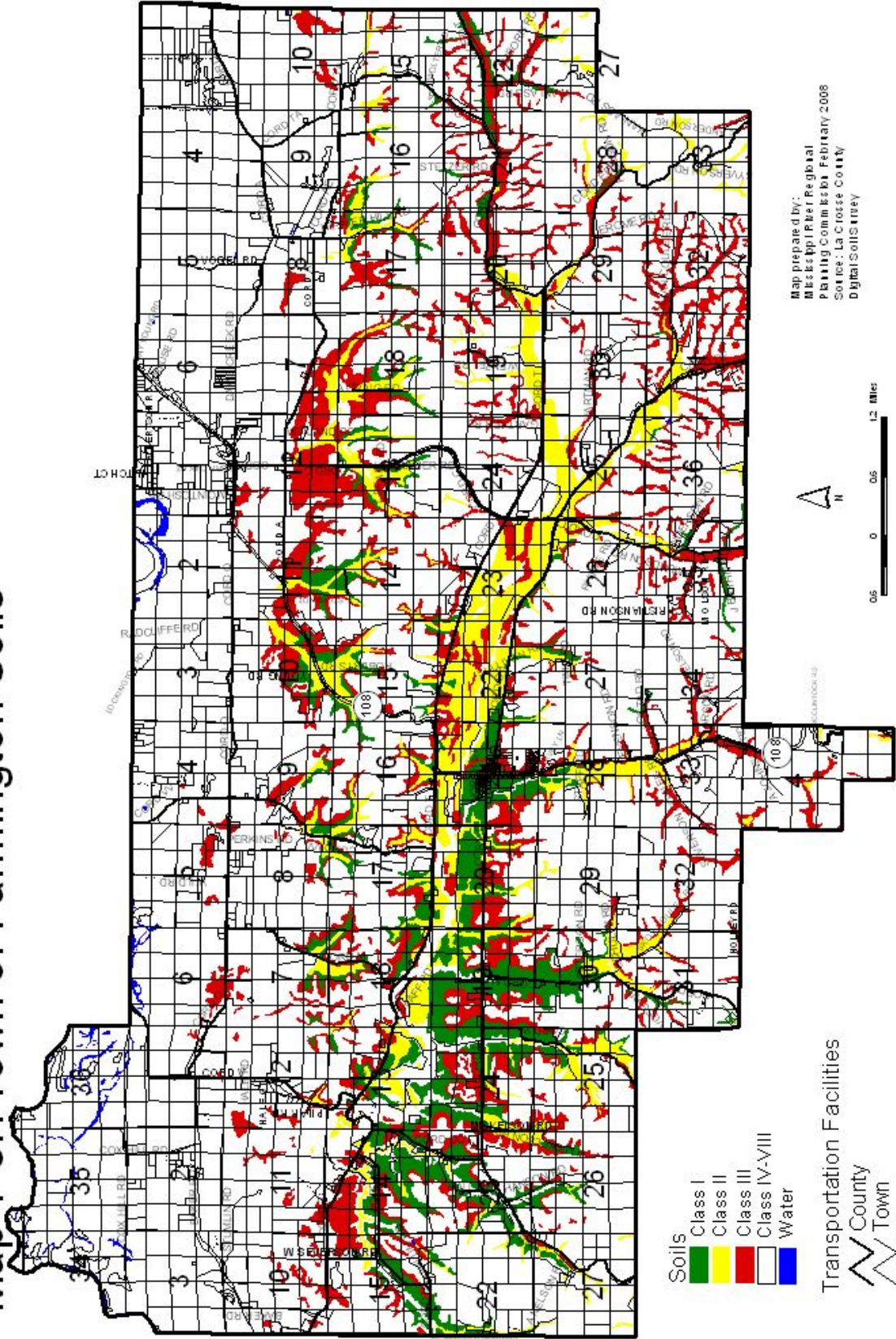


Mindoro Lions Park

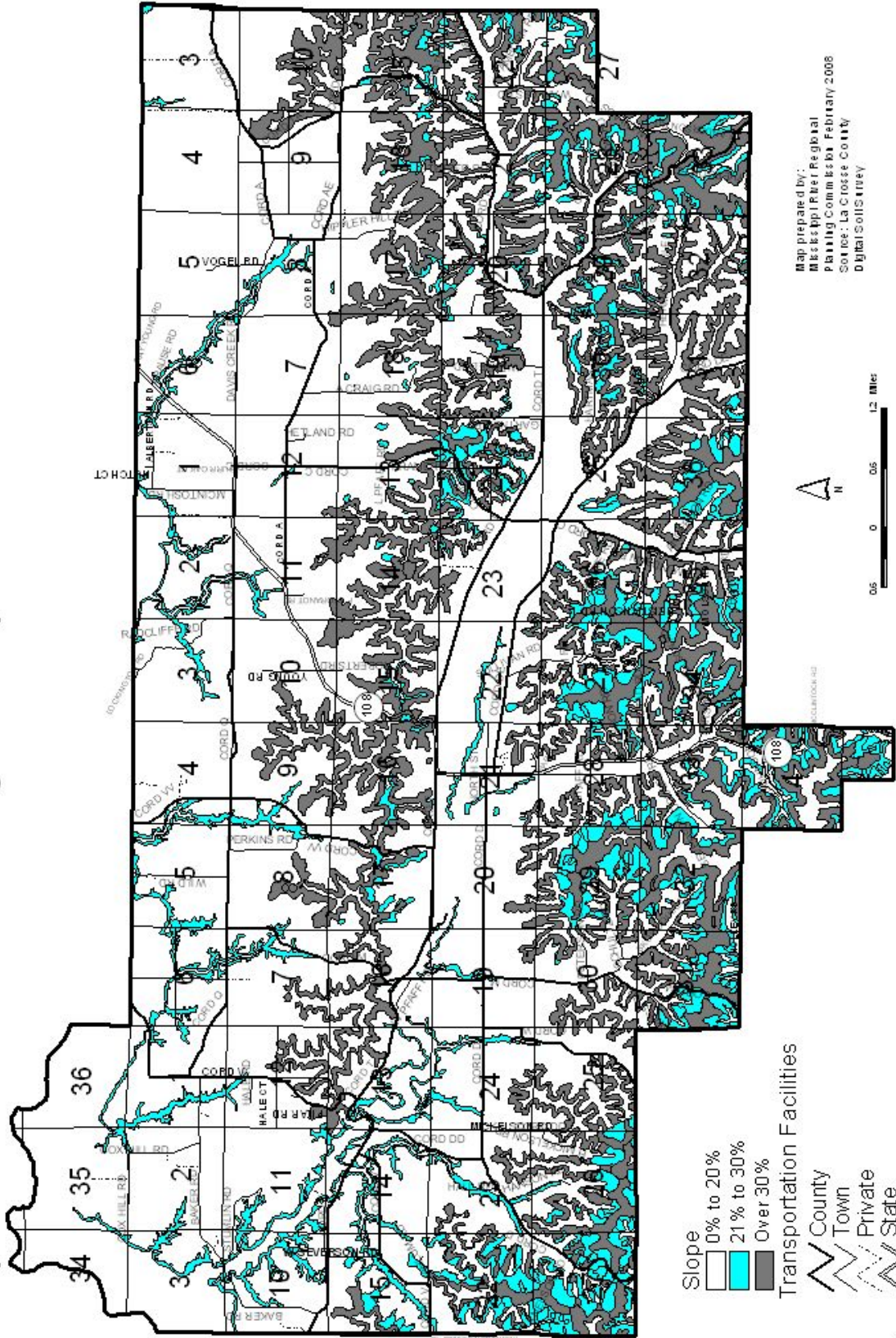
**Table 8.1 Town of Farmington Natural, Cultural and Recreation Resources**

Name of Site or Facility	Type of Site or Facility	Size in Acres	Features or Facilities on Site	Other Characteristics or Planning Issues
Historical Marker – Mindoro Cut	Historical Marker	NA	Historical Marker	
North Bend Bottoms Wildlife Area	Open Space	32	Hunting and Hiking	
Mindoro County Park	County Park – community park	114	Walking for pleasure, nature photography, nature study/bird watching, wildlife viewing, hiking	Wildlife habitat, nature study retreat, and traditional park. Equipped with ball diamond, electrical service, well, playground equipment, pit toilets and picnic area with grills.
County Forest Preserve – Bice Forest	Open Space	462	Walking for pleasure, nature photography, nature study/bird watching, wildlife viewing, hiking	10 miles of hiking trails and old logging trails.
Hoeth Forest	Open Space	461	Walking for pleasure, nature photography, nature study/bird watching, wildlife viewing, hiking	
Ballfields behind Mindoro School	Neighborhood Park	NA	None at this time	Lighted ballfields
Old Brown Valley School	Community Center	1	Picnicking	One pit toilet, playground equipment, water, recreation center.
Melrose-Mindoro School	School	3	Open space	
Camp Ehawee Girl Scout Camp	Private Campground	214	Camp equipped with 2 lodges (bunkhouse, kitchen, showers, fireplace); swimming pool; amphitheater; canoe landing to Black River, hiking trails; dining hall; mini-store; ball diamond and recreation field; camping areas with fire pits and wooden platforms for tents	
Coulee Archers		40	Archery range, clubhouse, meeting room	
Mindoro Lions Park		NA	Tractor pull track, restrooms, bleachers, picnic tables, shelterhouse, kitchen	
Black River	River		Fishing, Canoeing	
Burr Oak Creek	Creek	NA	Fishing	Class II Trout Stream
Creamery Creek	Creek	NA	Fishing	Class III Trout Stream
Davis Creek	Creek	NA	Fishing	Class II Trout Stream

# Map 1-8.1 Town of Farmington Soils



# Map 1-8.2 Town of Farmington Slope

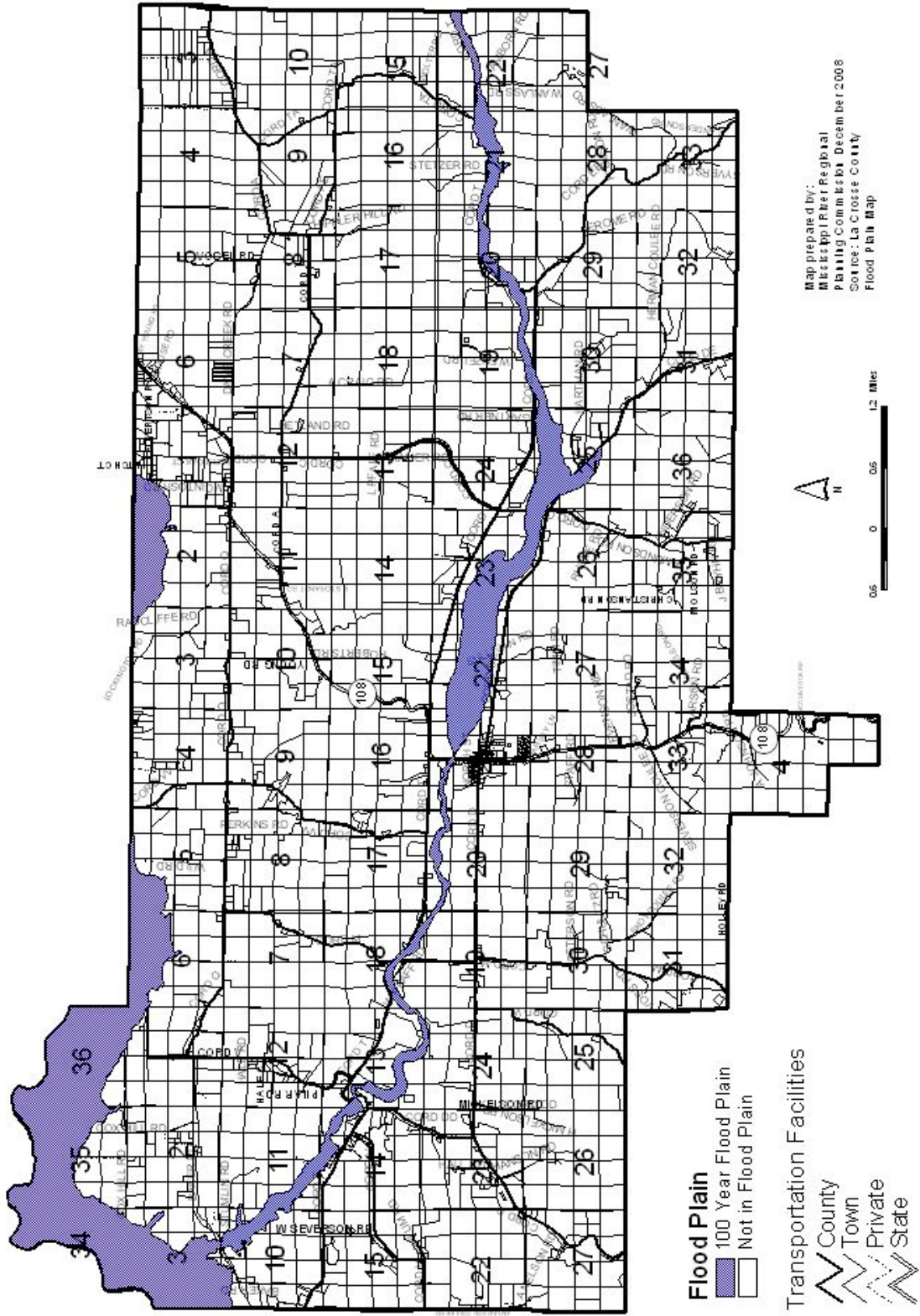


- Slope**
- 0% to 20%
- 21% to 30%
- Over 30%
- Transportation Facilities**
- County
- Town
- Private
- State



Map prepared by:  
 Melissa Riser, Regional  
 Planning Commission  
 Source: La Crosse County  
 Digital Soil Survey

# Map 1-8.3 Town of Farmington Floodplain



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**APPENDIX 1**

**TOWN SURVEY**

# Town of Farmington 2007 Community Survey

This survey has been prepared as a means to gather community input on a variety of issues that will be addressed as part of the TOWN OF FARMINGTON COMPREHENSIVE PLAN. Please take a few moments to complete this brief survey. Please check only one box per question unless otherwise instructed. Please return the completed survey in the enclosed self addressed stamped envelope. If an additional person(s) in your household would like to complete a survey, feel free to make a copy(s). Your assistance is appreciated.

## 1. In what type of residence do you live?

- |  |  |
|--|--|
| <input type="checkbox"/> Single Family house, non-farm residence | <input type="checkbox"/> Single Family house, farm residence |
| <input type="checkbox"/> Mobile Home                             | <input type="checkbox"/> Duplex                              |
| <input type="checkbox"/> Town House                              | <input type="checkbox"/> Multi-Family Condominium            |
| <input type="checkbox"/> Multi-Family Apartment                  | <input type="checkbox"/> Part Time/Vacation Home             |
| <input type="checkbox"/> Land Owner only                         | <input type="checkbox"/> Other (Please describe) _____       |

## 2. How many acres of land do you own?

- |  |  |
|--|--|
| <input type="checkbox"/> 2 acres or less | <input type="checkbox"/> 81 acres or more              |
| <input type="checkbox"/> 3 to 10 acres   | <input type="checkbox"/> I do not own land in the Town |
| <input type="checkbox"/> 11 to 80 acres  |  |

## 3. How long have you lived in the Town of Farmington?

- |   |  |
|---|--|
| <input type="checkbox"/> Less than 1 Year | <input type="checkbox"/> 11-20 Years                 |
| <input type="checkbox"/> 1-5 Years        | <input type="checkbox"/> More than 20 Years          |
| <input type="checkbox"/> 6-10 Years       | <input type="checkbox"/> I do not reside in the Town |

## 4. Do you work in the Town of Farmington?

- Yes  
 No

## 5. How do you describe the speed at which development is occurring in the Town of Farmington?

- |                                      |   |
|--------------------------------------|---|
| <input type="checkbox"/> Too fast    | <input type="checkbox"/> Do not know        |
| <input type="checkbox"/> Too slow    | <input type="checkbox"/> No opinion/Neutral |
| <input type="checkbox"/> About right |   |

## 6. Is traffic a problem in the Town of Farmington?

- Yes (see question #7)  
 No  
 No Opinion/Neutral

## 7. If you answered "yes" to question #6, please identify up to three dangerous roadways/intersections in the Town of Farmington and explain why each is dangerous:

a.

b.

c.



8. The following list includes several statements that suggest choices about future directions for growth and development in the Town of Farmington. Please place a check in the appropriate box next to each statement that indicates how you feel about that statement.

	Strongly Agree	Agree	No Opinion/ Neutral	Disagree	Strongly Disagree
a. The Town of Farmington should be mostly rural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. The Town of Farmington should encourage commercial business development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. The Town of Farmington should encourage the preservation of farmland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. The Town of Farmington should encourage the preservation of green space (defined in glossary).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Maintaining the 35 acre rule (defined in glossary) for land zoned exclusive ag is important.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. New residential developments in the Town of Farmington should occur adjacent to areas that are already developed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. The Town of Farmington should encourage industrial development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Natural resource protection should be a high priority for the Town of Farmington.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. The Town of Farmington should encourage tourism and recreation-oriented businesses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Development should occur mostly near historically established residential areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. There are land use conflicts in the Town of Farmington.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Housing affordability is a problem in the Town of Farmington.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. The Town of Farmington should coordinate future plans with surrounding towns, cities, and villages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n. Housing subdivisions should be allowed in rural areas of the Town of Farmington.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o. Mixed-use development (defined in glossary) should be allowed in rural areas of the Town of Farmington.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
p. The Town of Farmington should participate in environmental improvement projects to manage storm water.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
q. The preservation of historic structures/sites should be encouraged.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
r. Regulations regarding the height and location of cell towers and wind turbines should be developed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
s. New commercial developments in the Town of Farmington should occur adjacent to areas that are already developed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**9. Should the Town of Farmington take the following steps to retain its rural character?**

	Yes	No
a. The Town should seek to retain its rural character.	<input type="checkbox"/>	<input type="checkbox"/>
b. The Town should encourage cluster development (defined in glossary).	<input type="checkbox"/>	<input type="checkbox"/>
c. The Town should purchase green space (defined in glossary) for preservation.	<input type="checkbox"/>	<input type="checkbox"/>

**10. In your opinion what should be the minimum lot size for rural residential development in the Town of Farmington outside of the Mindoro Sanitary District (the current minimum lot size is 2 acres)? (please check one)**

- |  |   |
|--|---|
| <input type="checkbox"/> Less than 2 acres | <input type="checkbox"/> 11 to 40 acres   |
| <input type="checkbox"/> 2 to 5 acres      | <input type="checkbox"/> 40 or more acres |
| <input type="checkbox"/> 6 to 10 acres     |   |

**11. How do you rate the following services and facilities in the Town of Farmington? Please check the box that most closely reflects your opinion for each service or public facility.**

	Very Satisfied	Satisfied	No Opinion/Neutral	Dissatisfied	Very Dissatisfied
a. Ambulance Service / Emergency Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Road Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Recreational Opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Garbage/Recycling Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Snow Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Town Government	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Storm water Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Town Hall Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Law Enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**12. How satisfied are you with the Town of Farmington as a place to live?**

- |   |   |
|---|---|
| <input type="checkbox"/> Very Satisfied | <input type="checkbox"/> Very Dissatisfied  |
| <input type="checkbox"/> Satisfied      | <input type="checkbox"/> No Opinion/Neutral |
| <input type="checkbox"/> Dissatisfied   | <input type="checkbox"/> Not Applicable     |

**13. Please tell us why you answered as you did in question #12.**

---



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**14. Housing is an important part of how a community grows. Please check the appropriate box that reflects how you feel about each of the following statements regarding housing development in the Town of Farmington.**

	<b>Strongly Agree</b>	<b>Agree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>No Opinion/ Neutral</b>
a. No new housing is needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. More single family housing is needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. More duplexes (2 units per structure) are needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. More apartments (3 or more units per structure) are needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. More mobile home parks are needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. More elderly (senior) housing is needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. More starter (first time buyer) homes are needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. More condominiums are needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**15. In a word or two, what do you believe are the two biggest challenges that face the Town of Farmington right now, in order of priority?**

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**Additional Comments**

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**GLOSSARY OF TERMS USED IN THIS SURVEY**

**35 Acre Rule**

To assist in maintaining the agricultural rural character, acres zoned as Exclusive Agriculture call for land parcel sizes of 35 acres or more.

**Cluster Development**

A compact development of housing or mixed uses, characterized by smaller lots and the existence of undeveloped areas permanently used for natural resource protection, open space, agricultural use or other like uses.

**Green Space**

A plot of undeveloped land separating or surrounding areas of intensive residential or industrial use that is maintained for recreational enjoyment.

**Mixed-use Development**

Land developed with a variety of complementary and integrated uses such as residential, office, manufacturing, retail, public, or entertainment. This type of development has the potential to reduce traffic generation and land consumption.

## **APPENDIX 2**

# **LIST OF PUBLIC ROADS IN THE TOWN OF FARMINGTON**

**STATE OF WISCONSIN  
DEPARTMENT OF TRANSPORTATION  
WISCONSIN INFORMATION FOR LOCAL ROADS**

City / Village / Town / County Certified Mileage List – ( R-03 )  
January 2008

County of La Crosse (32)

Town of Farmington (010)

A Craig Road	1.29		1.29				1.29
Albertson Rd	0.42		0.42				0.42
Amborn Rd	0.66		0.66				0.66
Amundson Coulee Rd (1)	0.03		0.03				0.03
Amundson Coulee Rd (2)	0.63		0.63				0.63
Amundson Rd	0.77		0.77				0.77
Anderson Rd	0.45		0.45				0.45
E Anderson Rd	0.21		0.21				0.21
A Nelson Rd	0.18		0.18				0.18
Badger Ln	0.07		0.07				0.07
Baker Rd	3.11		3.11				3.11
Barnaby Rd	0.11		0.11				0.11
Burr Oak Ct	0.06		0.06				0.06
Christianson Rd	0.22		0.22				0.22
Church St	0.06		0.06				0.06
Cox Hill Rd	0.95		0.95				0.95
CTH A	6.32	6.32			6.32		
CTH AE	1.37	1.37			1.37		
CTH C	5.49	5.49		5.49			
CTH D	6.02	6.02		6.02			
CTH DD	1.14	1.14			1.14		
CTH DE	5.17	5.17		5.17			
CTH EE	3.25	3.25			3.25		
CTH M	5.46	5.46		3.54	1.92		
CTH Q	5.51	5.51			5.51		
CTH T	14.16	14.16		6.23	7.93		
CTH TA	2.69	2.69			2.69		
CTH V	4.93	4.93		2.2	2.73		
CTH VV	3.27	3.27		3.27			
CTH VV	1.79	1.79			1.79		
Davis Creek Rd	2.26		2.26				2.26
Enos Rd	0.08		0.08				0.08
Evenson Rd	0.10		0.10				0.10
F Storandt Rd	0.20		0.20				0.20
Fulton St	0.06		0.06				0.06
Gartner Rd	0.25		0.25				0.25
Hale Ct	0.05		0.05				0.05
Hale Rd	0.24		0.24				0.24
Hall Rd	0.25		0.25				0.25
Hanson Rd	0.67		0.67				0.67
Hartman Rd	1.14		1.14				1.14



**STATE OF WISCONSIN  
DEPARTMENT OF TRANSPORTATION  
WISCONSIN INFORMATION FOR LOCAL ROADS**

City / Village / Town / County Certified Mileage List – ( R-03 )  
January 2008

County of La Crosse (32)

Town of Farmington (010)

Harvey Ln	0.24		0.24					0.24
Herman Coulee Rd	2.78		2.78					2.78
Hetland Rd	0.23		0.23					0.23
Hippler Hill Rd	0.84		0.84					0.84
H Mickelson Rd	0.06		0.06					0.06
H Olson Rd	0.26		0.26					0.26
Hutch Ct	0.09		0.09					0.09
J Bryhn Rd	0.47		0.47					0.47
Jerome Rd	0.26		0.26					0.26
Jostad Rd	0.67		0.67					0.67
Kastenschmidt Rd	0.50		0.50					0.50
Kramer Rd	0.31		0.31					0.31
Krause Rd	0.12		0.12					0.12
Larson Rd (1)	0.10		0.10					0.10
Larson Rd (2)	0.51		0.51					0.51
Liberty St	0.14		0.14					0.14
Lions St	0.05		0.05					0.05
Lockington Rd	0.50		0.50					0.50
L Pfaff Rd	0.31		0.31					0.31
Mahlum Rd	0.33		0.33					0.33
Marx Ln	0.06		0.06					0.06
McClintock Rd	0.21		0.21					0.21
McIntosh Rd	0.98		0.98					0.98
Mickelson Rd	0.87		0.87					0.87
M Olson Rd	0.08		0.08					0.08
Perkins Rd	0.85		0.85					0.85
Peterson Rd	0.40		0.40					0.40
W Pfaff Rd	0.34		0.34					0.34
Pilar Rd	0.11		0.11					0.11
Radcliff Rd	1.37		1.37					1.37
Rhyme Rd	0.34		0.34					0.34
Roberts Rd	0.27		0.27					0.27
R Young Rd	0.05		0.05					0.05
Schultz Rd	0.67		0.67					0.67
Severson Rd	0.83		0.83					0.83
Skoy Coulee Rd	0.86		0.86					0.86
Skoy Rd	0.23		0.23					0.23
Staff Rd	0.53		0.53					0.53
Stetzer Rd	0.55		0.55					0.55
Sullivan Rd	0.69		0.69					0.69
Syerson Rd	0.27		0.27					0.27
Timm Rd	0.12		0.12					0.12

**STATE OF WISCONSIN  
DEPARTMENT OF TRANSPORTATION  
WISCONSIN INFORMATION FOR LOCAL ROADS**

City / Village / Town / County Certified Mileage List – ( R-03 )  
January 2008

County of La Crosse (32)

---

Town of Farmington (010)

---

Vogel Rd	0.60		0.60						0.60
Voss Rd	0.14		0.14						0.14
Wanlass Rd	2.23		2.23						2.23
Wenzel Rd	0.82		0.82						0.82
Wild Rd	0.71		0.71						0.71
Wm Severson Rd	0.53		0.53						0.53
Wolter Rd	0.12		0.12						0.12
Young Rd	0.56		0.56						0.56
<b>Total Miles</b>	<b>106.25</b>	<b>66.57</b>	<b>39.68</b>	<b>0.00</b>	<b>31.92</b>	<b>34.65</b>	<b>0.00</b>	<b>0.00</b>	<b>39.68</b>

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**Town of Farmington Comprehensive Plan  
2009-2030**

**Section 2: Planning Goals, Objectives,  
Policies/Actions, and Recommendations**

**Prepared by Mississippi River Regional Planning Commission**



**TOWN OF FARMINGTON  
TABLE OF CONTENTS**

<b>INTRODUCTION.....</b>	<b>i</b>
<b>1) ISSUES AND OPPORTUNITIES ELEMENT.....</b>	<b>1-1</b>
Public Participation Plan .....	1-1
Public Input.....	1-1
Planning Goals .....	1-2
Land Use Element.....	1-2
Housing Element .....	1-3
Transportation Element .....	1-3
Economic Development Element.....	1-3
Utilities and Community Facilities Element.....	1-3
Intergovernmental Cooperation Element .....	1-3
Agricultural, Natural and Cultural Resources Element.....	1-3
Implementation Element.....	1-3
<b>2) LAND USE ELEMENT .....</b>	<b>2-1</b>
Land Use Element Goals .....	2-1
Land Use Districts.....	2-4
Town of Farmington Land Use Map Description.....	2-5
Unincorporated Community of Mindoro Map Description .....	2-5
The La Crosse County Comprehensive Plan/Town of Farmington Land Use Element .....	2-6
Addressing Existing/Potential Land Use Conflicts .....	2-7
Town of Farmington Land Use Map.....	2-9
Mindoro Area Land Use Map.....	2-10
<b>3) HOUSING ELEMENT .....</b>	<b>3-1</b>
Housing Element Goals .....	3-1
Single-Family Housing Unit versus Cabins.....	3-2
Opportunities for Single Family Housing for All Income Levels .....	3-2
Quality Housing/Preserving the Tax Base .....	3-3
<b>4) TRANSPORTATION ELEMENT .....</b>	<b>4-1</b>
Transportation Element Goals .....	4-1
Proposed Transportation Projects Map .....	4-3
<b>5) ECONOMIC DEVELOPMENT ELEMENT.....</b>	<b>5-1</b>
Economic Development Goals.....	5-1
<b>6) UTILITIES AND COMMUNITY FACILITIES ELEMENT .....</b>	<b>6-1</b>
Utilities and Community Facilities Goals.....	6-1
<b>7) INTERGOVERNMENTAL COOPERATION ELEMENT .....</b>	<b>7-1</b>
Intergovernmental Cooperation Element Goals.....	7-1
<b>8) AGRICULTURAL, NATURAL AND CULTURAL RESOURCES ELEMENT .....</b>	<b>8-1</b>
Agricultural, Natural and Cultural Resources Goals .....	8-1
Agriculture, Natural and Cultural Resources Preservation Map.....	8-3
<b>9) IMPLEMENTATION ELEMENT .....</b>	<b>9-1</b>
Consistency Among Plan Elements.....	9-1
Plan Adoption .....	9-1
Plan Monitoring and Plan Updates .....	9-1
Implementation Schedule .....	9-2

**Appendix A Public Participation Plan**

**Appendix B Public Meeting Responses – Issue Identification**

## **Introduction**

As described in the Existing Conditions Report, the Town of Farmington Comprehensive Plan is being prepared under the State of Wisconsin's comprehensive planning law contained in Section 66.1001, Wisconsin Statutes. The law was adopted in 1999 and requires that zoning, subdivision regulations, and official mapping within the town must be consistent with a comprehensive plan. To meet the requirements of the planning law a comprehensive plan is being prepared that consists of two documents, an Existing Conditions Report and a Goals, Objectives, Policies/Actions and Recommendations section.

This section of the Town of Farmington Comprehensive Plan describes the goals, objectives, policies/actions and recommendations derived throughout the planning process. The decisions, actions and policy recommendations identified in this section of the comprehensive plan will provide a framework for the future development of the Town of Farmington.





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# 1 ISSUES AND OPPORTUNITIES ELEMENT

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The Issues and Opportunities Element of the Comprehensive Plan identifies issues brought up during the planning process which are relevant to the town's future. The purpose of the Issues and Opportunities Element is to establish the framework for the plan and organize community and resident input into meaningful directives. This element provides a comprehensive list of the planning goals established during the planning process along with a description of the public input activities utilized to gather the information. Policies and programs developed in the planning process to address issues will be detailed in each planning element and summarized in the Implementation Element of the plan.

## **Public Participation Plan**

At the beginning of the planning process, the Town of Farmington adopted a public participation plan as required by state statute. The public participation plan specified ways in which public input would be facilitated throughout the planning process and how planning documents would be made available for public review and comment. A copy of the "Town of Farmington Public Participation Plan" is attached as Appendix A. Below is a summary of the public input gained from public input activities conducted throughout the planning process.

### Public Input

Public involvement is a key to the planning process. Input in the early stages of the planning process guides the development of the plan. The Town of Farmington Plan Commission began working on the plan in 2007. Resident input was gathered by conducting public informational meetings. In addition, general working meetings of the Plan Commission during the process have been publicly posted and public participation has been encouraged. The Town has sent out a quarterly newsletter that updates residents on the planning process and lists specific public input opportunities. A description and summary of the public informational meetings is included below.

### *Public Informational Meetings*

On March 18, 2008 the Plan Commission held a public meeting in which all residents were invited to attend in an effort to gather public input on numerous plan elements. Approximately 35 residents attended the informational meeting at which residents in attendance participated in two exercises that were designed to facilitate public input on all the planning elements. The meeting exercises and results are described below:

### **Exercise 1 (Keeps and Changes)**

Each person attending the meeting was given a 3" by 5" card and asked to imagine that they just returned home after a long absence. They were asked to write down three things in the town they would change and three things in the town they would keep. The exercise attempts to identify things in the town that people like or dislike. In addition, it helps to identify the issues that residents feel are most important.

The resident's responses were grouped by subject category. The subject categories and the grouping of the issues are the Plan Commissions judgment. The number of responses per subject are in ( ).

#### **Things to Keep**

- Agriculture/Farming (20)
- Openspace/Rural Atmosphere (15)
- Environment (9)
- Town Facilities/Services (8)
- Transportation (6)
- Development (5)
- Housing (4)
- Regulation (3)
- Additional Keeps (19)

#### **Things to Change**

- Development (14)
- Aesthetics-Property Maintenance (14)
- Regulation (9)
- Housing (8)
- Transportation (7)
- Town Facilities/Services (7)
- Agriculture/Farming (3)
- Energy (2)
- Additional Changes (20)

Exercise 2 (Group Issue Identification): In the second exercise the residents in attendance were divided into five groups. Each group was given an issue identification worksheet on which as a group they listed the issues they felt were most important to the Town of Farmington regarding each of the planning elements. Once a list of issues was established for each element, each group was requested to identify the most important three issues for each element. After completing the exercise, each group reported back to the meeting participants on the findings of their group. This exercise identified the issues that were most important to residents at the meeting. A listing of the responses to the exercise by the five groups is included in Appendix B.

#### *Town of Farmington Survey*

Another form of the public input used during the planning process was a community survey. At the beginning of the planning process, a survey was sent to all landowners in the Town of Farmington. The survey asked landowners to respond to a series of questions pertaining to the comprehensive planning elements (land use, transportation, etc.). Gaining input from a broader range of landowners and understanding their attitudes towards comprehensive planning was the purpose of the survey. A total of 461 property owners completed and returned the surveys. The survey results are listed in the Existing Conditions Report.

#### *Public Informational Meeting 2*

Once the initial draft of the comprehensive plan was completed, a second public informational meeting for landowners was held to gain input on draft plan. The meeting was held on February 18, 2009 and attended by approximately thirty-five land owners. In general the plan well received, discussion mainly focused on the Land Use Element and determining a rate of residential development in exclusive agriculture areas. Issues pertaining to community facilities, preserving farmland, and property owner rights were also discussed.

#### *Public Hearing*

A public hearing on the Town of Farmington Comprehensive Plan was held on June 17, 2009. The public hearing on the plan was held by the Town Board and was attended by approximately twenty-six people. As with the previous public informational meeting, discussion mainly focused on the Land Use Element and the rate of residential development in exclusive agriculture areas. In general, the consensus of the residents is that the Plan Commission and Town Board had done a good job in preparing the plan and addressing the issues.

### **Planning Goals**

Based on issues and opportunities derived from analysis of data compiled in the Existing Conditions Report, public input from the town survey, public open house meetings (visioning), and Plan Commission input the following goals were established to guide the development of the Town of Farmington Plan. Methods and actions to achieve the goals will be detailed in the following sections of this plan.

#### **Land Use Element**

- Goal A** • Preserve farmland and strive to maintain existing agricultural uses.
- Goal B** • Encourage organized/planned development of non-agricultural uses (residential, commercial, industrial, recreational, cultural, etc.) throughout the Town of Farmington.
- Goal C** • Guide commercial, industrial, and high density residential to the unincorporated community of Mindoro where public sewer and water services are available.

#### **Housing Element**

- Goal A** • Promote the development of senior citizen and assisted living housing in the unincorporated community of Mindoro.
- Goal B** • Encourage the development of multi-family apartments and rental units in the Town of Farmington to assist in providing housing opportunities for all income levels.
- Goal C** • Promote cluster housing development in the Town of Farmington in established residential areas.

### **Transportation Element**

- Goal A** • Strive to maintain funding for roads to continue the existing level of road maintenance.
- Goal B** • Explore park and ride opportunities and encourage carpooling.
- Goal C** • Work to improve the safety of transportation facilities in the Town.

### **Economic Development Element**

- Goal A** • Sustain existing agricultural businesses and encourage alternative agriculture businesses in the Town (farmers market, value added ag., etc.)
- Goal B** • Encourage and assist existing businesses to grow.
- Goal C** • Promote rural and home based businesses in the Town of Farmington.
- Goal D** • Focus industrial, commercial and retail businesses to the unincorporated community of Mindoro.

### **Utilities and Community Facilities Element**

- Goal A** • Support and encourage improvements to the County Park.
- Goal B** • Promote community facilities that increase social, physical, and educational opportunities for town residents.
- Goal C** • Manage the location of wind towers and communication facilities.

### **Intergovernmental Cooperation Element**

- Goal A** • Explore efficiencies of shared services between local units of government and agencies
- Goal B** • Evaluate emergency services provided to the Town by La Crosse County and other emergency service providers
- Goal C** • Evaluate and maintain La Crosse County administration of land management ordinances in the Town of Farmington.

### **Agricultural, Natural and Cultural Resources Element**

- Goal A** • Preserve woodlands, bluff lands, and agriculture in the Town of Farmington
- Goal B** • Promote awareness to preserve natural resources, historical and cultural sites in the Town of Farmington.
- Goal C** • Protect surface and groundwater resources of the Town of Farmington.

### **Implementation Element**

- Goal A** • Identify policies and programs to implement recommendations of the comprehensive plan.
- Goal B** • Continue to provide the opportunity for public input throughout the planning process and future updates.
- Goal C** • Balance individual property rights with community interests and goals.

The following sections of the Town of Farmington Comprehensive Plan will detail by element the objectives, programs and policies/actions aimed at meeting the planning goals and will ultimately shape the development of the Town of Farmington.

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## 2 LAND USE ELEMENT

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The Land Use Element of the Town of Farmington Comprehensive Plan contains goals, objectives, programs and policies/actions that will guide the future development of the Town and was prepared pursuant to Section 66.1001 Wisconsin Statutes. The development of the Land Use Element is important in guiding the future growth of the Town in an effort to achieve the desires of Town residents. The Town is unique in that it has an established unincorporated community (Mindoro) served by public facilities. The presence of public facilities in the rural Town could potentially facilitate the opportunity for properly planned rural development which would increase the economic base of the Town and provide needed services to rural residents. The first step in developing the Land Use Element was the identifying and defining element goals.

### Land Use Element Goals

Public participation in the form of input from surveys and meeting participation in the planning process was important in developing the land use element goals. In the context of this plan goals are broad statements that the Town of Farmington desires to achieve. Following each goal are plan objectives, definitions, policies, programs/actions, etc. that are recommended to address each goal. The following land use element goals, objectives, definitions, policies, programs/actions, etc. were developed:

#### **Goal A** ■ *Preserve farmland and strive to maintain existing agricultural uses.*

- a. It is recommended that when residential structures are proposed in agricultural areas that during the permit review process they be encouraged to be located on non-productive agricultural land and in a location that will not effect an existing agricultural operation.
- b. Agricultural land is a common term but depending on the user has a wide range of definitions. In an attempt to clarify the term in the context of the comprehensive plan prime agricultural land is defined as soils designated as Class I, II, III on the Town of Farmington Soils Map - Map 8.1.

During the planning process, it was determined that development be minimized on land defined as prime agricultural and avoid development on lands that are of cultural, religious, or historical significance. It is also recommended that development continue to be prohibited in wetland/flood plain areas.

- c. Residential Housing in Exclusive Agriculture Areas  
The plan recognizes that from time to time low density residential development will be proposed for locations in the Town of Farmington designated as Exclusive Agriculture. The plan recommends that when these cases arise that they go through a rezoning process. The time for the necessary approvals is anticipated to take approximately 3-5 months provided the proposal meets the rate of development described in the following paragraph. It was clear during the planning process, that substantial residential growth was not desired by town residents. Therefore, a 3-5 month review process was determined to be acceptable and necessary to properly review such development proposals. It is important to understand that by applying for a land use and zoning change does not guarantee its approval. Such decisions will be made by the Town Plan Commission, Town Board, and County Board based on the recommendations and public processes identified in the plan.

It is further recommended that in cases where Exclusive Agriculture properties are requested for residential development that they be developed at a rate as defined by the Exclusive Agriculture District (1 house per 35 acres). For example, if a landowner owns 140 acres designated as Exclusive Agriculture and requests rezoning for a certain number of new housing units, the number of new housing units recommended to be permitted will be based on a rate of 1 house per 35 acres To calculate the number of new housing units permitted the reviewing committees will take the number of acres owned by the property owner (140) and divide that acreage by 35, which results in 4 new housing units permitted. In the case of a fractional answer, the fractional number will be rounded

up if it is equal to or exceeds .75. In the future, residential rezoning requests pertaining to the affected properties (all 140 original acres) will be taken into consideration with the intent to avoid reutilizing the acreages for the purpose of permitting additional residential development. It is important to understand that for the purposes of the above calculations, a parcel is defined as all property owned by a landowner that is contiguous. Contiguous property includes property under the same ownership that is adjacent, or separated by a public road or stream. In addition, an existing residence on the parent parcel will not be counted against the density permitted as determined by the calculation. The minimum lot size for the proposed housing site(s) is recommended to be a minimum of 2 acres.

Furthermore, once it is determined that no further housing units are permitted to be constructed based on the density rate of the parent parcel, at the discretion of the Town Board the property owner must record an affidavit restricting (or other enforceable document) further residential development on the property.

Upon receiving requests for land use changes the requests will be looked upon more favorably if the proposed project:

1. Is to be on land not practical for productive agriculture. To determine if land is not practical for productive agriculture the Town Plan Commission and Town Board will take into consideration:
  - the slope of the site
  - the productivity of the soils based on the La Crosse County Soil Survey with the preference of preserving Class I, II and III soils.
2. If multiple single-family units are proposed, cluster housing development principles (described below) are to be utilized when determined to be in the best interest of the Town of Farmington;
3. Minimizes the need for additional/substantial transportation infrastructure.
4. The location of the proposed housing development does not jeopardize the rural lifestyle of adjoining property owners.

Rezoning requests adhering to the above requirements/parameters and process shall be considered consistent with the Land Use Element of the Town of Farmington Comprehensive Plan.

- d. It is recommended that the Town of Farmington be an active participant in the revision of the La Crosse County Zoning Ordinance as it is the primary implementation tool for the Town of Farmington Comprehensive Plan. In the revision of the zoning ordinance the Town of Farmington specifically requests that language in Section 17.34(3)(a)(3) of the existing ordinance remain in the revised ordinance. This section refers to the ability to maintain or rebuild existing residential uses in the Exclusive Agriculture designated areas. Secondly, the Town of Farmington would recommend that agriculturally related residences referred to in Section 17.34(3)(a) only be permitted on contiguous property to an existing farmstead or residential dwelling.

In addition, it is recommended that the family member provision in Section 17.34(3)(a)(2) remain but be limited to two single family structures for family members. It is further recommended that in order to qualify for the family member provision a landowner must own a minimum of 35 acres of land. Structures constructed under the family member provision do not count against the density limit of the parent parcel. However, if some time in the future the single family structures for family members are sold to a non-family member it is recommended that at that time the structures be counted against the density limit of the parent parcel.

Though not likely, a situation that may arise is that an agricultural producer may purchase exclusive agricultural property that has no remaining housing units permitted under the density (rate) provisions. In the case of an agricultural producer (defined as a person who gains more than 50% of their income from the agricultural operation) purchasing such a property, it is recommended the family member provision be extended to the agricultural producer provided the following condition is met. That prior to allowing two additional residences under the family member provision the agricultural producer must own the said property for a minimum of 10 years.

With regard to the above recommendations, when applicants for residential structures request building permits or rezoning requests from the Town of Farmington, such permits or requests will not be authorized by the Town unless the above recommendations are met by the applicant.

- e. In the context of the Town of Farmington Plan, *Clustered Development Principles* are to be encouraged for developments of 2 or more single-family housing units when proposed in Exclusive Agriculture areas when it is determined that such principles will be in the best interest of the Town of Farmington. Such clustered development principles include:
  - lot sizes of 2 to 5 acres in size
  - lots are contiguous (share a common boundary)
  - proposed housing units are to be sensitive to neighboring property view sheds
  - housing units should be situated in an effort to be screened from view (from public roadways and existing residential housing) by existing vegetation or topography
  - developments require limited public infrastructure (roads)
  
- f. It is recommended that the Town of Farmington continue to utilize the Exclusive Agriculture land use designation to preserve the rural atmosphere of the Town. It is also recommended to continue to enforce State standards for rezoning of “Exclusive Agricultural” lands. In addition to the criteria described previously, findings for rezoning shall also be based upon the consideration of the following as defined in State Statutes:
  - adequate public facilities to accommodate development either exist or will be provided within a reasonable time.
  - provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.
  - the land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unduly adverse effect on rare or irreplaceable natural areas.

**Goal B** ■ *Encourage organized/planned development of non-agricultural uses (residential, commercial, industrial, recreational, cultural, etc.) throughout the Town of Farmington.*

- a. The Land Use Map recommends the use of various land use districts to separate incompatible uses while on the other hand locating complimentary uses adjacent to each other. It is recommended that future land use decisions follow the designations outlined in this element to ensure the organized development of the Town of Farmington.
  
- b. Existing rural residential development has historically occurred near the unincorporated community of Burr Oak. The land use map has designated Burr Oak as areas of existing residential development and has designated the area for single family residential development. The plan recommends that future rural residential development (exceeding the rate of development recommended for Exclusive Agriculture area) take place in the designated area.
  
- c. It is recommended that the Town of Farmington maintain its two acre minimum lot size requirement for residential development that takes place outside of the Mindoro sanitary district.
  
- d. Small Commercial and Retail Uses (structures 5,000 sq. ft. or less) proposed for areas not served by the Mindoro Sanitary District.  
 Small commercial and retail uses proposed in the Town of Farmington (outside area served by sanitary district) are recommended to be located near the existing unincorporated communities of Stevenstown and Burr Oak. It is further recommended that such uses have immediate access to State Hwy. 108 or county roads to reduce impacts on local road facilities.

**Goal C** ■ *Guide commercial, industrial, and high density residential to the unincorporated community of Mindoro where public sewer and water services are available.*

- a. High density residential development  
High density residential development to include multi-family housing and housing subdivisions proposing less than 2 acre lots are recommended to be located where public sewer and water facilities exist (unincorporated community of Mindoro).
- b. Commercial and Industrial  
Resident input during the planning process indicated that industrial and commercial development if proposed in the Town of Farmington should be located in areas with access to State Road 108 and in locations where public sewer and water facilities exist (unincorporated community of Mindoro). To meet this goal, on the Town of Farmington land use map a large area has been designated for industrial/commercial development southeast of the sewage disposal plant with access to State Highway 108. Access to the site does pose some challenges, as ideally the park should have two access points. A residential area to the south of the site limits some access considerations. It is recommended as that the Plan Commission and Town Board develop a business/industrial park plan that addresses access issues, screening and potential lot layout options.
- c. Mindoro Area Land Use Map  
The land use map for the Mindoro Area designates numerous existing vacant or residential parcels as future business district sites. It is recommended that when La Crosse County Zoning Department modifies the La Crosse County Zoning Map that existing residential parcels (parcels with a residential structure) designated as future business sites on the Land Use Map be designated on the Zoning Map as residential so they do not become non-conforming parcels. The Town of Farmington Plan Commission recommends that the business district develop as the current landowners and market dictates and do wish to create non-conforming parcels or structures.

**Land Use Districts (derived from the La Crosse County Comprehensive Plan)**

The following land use districts were utilized in the preparation of the Town of Farmington Land Use Map. The land use districts were developed by La Crosse County in the development of the La Crosse County Comprehensive Plan.

Rural Residential 3 - This district is generally intended for low-density suburban single-family detached residential development at a density of at least 2-5 acres per dwelling unit.

Single Family 1- This district is generally intended for low-density single-family detached residential development at a density between two and five homes per acre.

Multi-Family- This classification includes housing where multiple, separate housing units are contained within one building.

Commercial/Retail – This district includes area dedicated to the sale of goods or merchandise for personal or household consumption. Structures include neighborhood stores, or designated shopping districts such as a downtown area. Commercial districts may also include malls or areas of intensive transportation access, such as interchange areas off highways and interstates.

General Industrial – All industrial activities are allowed in this district including assembly plants, manufacturing plants, industrial machinery, shipping and trucking.

Light Industrial- Light industrial is less intensive use than “General Industrial” and is more consumer-orientated than business orientated. Light industrial has less environmental impact than heavy industrial and is more tolerated in residential areas.



Public/Institutional – This district encompasses a range of public, social, and institutional uses. These uses are public or semi-public, and generally tax exempt. Specific uses include schools, libraries, parks, municipal buildings, emergency response and public safety buildings, health care facilities, travel-related facilities, places of worship, or other governmental lands.

Recreation – This district is intended for land and water resources designated for recreation where people can engage in active and passive recreation activities. This may include privately owned land that has an intended private/public recreational use. Such uses could include golf courses, recreational camps, hunting preserves, etc.)

Exclusive Agriculture- The purpose of the Exclusive Agriculture District is to preserve agricultural land for food and production; protect productive farmers by preventing conflicts between incompatible uses; maintain a viable agricultural base to support agricultural processing and service industries; reduce costs of providing services to scattered non-farm uses; promote orderly urban growth; implement the provisions of the County Farmland Preservation Plan when adopted and periodically revised; and comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under ss. 71.09(11), Wis. Stats. A 35 acre minimum lot size is recommended.

### **Town of Farmington Land Use Map (See Land Use Map – 2-2.1 )**

The Town of Farmington in developing the land use map took into consideration public input, existing land uses, soils and topography. The land use map attempts to reflect the desires of the public expressed throughout the planning process. The land use map is the primary tool in achieving the goals of the land use element. The land use map for the Town of Farmington utilizes nine land use districts derived from the La Crosse County Comprehensive Plan.

For clarity purposes, the land use designations have followed public roads, streams, sections lines, and parcel boundaries. It is important to realize that there are natural features and existing regulations (slopes, wetlands, floodplains, etc.) that preclude development from taking place in many areas throughout the town. So it is important to understand that even if a property is designated as residential (or some other use) there may be natural features or existing regulations that restrict development on parts or all of the area designated. A natural features map that illustrates these areas is available for viewing at the Town of Farmington offices.

The Plan Commission determined that the Exclusive Agriculture (35 acre minimum lot size) has historically met the desires of residents in maintaining agriculture as a dominant rural industry in the Town and preserved the rural atmosphere that residents indicate they enjoy. Therefore, in an effort to treat every property owner equally, on the land use map the majority of property in the Town of Farmington is designated as Exclusive Agriculture. Exceptions being, existing uses other than agriculture have been designated in a land use district that reflects the current use of the property.

### **Unincorporated Community of Mindoro (See Map 2-2.2)**

As previously addressed the Town of Farmington is unique in that within its boundaries is an unincorporated community (Mindoro) with a sanitary district that provides public sewer and water services. These public services allow the Town more flexibility with the type of development that can be located in the area served by the sanitary district. The Plan Commission recognized this opportunity and in developing the Land Use Map for the Town of Farmington special attention was paid to the location of future uses in the unincorporated community of Mindoro.

A first focus was to enhance/create a business center in Mindoro. This is accomplished by designating a commercial/retail business district adjacent to State Highway 108. The commercial/retail business district is also extended along the south side of County Road D west of State Highway 108. Recommended uses for the district would include small retail, office and service type businesses. Mixed uses are also to be considered in the district, focusing a traditional storefront but with potentially residential on a second floor. In some cases existing residences have been designated in the business district, this designation is meant to indicate the long-term future use of the

property. If the current residential owner of the property desires to keep the property residential such a designation does not effect that desire.

A second focus was to create an area suitable for industrial/commercial development. A large area has been designated southeast of the sewage disposal plant with access to State Highway 108. The Town's economy is agriculturally based and creating a location for an industrial/commercial business park for complimentary/secondary uses of the agricultural industry to locate/expand will help the local economy. Such a location would also welcome other uses not associated with agriculture. Important to note and designated on the map, is a 750' buffer area around the sanitary facility. Within the buffer area limited uses are permitted. It will be important that uses proposed adjacent to or within the buffer area are carefully reviewed by the Town Board and Sanitary District.

The area designated for the industrial/ commercial business park is bordered on its south by some low density residential housing. It is recommended that as the park develops that light industrial uses be located in the portion of the park adjacent to the residential uses and that adequate screening(fence, vegetative buffer, etc.) of the park from residences be established.

A third focus was providing opportunities for elderly/assisted living and multi-family development. In trying to meet this need, a couple of locations along County Road DE near an existing assisted living facility and adjacent to a mobile home park were designated for multi-family uses. It is intended that these facilities are located close enough to the business center for pedestrian access.

A fourth focus was to create options for the location of new Town facilities. The Town is considering consolidating all service needs (Town Hall, Community Center, Library, Shop, Fire Department, etc.) into one centrally located facility. Such a facility would need pedestrian access and direct access to County and State highway facilities. An area behind the business district has been designated as Light Industrial to potentially meet the need of the public facilities.

A key discussion topic and intention of the land use designations in the unincorporated community of Mindoro was that as the area develops that a system of bike/pedestrian paths be developed connecting the various uses in the community. To accomplish this in the future, it is recommended that when new developments are proposed that they provide the facilities necessary (sidewalks/paths) to make the community pedestrian friendly. It is recommended that the Town of Farmington pursue all grant funding opportunities for pedestrian facilities. In addition, in developing a trail system it will be important to provide options to connect it to a larger county/regional trail system.

#### *Burr Oak Residential Area*

Burr Oak has developed over the years into small residential community. The Land Use Map has designated Burr Oak as a residential area (Rural Residential –3). A two-acre minimum lot size is recommended for this areas until such a time a sanitary district is approved to serve the area. Some small commercial/retail businesses that provide valuable services to residents also exist in this area and they are designated in a business land use district. The plan encourages that future small commercial/retail uses proposed for the Town of Farmington be located adjacent to the existing business uses.

On the land use map several small tracts throughout the Town outside of the areas previously described have been designated as residential, commercial, etc. These designations reflect existing uses granted by previous re-zonings or historical development. It is recommended that the residential areas be designated as Rural Residential – 3 and a 2-acre minimum lot size be required.

#### **The La Crosse County Comprehensive Plan/Town of Farmington Land Use Element**

It is the understanding of the Town of Farmington that the land use map prepared by the town will be adopted by reference and recognized in the La Crosse County Plan. The County Land Use Map will designate areas in the

Town of Farmington in one of five broad land use categories (residential, non-residential, environmental, agriculture and rural, and public/institutional) based on the more detailed land use designations developed by the Town.

The La Crosse County Comprehensive Plan Land Use Element established ten year “plan review guidelines” for each town in La Crosse County. The guidelines were established to ensure development opportunities were available to all areas of La Crosse County. The guidelines also require communication between local units of government once an individual town meets a development benchmark. A 400 acre residential development guideline and a 40 acre non-residential development guideline were established for the Town of Farmington in the La Crosse County Comprehensive Plan. The Town of Farmington’s understanding of the development guideline is that as residential/commercial/industrial development takes place the actual disturbed (developed) area will be counted against the development guideline, and not the speculative/undisturbed area.

In addition, it is important to clarify that the decisions and recommendations within the Land Use Element are based upon the Town of Farmington’s understanding that as future plan updates are adopted by the Town of Farmington that the updates will be adopted by reference by the La Crosse County Board of Supervisors to the La Crosse County Plan.

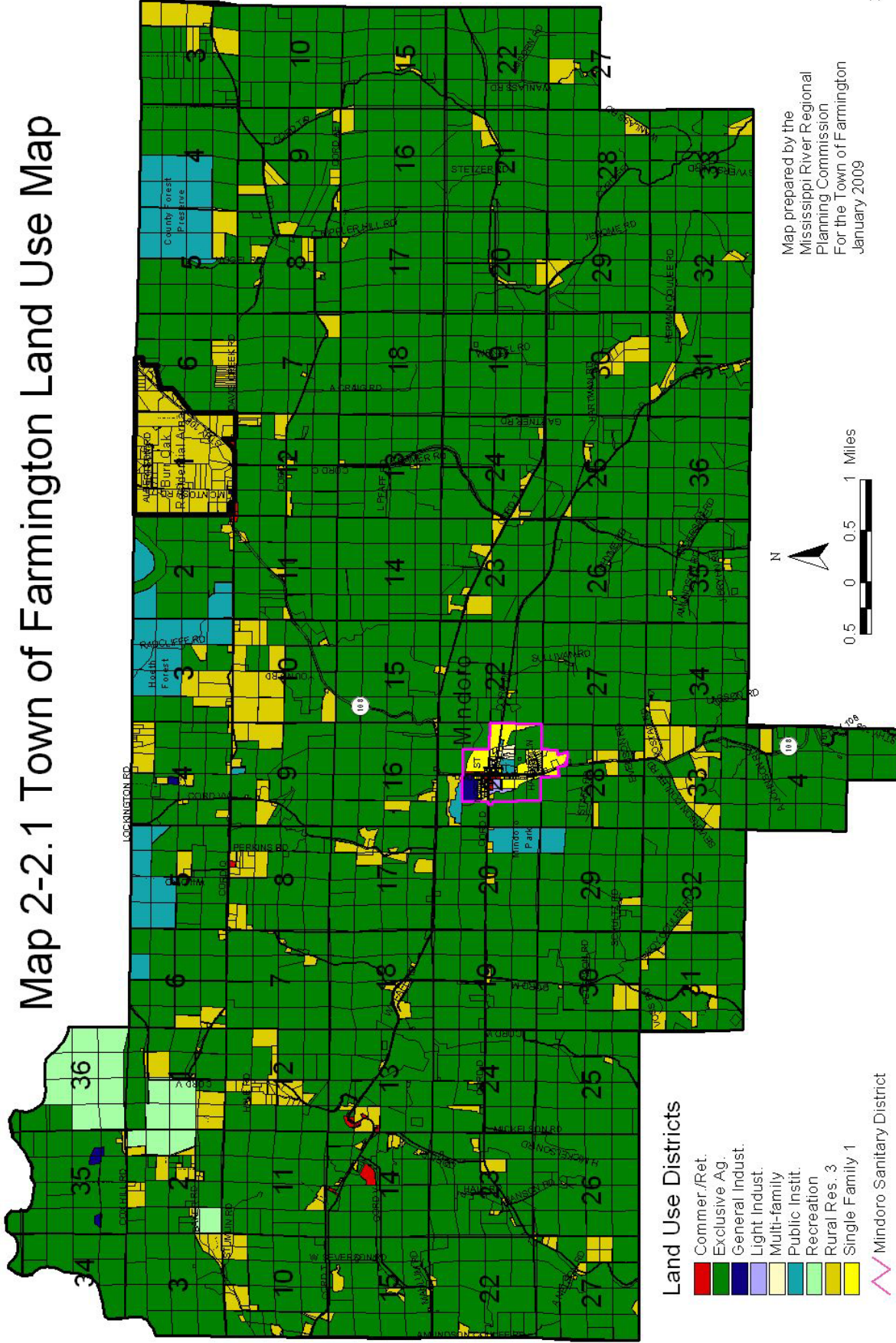
### ***Addressing Existing/Potential Land Use Conflicts***

An important part of the planning process is identifying land use conflicts and providing ways to minimize their impact. During the planning process the following existing and potential land use conflicts were identified. Below each existing/potential land use conflict is a description of the method utilized or recommended to address each item.

1. Ongoing conflicts between the desire to preserve the rural character and agricultural appearance of the town with increased development pressure and private property owner’s interests.
  - *The Plan Commission believes that the comprehensive planning process and development of a land use map is working to minimize this conflict. Future planning updates recommended at a minimum of once every 10 years will continue to address this issue.*
  - *Within the plan a process for addressing requests for limited residential development in Exclusive Agriculture areas was developed and goes along way to address this issue.*
  
2. Identification of Smart Growth Areas
  - *This conflict is addressed in the development of Land Use Element by recommending that higher residential density be encouraged to be located in the unincorporated community of Mindoro where a public sewer and water system is in place.*

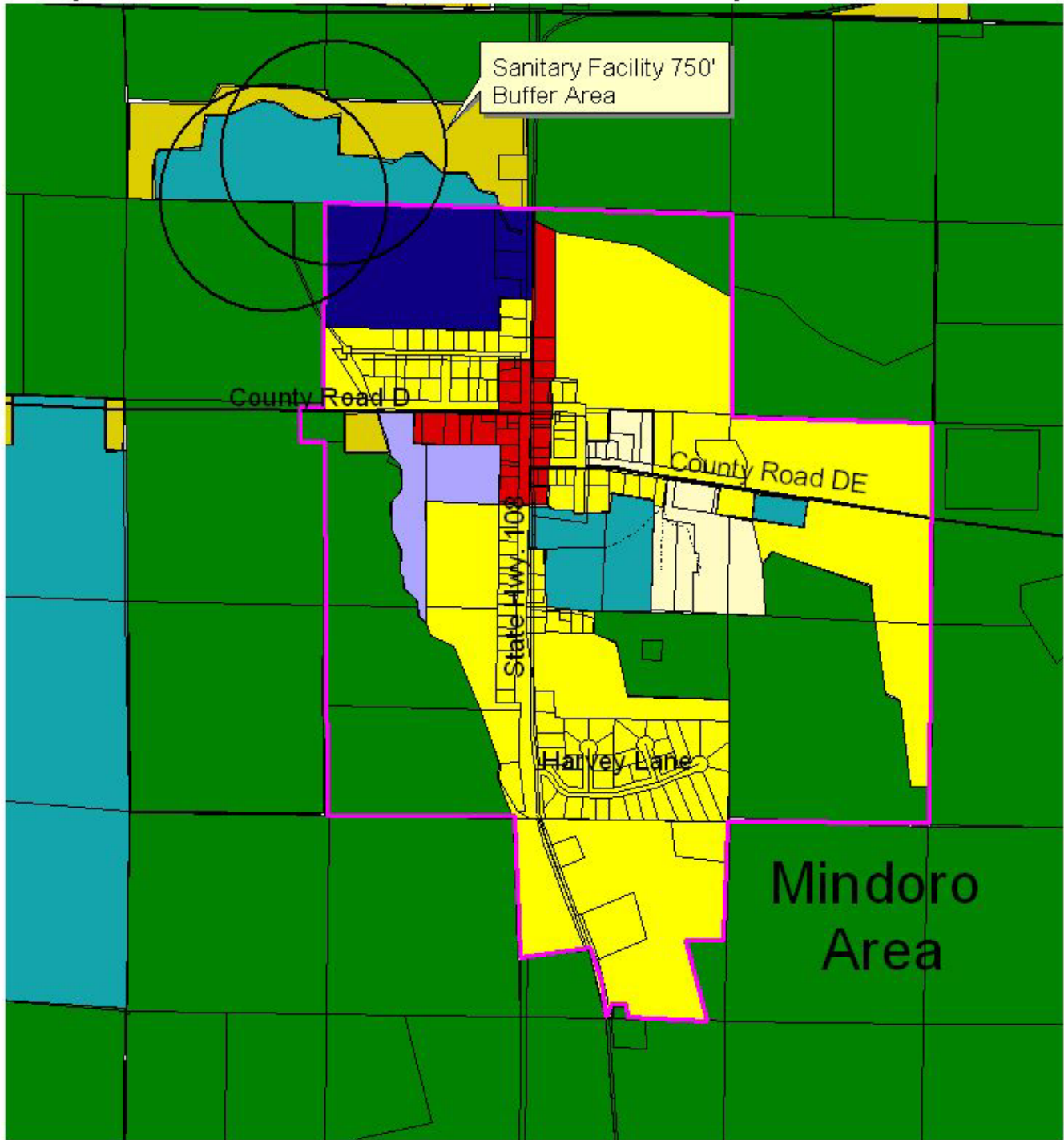


# Map 2-2.1 Town of Farmington Land Use Map



Map prepared by the  
Mississippi River Regional  
Planning Commission  
For the Town of Farmington  
January 2009

# Map 2-2.2 Mindoro Area Land Use Map



## Land Use Districts

- Commer. Ret.
- Exclusive Ag.
- General Indst.
- Light Indst.
- Multi-family
- Public Instit.
- Recreation
- Rural Res. 3
- Single Family 1
- ▬ Mindoro Sanitary District



400 0 400 Feet

Map prepared by:  
Mississippi River Regional  
Planning Commission for the  
Town of Farmington  
January 2009

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# 3 HOUSING ELEMENT

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The Housing Element of the Town of Farmington Comprehensive Plan will help ensure there are adequate opportunities and locations for future housing and that the housing developed is consistent with the opinions expressed by residents. The element was prepared pursuant to Section 66.1001 Wisconsin Statutes and in doing so the element used analysis pertaining to the age, structural, value and occupancy characteristics of the Town of Farmington's housing stock in an effort to meet the housing needs of residents and anticipated housing growth.

## **Housing Element Goals**

The Town of Farmington Planning Commission developed goals specific to the Town of Farmington based on public input from surveys and public meeting participation from residents. As described in previous sections, in the context of this plan goals are broad statements that the Town of Farmington desires to achieve. Following each goal are plan objectives, definitions, policies, programs/actions, etc. that are recommended to address each goal. The Town of Farmington Planning Commission utilized the goals identified in State Statute and developed goals specific to the Town of Farmington for the Housing Element. The following housing element goals, objectives, definitions, policies, programs/actions, etc. were developed:

### **Goal A** ■ *Promote the development of senior citizen and assisted living housing in the unincorporated community of Mindoro*

- a. The Town of Farmington and the La Crosse region are comprised of an aging population. Meeting input made it clear that opportunities for elderly/assisted living housing in the Town is important to consider when planning for the future. The Plan recommends that the Town of Farmington work with La Crosse County planning officials and make every effort to promote housing development that is sensitive to the needs of older residents.
- b. In the unincorporated community of Mindoro a multiple family living facility is located on County Road DE. Adjacent to the facility there is additional developable area. The plan recommends that this area be designated on the Land Use Map multi-family housing developments. This designation would also include opportunities for senior citizen and assisted living housing.
- c. Support activities of the La Crosse County Housing Commission in achieving its long and short term goals related to the creation of affordable housing for all age groups.
- d. During the planning process "smart housing" was discussed. "Smart housing" was looked at in two ways, one focused on location of houses and efficient developments. The other looked at the actual physical structure and size of homes. With regard to the physical structure and size of homes, it was expressed numerous times that people should become more conscious of exactly how much space they need as smaller homes would require less energy and materials to build and maintain. Homeowners should also become more aware of construction methods/materials that are more energy efficient/friendly. It is recommended that the Town when possible inform residents to consider "smart housing options. The concept of "smart housing" (smaller more efficient homes) would assist in meeting the goal of providing housing for seniors.

### **Goal B** ■ *Encourage the development of multi-family apartments and rental units in the Town of Farmington to assist in providing housing opportunities for all income levels.*

- a. Multi-family housing and rental units make up a small portion of the housing stock in the Town of Farmington. Such units are not more prevalent because the town is rural. The Town of Farmington recognizes that multi-family housing developments provide diversified housing opportunities. Therefore, the plan recommends that locations in the unincorporated community of Mindoro be designated for multi-family housing developments since the community is served by public sewer and water system.

**Goal C** ■ *Promote cluster housing development in the Town of Farmington in established residential areas.*

a. Promote and Define Cluster Development/ Conservation Subdivisions

Another method to help preserve agricultural land is the promotion of cluster development/conservation subdivisions. A cluster/conservation subdivision can be described as a development with common open space and compact clustered lots. A purpose of cluster/conservation subdivisions is to preserve agricultural land/openspace/natural resources while allowing for residential development. Cluster/conservation subdivisions, when proposed/developed in the Town of Farmington will minimize future maintenance and service costs for the Town, and the cluster/conservation subdivision will help preserve the rural character of the Town. In contrast, Traditional rural land use regulations and non-regulated rural developments typically create scattered development patterns resulting in development that consumes large amounts of land.

To encourage the development of cluster/conservation subdivisions, the Town of Farmington plan recommends that cluster/conservation subdivisions be utilized as a land management tool when applicable in established residential areas of Stevenstown and Burr Oak. The Town of Farmington must develop standards for cluster/conservation subdivisions that reflect the desired outcome of the planning process

- b. It is recommended that *Clustered Development Principles* be encouraged for multiple single-family housing units when proposed in Exclusive Agriculture areas (meeting density requirements) when it is determined that such principles will be in the best interest of the Town of Farmington. Such clustered development principles include:
- lot sizes of 2 to 5 acres in size
  - lots are contiguous (share a common boundary)
  - proposed housing units are to be sensitive to neighboring property view sheds
  - housing units should be situated in an effort to be screened from view (from public roadways and existing residential housing) by existing vegetation or topography
  - developments require limited public infrastructure (roads)

**Single-Family Housing Unit versus Cabins**

An issue raised during the planning process was how cabins are defined and permitted versus a single-family housing unit. It was determined that the existing Town of Farmington minimum lot size ordinance does not address or define cabins. This lack of definition, could lead to potential problems or a misunderstanding of what is permitted based on how the ordinance is interpreted. Therefore, it is recommended that the minimum lot size ordinance for the Town of Farmington be reviewed and definitions for single-family homes and cabins be included that will provide for the clear understanding and interpretation of the ordinance. The intent being that cabins be permitted as cabins and single-family homes be permitted as single-family homes.

**Opportunities for Single Family Housing for All Income Levels**

As the housing data illustrates in the Existing Conditions Report the Town of Farmington is a rural town. One of the priorities of the Town of Farmington in developing the comprehensive plan was to ensure programs and policies developed as part of the land use and housing elements maintained opportunities in the town for single family/multi-family housing for all income levels (including low and moderate). The comprehensive plan maintains existing housing opportunities as it does not recommend the implementation of policies, programs or ordinances that could be viewed as exclusionary (such as minimum square footage, minimum value, etc). The land use element does recommend areas suitable for single-family/multi-family housing development in the Town of Farmington.

### **Quality Housing/Preserving the Tax Base**

A key to a stable and growing tax base is the construction and maintenance of new and existing housing. The quality of construction and proper maintenance of housing units will prolong the life of the structures, keep them safe and a vital part of the tax base. In 2003, the State of Wisconsin required that all units of government enforce the State of Wisconsin One and Two Family Building Code by providing housing inspections during construction. The Town of Farmington complied with the state law and is continued support of the requirement to maintain the quality and safety of housing stock in the town. The implementation of the state building code also ensures that structures will meet minimum requirements to provide access to all age groups and residents with special needs.

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# 4 TRANSPORTATION ELEMENT

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This element of the Town of Farmington Comprehensive will address, goals, objectives, definitions, policies, programs/actions, etc. that will guide the future transportation system for the Town of Farmington. Providing an adequate and efficient transportation system for residents and businesses is vital to the future of the Town of Farmington. The Town of Farmington has numerous miles of county and state highways and continued cooperation with the Wisconsin Department of Transportation and La Crosse County will assist in maintaining the transportation facilities. Maintaining and improving the transportation system will only increase the productivity of residents and enhance the quality of life.

## **Transportation Element Goals**

The following transportation goals were derived from analysis of public input received during the planning process. As described previously, in the context of this plan goals are broad statements that the Town of Farmington desires to achieve. Following each goal are plan objectives, definitions, policies, programs/actions, etc. that are recommended to address each goal. The following transportation goals, and associated policies, programs/actions, etc. were established:

### **Goal A** ■ *Strive to maintain funding for roads to continue the existing level of road maintenance*

- a. Survey results indicated that residents were satisfied with the condition and maintenance (snow plowing, etc.) of town roads. It is therefore recommended that the Town of Farmington Town Board continue annual road inspections and current budgeting practices to maintain the existing quality and level of service of existing roads.
- b. Continue to maintain a good working relationship with the County Highway Department and meet annually to discuss transportation issues effecting the town and county.
- c. Continue to biannually update the Town of Farmington Road System on State of Wisconsin Department of Transportation's Wisconsin Information System for Local Roads (WISLR) program.
- d. Maintain communications with neighboring municipalities and continually monitor road impacts from potential business or residential expansion in the area.

### **Goal B** ■ *Explore park and ride opportunities and encourage carpooling*

- a. Based on meeting and survey input residents are concerned about higher fuel prices and the ability to live in the Town of Farmington yet commute to La Crosse(area) for work. It is recommended that the Town of Farmington work with La Crosse County and the Wisconsin Department of Transportation and explore park and ride opportunities in the Town. It is recommended that the Town of Farmington be proactive and identify a location near Mindoro for a park and ride lot.
- b. It is recommended that the Town of Farmington make residents aware of the WDOT sponsored [www.rideshareetc.org](http://www.rideshareetc.org) carpooling website that is available for Town of Farmington residents to use in an effort to coordinate ridesharing.
- c. Transportation options/services for elderly and disabled residents are important. It is recommended that the Town of Farmington work with the county departments (aging unit, etc.) and neighboring local units of government and support the development of enhanced transportation services to residents in need.

### **Goal C** ■ *Work to improve the safety of transportation facilities in the Town*

- a. In the survey sent to residents during the planning process hazardous intersections and road segments were identified by residents. It is recommended that the Town Board prioritize the hazardous locations and work with County Highway Department and Wisconsin DOT to develop solutions and a timeline to address the locations.
- b. In survey responses speed of traffic was brought up as a concern by town residents at various locations. It is recommended that the Town Board and Plan Commission review survey responses and relay these findings to the County Sheriffs Department and request action be taken to monitor/reduce the speed of travel on roads within the Town of Farmington.
- c. The potential traffic impacts of proposed residential, commercial, or industrial developments on the existing road system were identified in the planning process as important to town residents. It is recommended that the Town Board develop and adopt an ordinance that addresses the impacts of a proposed road resulting from a new development on the capacity and safety of an existing road that it intersects or extends. It would be intended that if a development adds additional burden to the Town Road over the current ADT classification that the developer would be responsible for all the upgrade costs associated with the impacted road segments.
- d. It is recommended that the Town of Farmington work with La Crosse County in identifying potential pedestrian/bicycle routes in and throughout the Town. It is also recommended that future routes in the Town of Farmington tie into a County and regional trail system. It is further recommended that once routes are identified the Town support efforts to develop bike/pedestrian access to the facilities.
- e. It is recommended that the Town adopt a “bike/ped. friendly” view and in doing so allow wider shoulders that could be developed at limited expense at the time when roads are constructed/reconstructed. It is further recommended that the Town pursue grant funding for bike/ped. trails when deemed in the best interest of the Town.
- f. Review development proposals to ensure public roads provide sufficient access/turn arounds for emergency vehicles, school buses, etc.
- g. It is recommended that Town of Farmington develop a policy (at the Town Board’s discretion) requiring new developments to extend new or existing public roads or public road right-of-way/public road easement of 66 feet in width to the property line of adjacent landowners when deemed necessary to serve future land uses.

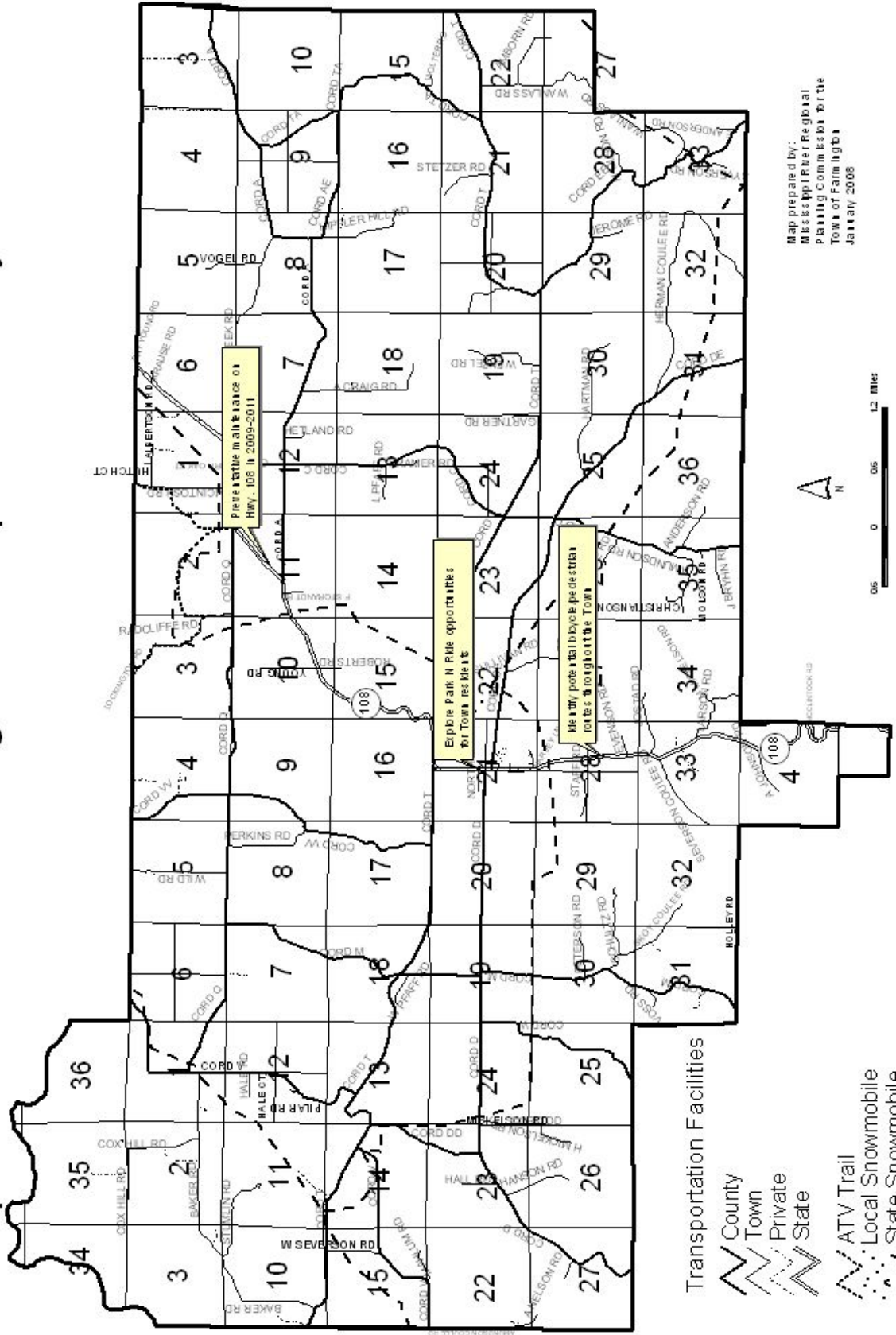
### **Transportation Map**

Map 2-4.1 illustrates locations in the Town where transportation projects/activities/studies are anticipated to occur during the planning period. Following is a description of the projects/activities/studies:  
Preventative maintenance to State Highway 108 2009-2011.

Work with La Crosse County in identifying potential pedestrian/bicycle routes in and throughout the Town

It is recommended that the Town of Farmington be proactive and explore park and ride opportunities and identify a location near Mindoro for a park and ride lot.

# Map 2-4.1 Town of Farmington Transportation Projects



Map prepared by:  
Mississippi River Regional  
Planning Commission for the  
Town of Farmington  
January 2008

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# 5 ECONOMIC DEVELOPMENT ELEMENT

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In developing the Economic Development element for the Town of Farmington Comprehensive Plan, plan commission members and residents took into consideration several factors. The Town of Farmington is primarily rural. Secondly, input from residents during the planning process stressed that intense economic development is not desired throughout the majority of the town. However, the town is fortunate from an economic development perspective to have the unincorporated community (Mindoro) which has a public sewer and water system, as well as space available for industrial and commercial development. In this element efforts have been made increase the potential for economic development in the Town, yet maintain the rural character of the Town that residents enjoy.

## **Economic Development Element Goals**

The economic development goals illustrated in this element are focused on preserving and enhancing the existing economic conditions that have played a vital role in forming the present day Town of Farmington. Public input during the planning process indicated that specific locations near the unincorporated community of Mindoro should be designated for more intense commercial or industrial uses. Residents identified that it was very important to maintain the rural atmosphere of the town and by doing so encourage agricultural related uses.

As described in previous sections, in the context of this plan goals are broad statements that the Town of Farmington desires to achieve. Following each goal are plan objectives, definitions, policies, programs/actions, etc. that are recommended to address each goal. During the planning process, the following economic development goals and associated policies, programs/actions, etc. were established:

### **Goal A** ■ *Sustain existing agricultural businesses and encourage alternative agriculture businesses in the Town (farmers market, value added ag., etc.)*

- a. **Promote and Enhance Productive Agriculture**  
The Town of Farmington is a rural town and agriculture related businesses (animal agriculture, cash cropping, etc.) have been the backbone of the local economy. Residents during the planning process have indicated that they wish for the town to remain rural and that agriculture remain a vital part of the local economy.
- b. As part of the Comprehensive planning process and future updates, it is recommended that town utilize the Exclusive Agriculture land use designation within the land use plan in an effort to preserve and enhance forests and agriculture lands.
- c. Support various forms of agriculture such as organic agriculture, orchards, vineyards, value added agriculture, etc. as a way of providing more agricultural opportunities in the local economy.
- d. Evaluate La Crosse County's proposed voluntary Purchase of Development Rights Program and determine if it would benefit the Town of Farmington and preserve productive agricultural lands.

### **Goal B** ■ *Encourage and assist existing businesses to grow.*

- a. Resident input gathered during the planning process continually stressed supporting existing businesses and encouraging new businesses to locate and grow in the Town of Farmington. The development of a land use map that provides locations for businesses to grow and expand is very important to meeting existing and future business needs. It is recommended that the locations identified in the Land Use Element for business growth remain business designations even though from time to time alternative uses will be proposed for the locations.
- b. Agriculture businesses have located in the Town of Farmington and it is recommended that conditions be maintained that support these business operations and the expansion of such uses. The designation of a business/industrial park in the Town of Farmington is important. It is also important to understand that a primary

reason for the designation of a business/industrial park in the unincorporated community of Mindoro was to provide locations for agriculture related businesses to locate and/or expand.

- c. In the development of the business/industrial park it is recommended that the Town Board work with La Crosse County and consider options to facilitate development such as exploring a Town Tax Incremental Financing District for an agricultural project.
- d. It is recommended that the Town of Farmington work with local business organizations (La Crosse Area Development Corporation, Etc.) to promote business sites in the Town of Farmington and assist existing businesses in the Town of Farmington.
- e. Continue to monitor County, Regional and State programs that promote the desired businesses identified during the planning process by town residents. Specific programs to promote/monitor:  
County Programs  
La Crosse County Business Fund

Regional Programs

Western Wisconsin Technology Zone

Federal Economic Development Administration (EDA) programs administered through the Mississippi River Regional Planning Commission (ex. Public Works and Economic Development Program, Economic Adjustment Program, etc...)

State Programs

Wisconsin Department of Transportation Local Transportation Enhancements Program (TE)

Wisconsin Department of Transportation Local Transportation Economic Assistance Program (TEA)

Value Added Dairy Initiative (Grow Wisconsin)

Wisconsin Department of Commerce Enterprise Development Zone Program

Wisconsin Department of Commerce Milk Volume Production Program

Wisconsin Department of Commerce Dairy 2020 Planning Grant Program

Wisconsin Department of Commerce Rural Economic Development Program

Wisconsin Department of Commerce Entrepreneurial training Grant

**Goal C** ■ *Promote rural and home based businesses in the Town of Farmington*

- a. Home/Small Businesses  
Home/small businesses were also identified during the planning process as being important to the town's rural lifestyle. Home/small businesses being described as small home offices, craft outlets, repair businesses, etc. Generally, these businesses can be described as family operated, one to five employees and having a limited visual impact on the community. These businesses are often times important because they provide supplemental income to existing farm operations and allow the land to remain in productive agriculture rather than being sold to competing uses (residential) that may detract from the rural atmosphere.
- b. Recommend to the La Crosse County Zoning Department that when revising the comprehensive zoning ordinance agricultural districts that home/small businesses be defined and considered as conditional uses in the agricultural districts.
- c. Continue to support county and state recreational facilities in the Town of Farmington as a means to provide recreational opportunities for visitors and tourists.
- d. Promote Passive Tourism and Recreation  
Recreational uses and tourism were also identified during the planning process as opportunities to enhance the local economy. Passive recreation and tourism uses (fishing, sight seeing, biking, etc.) that will not detract from the rural qualities of the town would be the most desired uses. It is important that the town maintain the qualities that people are attracted to (scenery, rural atmosphere, etc.) in order for such uses to flourish.
- e. As part of the Comprehensive planning process and future updates, it is recommended that the town develop and implement a land use plan that enhances the rural landscape, therefore, preserving recreational and tourism opportunities in the Town.

**Goal D** ■ *Focus industrial, commercial and retail businesses to the unincorporated community of Mindoro*

- a. The Town of Farmington is fortunate from an economic development standpoint that the unincorporated community of Mindoro has a public sewer and water system. Resident input during the planning process recommended designating within the Mindoro sanitary district for future commercial/industrial development. Such development is recommended in these areas (identified in the Land Use Element) as such uses would have direct access to the transportation facilities and would have a minimal impact on Town facilities as access would be via County and State Roads
- b. Residents had a general concern regarding future industrial and commercial development and recommend the proposed uses be reviewed to ensure they are sensitive to the local environment and do not jeopardize the Town's natural resources.
- c. Consistent with the Land Use Element, it is recommended that a business district be designated and developed in the unincorporated community of Mindoro. Having a focal point for the community of Mindoro will help existing businesses and potentially stimulate additional businesses to locate in the main street area.

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# 6 UTILITIES AND COMMUNITY FACILITIES ELEMENT

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This chapter of the plan will address the utilities and community facilities for the Town of Farmington. Public input regarding utilities and community facilities indicated residents realize the Town of Farmington is a rural town and therefore limited in services that can be provided. However, residents were generally satisfied with the level and delivery of services provided by the Town. Looking into the future the and planning for utilities and community facilities the Town of Farmington will strive to maintain services to the satisfaction of residents.

## **Utilities and Community Facilities Goals**

The Town of Farmington Planning Commission developed goals specific to the Town of Farmington based on analysis of the existing community facilities and public input received during the planning process. As described in previous sections, in the context of this plan goals are broad statements that the Town of Farmington desires to achieve. Following each goal are plan objectives, definitions, policies, programs/actions, etc. that are recommended to address each goal. The following utilities and community facilities goals, objectives, definitions, policies, programs/actions, etc. were developed:

### **Goal A** ■ *Support and encourage improvements to the County Park*

- a. The County Park in the Town of Farmington provides recreational opportunities for residents and visitors. The Town of Farmington recognizes the value (and potential value) of the park. It is recommended that the Town of Farmington continue to work with the La Crosse County Facilities Department on projects that will improve and enhance the park.
- b. Continue to work with La Crosse County every five years on the updates to the La Crosse County Outdoor Recreation Plan. Participation in the plan maintains eligibility for the Town and County to apply for DNR recreational grant funding to improve parks. In addition to park grants, the Town may request DNR recreational grant funding for bike/pedestrian trails in the Town of Farmington.

### **Goal B** ■ *Promote community facilities that increase social, physical, and educational opportunities for town residents.*

- a. The current library has been a valuable asset to the Town of Farmington. The library has recently been faced with space issues. Residents during the planning process demonstrated overwhelming support for the library and finding ways to meet the libraries future space needs. The plan recommends that efforts to increase the size of the library be supported by the Town of Farmington. To that extent a public library would be deemed appropriate. The public library would qualify as an official branch of the La Crosse County Library System. Both La Crosse County and the La Crosse County Library System are budgeting line items for the support of a Farmington Public Library should one be built. La Crosse County Library System will be responsible for staffing once a public library facility is obtained or built. Said funds take into account a recent Department of Revenue interpretation and funds will be allowed to carry over into 2010 providing a timeline for a public library is approved.
- b. Continue to monitor the growth of the Town of Farmington to ensure the new development does not affect the ability of the Town to provide community services. Expansion of Town services will be undertaken only when a clear need is identified and that protection of public health, safety, and welfare of the Town are important criteria upon which to base future investments.
- c. During the planning process residents indicated that they were satisfied with the existing level of public services provided by the Town of Farmington. As a policy the plan recommends that the Town Board strive to maintain the existing level of services over the planning period within the constraints of the budget.

- d. It is recommended that when the Comprehensive Plan is updated that communication with residents is facilitated to determine if the utility and community facility needs of residents are continuing to be met. This communication can be in the form of a survey or public meeting(s).
- e. Consider future space needs as the town presently owns several different parcels in which community facilities are located. It is recommended that the Town continue to explore the consolidation of community facilities at one location and facility. Consolidation will possibly include Town Offices, Town Hall, Town Shop, Library, Fire Department, Emergency Services, Law Enforcement, and Sanitary District Offices.
- f. As discussed in the Transportation Element it is recommended that the Town of Farmington work with La Crosse County in identifying potential pedestrian/bicycle routes in and throughout the Town. It is also recommended that the Town of Farmington work on identifying potential bike/pedestrian routes in the unincorporated community of Mindoro and throughout the Town.

**Goal C** ■ *Manage the location of wind towers and communication facilities*

- a. Work in conjunction with the County to develop necessary ordinances to manage the utilization of alternative energy sources (wind) ensuring a net benefit to the residents of the town. It is further recommended that such uses not be allowed to jeopardize the environment and natural features that make the Town of Farmington unique.
- b. La Crosse County currently has a communication facilities ordinance. It is recommended that the Town of Farmington support enforcement and continuing modifications to the ordinance.

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# 7 INTERGOVERNMENTAL COOPERATION ELEMENT

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This chapter of the plan will address the intergovernmental cooperation of the Town of Farmington with State and Federal agencies and neighboring municipal jurisdictions and/or agencies. The Town of Farmington has historically worked well with its neighbors and realizes the advantages of cooperation. One of the purposes of this element will be to reaffirm those existing relationships and work to identify additional intergovernmental cooperation opportunities.

## **Intergovernmental Cooperation Goals**

The Town of Farmington Planning Commission developed goals specifically related to intergovernmental cooperation. As described in previous sections, in the context of this plan goals are broad statements that the Town of Farmington desires to achieve. Following each goal are plan objectives, definitions, policies, programs/actions, etc. that are recommended to address each goal. The following intergovernmental cooperation goals, objectives, definitions, policies, programs/actions, etc. were developed:

### **Goal A** ■ *Explore efficiencies of shared services between local units of government and agencies*

- a. The need for a larger public library in the Town of Farmington was identified by residents as important. It is recommended that efforts to increase library space be continued and cooperation be maintained with school district, local units of government, etc. to increase library space.
- b. Utilize the La Crosse County Planning Departments website capabilities/links to provide information regarding the Town of Farmington to interested residents and neighboring municipalities.
- c. Review and evaluate neighboring towns comprehensive plans. It is recommended that the Town of Farmington reviews and evaluates the comprehensive plans of neighboring governmental units as they are developed or revised in order to identify areas of potential conflict and/or coordination opportunities.
- d. Explore joint purchases and sharing of materials/equipment with neighboring towns to provide community services in the most efficient manner possible.
- e. Continue to remain active in the La Crosse County Comprehensive Planning process. It is recommended that the Town of Farmington reviews and evaluates the La Crosse County Comprehensive Plan as adopted and revised in order to identify areas of potential conflict and/or coordination opportunities.
- f. Strive to maintain an open dialogue with school districts serving the Town of Farmington in order to evaluate the school districts facility/educational needs.
- g. Support county and regional economic development efforts to improve the local economy by increasing the number of employment opportunities and tax base.
- h. Continued participation in the Wisconsin Department of Transportation's WISLER program will ensure future state funding and assist in identifying budgeting efficiencies.
- i. Continue to be an active member of the La Crosse County Towns Association. Attending meetings of the La Crosse County Towns Association is important to the Town of Farmington in maintaining open dialogue with its neighboring towns and county agencies. Membership in this association and meeting attendance will be important in identifying and resolving any conflicts that may arise with neighboring towns by providing a forum for communication. Therefore, the plan recommends the Town Board continued attendance at Towns Association meetings.

**Goal B** ■ *Evaluate emergency services provided to the Town by La Crosse County and other emergency service providers.*

- a. Work with the County Sheriff's department to continue and enhance police protection in the Town of Farmington. An issue raised during the planning process were the number of patrols in the Town of Farmington and the need for a larger police presence (response times were identified as a concern). It is recommended that a satellite office for law enforcement be explored in an effort to meet the needs of local residents.
- b. Maintain the existing fire department and existing cooperative agreements.

**Goal C** ■ *Evaluate and maintain La Crosse County administration of land management ordinances in the Town of Farmington.*

- a. It is recommended that the Town of Farmington remain under county comprehensive zoning as a means to maintain cost efficiency in the administration of ordinances.
- b. An issue brought up during the planning process was property maintenance and existing ordinances. It is recommended by the Town of Farmington that La Crosse County evaluate their junk and property maintenance regulations and enforcement procedures to ensure compliance by all residents.
- c. It is recommended that the Town of Farmington be an active participant in the revision of the La Crosse County Zoning Ordinance as it is the primary implementation tool for the Town of Farmington Comprehensive Plan.



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# 8 AGRICULTURAL, NATURAL AND CULTURAL RESOURCES ELEMENT

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The Agricultural, Natural & Cultural Resources Element for the Town of Farmington was prepared pursuant to Section 66.1001 Wisconsin Statutes and in doing took into consideration input from residents and identified methods to enhance and preserve the agricultural, natural and cultural resources of the town. The Town of Farmington has an abundance of natural resources such as forests, streams, and agricultural land. Public input throughout the planning process stressed the importance of these resources to the quality of life Town residents enjoy.

## **Agricultural, Natural & Cultural Resources Goals**

Public participation was key in the planning process in developing the Agricultural, Natural & Cultural Resources element goals. In the context of this plan goals are broad statements that the Town of Farmington desires to achieve. Following each goal are plan objectives, definitions, policies, programs/actions, etc. that are recommended to address each goal. The following agricultural, natural and cultural resources element goals, objectives, definitions, policies, programs/actions, etc. were developed:

### **Goal A** ■ *Preserve woodlands, bluff lands, and agriculture in the Town of Farmington*

- a. Agricultural land is a common term but depending on the user has a wide range of definitions. In an attempt to clarify the term in the context of the comprehensive plan prime agricultural land is defined as soils designated as Class I, II, III on the Town of Farmington Soils Map – Map 1- 8.1.
- b. During the planning process, it was determined that development be minimized on land defined as prime agricultural and avoid development on lands that are of cultural, religious, or historical significance. It is also recommended that development continue to be prohibited in wetland/flood plain areas.
- c. The preservation of farmland was signified by town residents at public meetings and in opinion surveys as one of the most important resources to preserve in the Town of Farmington. Agriculture is critical to the local economy. The Town of Farmington is fortunate to have some of the most productive soils in La Crosse County, hence the name Town of Farmington. The Land Use Element identified numerous tools to preserve farmland and recommended utilizing such tools as the Exclusive Agriculture District, minimizing rural development, promoting cluster development, exploring the County’s Purchase of Development Rights (PDR) program, etc. In this Agricultural, Natural & Cultural Resources Element the Town reiterates its support for the policies and programs detailed in the Land Use Element to preserve Farmland.
- d. Promotion of Forest Best Management Practices (BMP’S)  
Woodlots and forested slopes enhance the town’s natural beauty and provide excellent habitat for wildlife. In addition, the hardwood forests support the local economy by providing valuable forest products. The Town of Farmington Comprehensive Plan recommends that landowners utilize Forest Best Management Practices in maintaining the town’s forests and woodlots. Forest BMP’s will enhance woodlots and forested lands and ensure they remain a valuable natural resource. BMP’s will also reduce erosion on the town’s forested hillsides.
- e. To assist in preserving blufflands and as stated in the Land Use Element it is recommended that development (building/driveway construction) be prohibited on slopes greater than 30% to preserve blufflands and minimize soil erosion. The Town of Farmington supports limiting development on slopes between 20%-30%. It is recommended that developments (building/driveway construction) requested on slopes between 20%-30% be required to receive a conditional use/special exception permit that will address erosion control, emergency access, and any additional site conditions deemed applicable by the reviewing bodies. Developments (building/driveway construction) on slopes less than 20% would be considered permitted and would only require standard building/zoning permits.

**Goal B** ■ *Promote awareness to preserve natural resources, historical and cultural sites in the Town of Farmington*

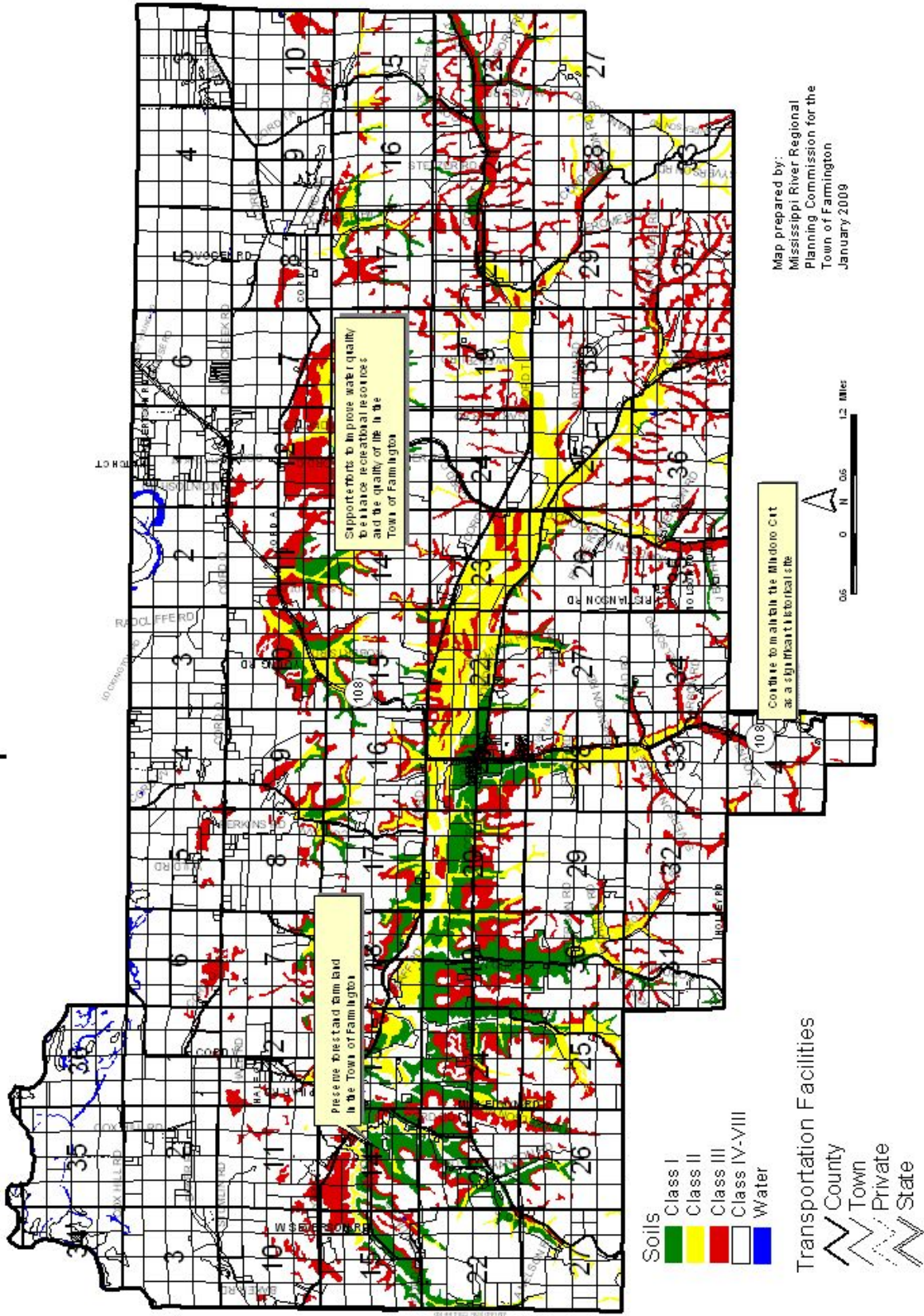
- a. It is recommended that development be avoided on lands that are of cultural, religious, or historical significance. This can be achieved by reviewing State Historical Society databases pertaining to historic structures and sites prior to approving development proposals.
- b. It is recommended that the Town of Farmington support the preservation of existing cultural and historic sites and activities in the Town (boardwalk, cemeteries, historic structures, etc.)
- c. The Mindoro Cut is a significant historical site that is registered on the National Register of Historic Places and is located in the Town of Farmington. Every effort should be made to ensure site remains prominent and continues to be recognized as an important historical site in the Town of Farmington.
- d. As earlier discussed, continue to work with La Crosse County every five years on the updates to the La Crosse County Outdoor Recreation Plan. Participation in the plan will assist in receiving grant funding assistance for improvements to local parks. Participation in developing and approval of the La Crosse County Outdoor Recreation Plan maintains the Town's eligibility for DNR recreational grant funding.

**Goal C** ■ *Protect surface and groundwater resources of the Town of Farmington.*

- a. Encourage commercial, industrial and residential development to locate in the unincorporated community of Mindoro which is served by a sanitary district that provides public sewer and water services.
- b. Promote the use of Agricultural Best Management Practices (BMP'S) by landowners and agricultural producers in the Town of Farmington.
- c. It is recommended that development continue to be prohibited in wetland/flood plain areas by the continued enforcement of existing ordinances.
- d. Support policies, programs and ordinances that will maintain the creeks and streams in the Town of Farmington as these features are recognized as important recreational resources.
- e. Maintain existing regulations of private on-site sewer systems and private wells to protect the environment and future ground water supplies.
- f. Work with the county in the implementation of storm water management plans to reduce runoff to surface waters.
- g. Support the County's implementation of the La Crosse County Land and Water Resource Plan.
- h. Support the County's efforts to monitor urban/rural wells and irrigation systems to ensure ground water levels and quality are not jeopardized.

Map 2-8.1 on the following page illustrates agricultural, natural and cultural resources in the Town of Farmington.

# Map 2-8.1 Town of Farmington Agricultural, Natural and Cultural Resources Preservation Map



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# 9 IMPLEMENTATION ELEMENT

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Implementation of plan directives is vitally important if plan goals are to be achieved. This element of the plan will address the implementation of the Town of Farmington comprehensive plan. The State of Wisconsin Comprehensive Planning Law requires the Implementation Element to include a list of specific programs and actions to be completed that will implement the objectives, policies, plans and programs identified in the plan. The element is required to state how each of the elements of the plan are integrated and made consistent with each other, identify a mechanism to measure the local governments progress toward achieving the plan, and the element shall include a process for updating the plan.

By 2010, if a local government unit engages in official mapping, local subdivision regulations, zoning ordinances, and zoning of shorelands or wetlands those actions must be consistent with the local unit of governments comprehensive plan. The adoption of this plan will ensure all regulatory activities are conducted within the requirements of Wisconsin State Statutes.

## **Consistency Among Plan Elements**

Wisconsin Statutes requires a discussion of how the plan will remain consistent across elements. The Town Board established the Town Plan Commission as the governmental body that would oversee the development of all the planning elements. With the Plan Commission overseeing the planning process, any planning inconsistencies were avoided. During the planning process members of the Town Board periodically attended meetings, this participation helped ensure plan consistency with existing Town policy. In addition, plan copies were forwarded to La Crosse County and the Mississippi River Regional Planning Commission to ensure the document remains consistent with the planning activities in La Crosse County and the region.

## **Plan Adoption**

A comprehensive plan will only be as good as its implementation. Adoption of the Town of Farmington Comprehensive Plan is the first step in implementing the plan. The Plan Commission will recommend approval of the plan to the Town Board by resolution. The Town Board must then adopt the plan by ordinance in order to enact the plan. Once adopted the plan serves as a framework and guide for the development of the Town over the next 20 years.

## **Plan Monitoring and Plan Updates**

The Plan Commission and Town Board will be the primary bodies responsible for implementing and monitoring the plan over the 20-year planning period. Updates and revisions to the plan will also be the responsibility of Plan Commission and Town Board and done in accordance to Wisconsin State Statute requirements at a minimum of once every 10 years.

The Town Board has designated the Plan Commission as the governmental body to oversee the maintenance and implementation of the Town Comprehensive Plan. Therefore, it is recommended that annually the Plan Commission at its February meeting review the comprehensive plan to evaluate progress of plan implementation and determine if a plan update or revision is necessary. The success of the plan will be measured by the degree to which the planning goals are achieved through the annual comprehensive review.

## **Implementation Element Goals**

In addition to Comprehensive Planning Law requirements, through the public participation planning process the following Implementation goals were established for the Town of Farmington. As described in previous sections, in the context of this plan goals are broad statements that the Town of Farmington desires to achieve. Following each goal are associated policies, programs/actions, etc. that are recommended to address each goal.

**Goal A** ■ *Identify policies and programs to implement recommendations of the comprehensive plan.*

- a. The Implementation Element attempts to organize the policies, programs/actions, etc. in an organized and meaningful schedule. An implementation schedule has been created and listed in the following section of this element.

**Goal B** ■ *Continue to provide the opportunity for public input throughout the planning process and future updates.*

- a. The Town of Farmington Comprehensive Plan will be updated at a minimum once every 10 years. During the plan update process resident involvement will be incorporated by notification of public meetings, if needed an updated survey and a public hearing being held on any modifications. The plan update will include measuring plan performance at achieving goals, revising statistical information, updating projections and analysis of past projections. The final stage of the update process will include revising and/or updating implementation strategies to meet the changing needs of the Town.
- b. Plan objectives, definitions, policies, programs/actions, etc. recommended for development and implementation as a result of the planning process will be developed and/or approved by the Town Board and/or the Town Plan Commission both of which hold public meetings that are open to the public to attend and comment.

**Goal C** ■ *Balance individual property rights with community interests and goals.*

- a. Continue to follow the planning process in the adopted “Town of Farmington Public Participation Plan” which detailed activities to gain public input through public meetings, public surveys and general public awareness of the planning process. Following the public participation plan will ensure that balance in the form of public input and opinions will be achieved during the planning process.
- b. Utilize public input in the planning process and update the comprehensive plan a minimum of once every 10 years.

**Implementation Schedule**

The following implementation schedule has been developed for the Town of Farmington Comprehensive Plan. Items identified in previous elements that require action by the Plan Commission or Town Board over the planning period have been scheduled. General policies that will guide the future development of the Town of Farmington are not included in the implementation schedule. It is recommended that a full review of applicable plan elements be conducted when evaluating future development proposals.

**Actions to be implemented 2009-2019**

Land Use Element

**Page 2-1, 2-2 Residential Housing in Exclusive Agriculture Areas** To implement density recommendations, it will be necessary for the Town of Farmington to maintain a record of new housing units constructed in Exclusive Agriculture areas as a result of a rezoning. To accomplish this the following actions are recommended:

1. Require property owners requesting a rezoning for residential use (a house on less than 35 acres) in an Exclusive Agriculture area to provide the ownership history (recorded deeds) of the property back to the adoption date of The Town of Farmington Comprehensive Plan.
2. If the rezoning is approved, maintain a record of the rezoning and the number of housing units still allowed for the parent parcel based on the density calculations described on Page 2-2.
3. Once it is determined based on 1 and 2 above that no further housing units are permitted to be constructed based on the density rate of the parent parcel, at the discretion of the Town Board the property owner must record an affidavit restricting (or other enforceable document) restricting further residential development on the property.

**Page 2-2,** It is recommended that the Town of Farmington be an active participant in the revision of the La Crosse County Zoning Ordinance to ensure recommendations in the Town of Farmington Comprehensive Plan are included.

**Page 2-4** It is recommended that the Town of Farmington maintain its two acre minimum lot size requirement for residential development that takes place outside of the Mindoro sanitary district.

#### Housing Element

**Page 3-2** Further define Conservation Subdivisions and develop a Conservation Subdivision Ordinance in conjunction with La Crosse County

**Page 3-2** It is recommended that the minimum lot size ordinance for the Town of Farmington be reviewed and definitions for single-family homes and cabins be included that will provide for the clear understanding and interpretation of the ordinance.

**Page 3-3** Continue enforcement of the State of Wisconsin One and Two Family Building Code

#### Transportation Element

**Page 4-1** Continue to maintain a good working relationship with the County Highway Department and meet annually to discuss transportation issues affecting the town and county.

**Page 4-1** Biannually update the Town of Farmington's Road System on State of Wisconsin Department of Transportation's Wisconsin Information System for Local Roads (WISLR) program.

**Page 4-1** It is recommended that the Town of Farmington work with La Crosse County and the Wisconsin Department of Transportation and explore park and ride opportunities in the Town. It is recommended that the Town of Farmington be proactive and identify a location near Mindoro for a park and ride lot.

**Page 4-1** It is recommended that the Town of Farmington make residents aware of the WDOT sponsored [www.rideshareetc.org](http://www.rideshareetc.org) carpooling website that is available for Town of Farmington residents to use in an effort to coordinate ridesharing.

**Page 4-2** In the survey sent to residents during the planning process hazardous intersections and road segments were identified by residents. It is recommended that the Town Board prioritize the hazardous locations and work with County Highway Department and Wisconsin DOT to develop solutions and a timeline to address the locations.

**Page 4-2** In survey responses speed of traffic was brought up as a concern by town residents at various locations. It is recommended that the Town Board and Plan Commission review survey responses and relay these findings to the County Sheriff's Department and request action be taken to monitor/reduce the speed of travel on roads within the Town of Farmington.

**Page 4-2** The potential traffic impacts of proposed residential, commercial, or industrial developments on the existing road system were identified in the planning process as important to town residents. It is recommended that the Town Board develop and adopt an ordinance that addresses the impacts of a proposed road resulting from a new development on the capacity and safety of an existing road that it intersects or extends.

**Page 4-2** It is recommended that the Town of Farmington work with La Crosse County in identifying potential pedestrian/bicycle routes in and throughout the Town.

**Page 4-2** It is recommended that Town of Farmington develop a policy (at the Town Board's discretion) requiring new developments to extend new or existing public roads or public road right-of-way/public road easement of 66 feet in width to the property line of adjacent landowners when deemed necessary to serve future land uses.

#### Economic Development Element

**Page 5-1** Evaluate La Crosse County's proposed Purchase of Development Rights Program and determine if it would benefit the Town of Farmington and preserve productive agricultural lands.

**Page 5-2** Recommend to the La Crosse County Zoning Department that when revising the comprehensive zoning ordinance agricultural districts that home/small businesses be defined and considered as conditional uses in the agricultural districts.

**Page 5-2** In the development of the business/industrial park it is recommended that the Town Board work with La Crosse County and consider options to facilitate development such as exploring a Town Tax Incremental Financing District for an agricultural project.

#### Utilities and Community Facilities Element

**Page 6-1** Continue to work with La Crosse County every five years on the updates to the La Crosse County Outdoor Recreation Plan. Participation in the plan maintains eligibility for the Town and County to apply for DNR recreational grant funding to improve parks. In addition to park grants, the Town may request DNR recreational grant funding for bike/pedestrian trails in the Town of Farmington.

**Page 6-2** It is recommended that the Town continue to explore the consolidation of community facilities at one location and facility. Consolidation will possibly include Town Offices, Town Hall, Town Shop, Library, Fire Department, Emergency Services, Law Enforcement, and Sanitary District Offices.

#### Intergovernmental Cooperation Element

**Page 7-1** The need for a larger public library in the Town of Farmington was identified by residents as important. It is recommended that efforts to increase library space be continued and cooperation be maintained with school district, local units of government, etc. to increase library space.

**Page 7-1** Utilize the La Crosse County Planning Departments website capabilities/links to provide information regarding the Town of Farmington to interested residents and neighboring municipalities.

**Page 7-1** Review and evaluate neighboring towns comprehensive plans. It is recommended that the Town of Farmington reviews and evaluates the comprehensive plans of neighboring governmental units as they are developed or revised in order to identify areas of potential conflict and/or coordination opportunities.

**Page 7-1** Explore joint purchases and sharing of materials/equipment with neighboring towns to provide community services in the most efficient manner possible.

**Page 7-2** Work with the County Sheriff's department to continue and enhance police protection in the Town of Farmington. An issue raised during the planning process were the number of patrols in the Town of Farmington and the need for a larger police presence (response times were identified as a concern). It is recommended that a satellite office for law enforcement be explored in an effort to meet the needs of local residents.

**Page 7-2** It is recommended that the Town of Farmington remain under county comprehensive zoning as a means to maintain cost efficiency in the administration of ordinances.

#### Agriculture, Natural and Cultural Resources Element

**Page 8-1** The Town of Farmington Comprehensive Plan recommends that landowners utilize Forest Best Management Practices in maintaining the town's forests and woodlots. Forest BMP's will enhance woodlots and forested lands and ensure they remain a valuable natural resource. BMP's will also reduce erosion on the town's forested hillsides.

**Page 8-2** It is recommended that the Town of Farmington support the preservation of existing cultural and historic sites and activities in the Town (boardwalk, cemeteries, historic structures, etc.)

**Page 8-2** Promote the use of Agricultural Best Management Practices (BMP'S) by landowners and agricultural producers in the Town of Farmington.



# **Appendix A**



**PUBLIC PARTICIPATION PLAN  
FOR THE  
TOWN OF FARMINGTON  
COMPREHENSIVE PLAN PROCESS**

**I. Introduction.**

The Town of Farmington is in the process of updating the Town's Comprehensive Plan pursuant to the State's Comprehensive Planning Law, Section 66.1001 of the Wisconsin Statutes. Section 66.1001(4)(a) of Wisconsin Statutes specifically requires the governing body of the local government unit to adopt written procedures designed to foster public participation, including open discussions, communication programs, information services, and public meetings for which advance notice has been provided, in every stage in the preparation of the comprehensive plan. These written procedures contained within this Public Participation Plan (hereinafter referred to as the "Plan") satisfy this requirement. This Plan will guide public participation throughout the Town of Farmington's Comprehensive Planning Process.

This Public Participation Program offers all citizens, businesses, interest groups, affected units of government, and other parties a range of opportunities to participate through the planning process in a meaningful way to shape the future of the Town. Effective public input is critical for the success of this planning process because it is our citizens, businesses, and groups that will experience the Plan's costs and benefits on a daily basis for many years. This Plan will, in part, determine where and how our residents live, work and play, and how they travel from one place to another.

The participation program encourages people to participate in the planning process and is designed to maximize the effectiveness of their contributions. Public input opportunities are open to everyone with a stake in the outcome of the comprehensive plan. The participation opportunities are available to a wide range of citizens—people with different incomes, races, ages, and occupations—in all stages of the planning process.

The public participation process will:

- Ensure all planning decisions are open to public comment;
- Produce better planning decisions;
- Support and add credibility to all Town decision-making processes;
- Provide opportunities to disseminate information about the Plan and process to all segments of the Town;
- Strengthen the relationship between our decision makers and citizens; and,
- Develop a shared vision for the future of The Town of Farmington and La Crosse County.

**II. Public Participation Opportunities.**

The Town of Farmington has established the following list of public participation opportunities. This collection of opportunities will meet both the letter and spirit of Wisconsin's Comprehensive Planning Legislation and will include the following:

**1. Community Survey.**

To facilitate public awareness of the planning process a community survey will be prepared and distributed to all Town of Farmington landowners. The survey will obtain public opinions and preferences on key subjects addressed in each of the nine comprehensive plan elements.

**2. Visioning Meeting 1: Issue Identification.**

The visioning meeting will create public awareness and provide education about the planning process. It will also facilitate a goal setting exercise. Meeting attendees will participate in an exercise that will identify

issues and opportunities that should be addressed in the comprehensive planning process. Participants will also set their top priorities for the process and Town of Farmington over the next twenty (20) years by ranking issues and opportunities. The results of this exercise will provide the foundation for the development of project and community goals and objectives.

### **3. Stakeholder Interviews.**

The Town Planning Commission and/or designee will conduct interviews with residents and stakeholders to gain additional input and support for the comprehensive planning process.

### **4. Website.**

The Town of Farmington will post on its website the Comprehensive Plan and planning process information. This information may include the project schedule, agendas, draft plan elements and reports, maps, photographs, updates and survey results.

### **5. Past Planning Accomplishments**

The Planning Commission and Town Board throughout the planning process will inform residents and meeting attendee's of past planning efforts and planning documents. The information provided will be utilized in developing the Town of Farmington Comprehensive Plan.

### **6. Public Comments.**

The Town Board and the Planning Commission will always welcome written comments regarding issues presented. Direct written responses will be made where a response is appropriate. Comments will always be addressed and discussed at meetings.

### **7. La Crosse County Planning Information**

La Crosse County is in the process of preparing the La Crosse County Comprehensive Plan. In preparing the County plan residents in the Town of Farmington expressed their opinions in the form of public meeting input and resident surveys. The Town of Farmington will utilize this information gathered by the County planning process to aid in the development of the Town plan.

### **8. Meeting Notices.**

The Town of Farmington will post meeting notices for each meeting and event in a timely manner at accessible locations, and the notices will meet the requirements for proper notification regarding date, time, location, etc.

### **9. Planning Commission Meetings.**

The nine elements of the Town of Farmington Comprehensive Plan will be developed at a series of meetings of the Town of Farmington Planning Commission. The meetings, unless otherwise noted, will be open to the public and allow opportunities for public comments. The meetings will focus on the development of plans, policies, and programs to implement the community defined vision.

### **10. Open House to Review Draft Plan.**

The Comprehensive Planning Law requires municipalities to hold at least one (1) formal public hearing with a Class 1 public notice prior to adoption of the "Final Comprehensive Plan." Prior to adoption of the Final Comprehensive Plan, the Town of Farmington will conduct an open house that will be chaired by the Planning Commission. The intent of the community open house is to provide an opportunity for the public to review and comment on the complete "Draft Comprehensive Plan."

**11. Public Hearing on Final Plan Adoption.**

The final step in the Plan adoption process is for the Town Board to hold a public hearing on the proposed "Final Comprehensive Plan" adoption ordinance and the "Final Comprehensive Plan" document. The Town Board is required to consider any comments received on the Recommended Comprehensive Plan prior to adopting a Final Comprehensive Plan. After adoption of the ordinance for the Final Comprehensive Plan, the Plan and adoption ordinance shall be distributed by the Town to recipients listed in Section 66.1001(4)(b) of the Wisconsin Statutes.

**12. Other.**

Planning is a continuous process that does not end with the adoption of the Plan. Unforeseen issues at the time this Plan was prepared, or as future issues arise, the Planning Commission may organize additional public participation activities or as it considers specific planning issues and amendments to the Comprehensive Plan. The topics of the meetings or open houses will depend on these issues and will be designed to feature opportunities for public education, input, and interaction.

**III. Adoption.**

This Plan was adopted by the Town of Farmington Board on this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Town Chairman

(SEAL)

\_\_\_\_\_  
Town Clerk

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# Appendix B







**Town of Farmington Planning Information Meeting – March 18, 2008**  
**Responses to Issue Identification Exercise**

Response No. by Group	Response * = indicates top 3 issues identified
<b>LAND USE</b>	
<b>1</b>	<ul style="list-style-type: none"> <li>* Preserve agricultural land use</li> <li>* Commercial land use plan – no more commercial</li> <li>* Subdivision ordinance</li> <li>Senior citizen housing</li> <li>Minimum lot size</li> <li>Recreational land use plan</li> <li>Minimize use conflicts</li> <li>Industrial land use plan</li> <li>Designated use areas for different types</li> <li>Residence square footage per lot size description</li> </ul>
<b>2</b>	<ul style="list-style-type: none"> <li>* Agricultural</li> <li>* Place for industry and commercial– future?</li> <li>* Future residences</li> <li>? residential covenants restricted to small a change</li> <li>Protect forest land</li> <li>Building code</li> <li>Zoning codes</li> </ul>
<b>3</b>	<ul style="list-style-type: none"> <li>* Too much helter skelter building, housing developments; need housing in an organized plan</li> <li>* Community swimming pool, library; improve County and Lions Park to encourage use; publicize the Mindoro cut; recreational choices – camping, Bed and Breakfast</li> <li>* Attract businesses, small industry</li> <li>Farmland preservation, encourage agriculture</li> <li>Need community library and grocery store</li> <li>Clean up junk etc.</li> </ul>
<b>4</b>	<ul style="list-style-type: none"> <li>* Keep farm land as farm land</li> <li>* Keep businesses in Town/add grocery store</li> <li>* Protect existing farms</li> <li>Add grocery store</li> <li>Keep it as agricultural land and not for housing</li> <li>Keep people from building steep driveways to homes</li> <li>Preserve historical areas</li> <li>Keep boardwalk/add businesses</li> <li>Keep green space</li> <li>Use marginal land as housing</li> </ul>
<b>5</b>	<ul style="list-style-type: none"> <li>* Size of building lot should be larger</li> <li>* Size of 2 acres is too much if land is not of high quality (developments)</li> <li>* Keep agriculture land in agriculture</li> <li>Farmland near the Town should be near the Town</li> </ul>

**Town of Farmington Planning Information Meeting – March 18, 2008**  
**Responses to Issue Identification Exercise**

Response No. by Group	Response * = indicates top 3 issues identified
<b>TRANSPORTATION</b>	
<b>1</b>	<ul style="list-style-type: none"> <li>* Funding for roads</li> <li>* Bus</li> <li>* Park and ride</li> </ul>
<b>2</b>	<ul style="list-style-type: none"> <li>* Speed public roads</li> <li>* Connections</li> <li>* Better shoulders</li> </ul>
<b>3</b>	<ul style="list-style-type: none"> <li>* Lighted intersections, stops signs with flashing lights</li> <li>* Encourage car pooling for getting to/from work; park/ride</li> <li>* Cost of maintaining township roads Busing, public Speed limits need to be re-looked at</li> </ul>
<b>4</b>	<ul style="list-style-type: none"> <li>* Cost of maintaining township roads; provide a mini-bus to take people shopping, doctors appointments etc. (transportation in and out of Mindoro) – has to be a reasonable price!</li> <li>* Limit number of driveways to the main road</li> <li>* Keep Denny/keeps roads in good shape</li> </ul>
<b>5</b>	<ul style="list-style-type: none"> <li>* Four land highway on County C</li> <li>* North or South corridor through the Town of Farmington</li> <li>* Start the speed zone before Bernhardt Addition</li> </ul>
<b>ECONOMIC DEVELOPMENT</b>	
<b>1</b>	<ul style="list-style-type: none"> <li>* Assist existing businesses to grow</li> <li>* Encourage rural-related industries</li> <li>* Land availability for development Purchase farm development rights to preserve agriculture Ease permitting for agriculture Recreational land use for tourism</li> </ul>
<b>2</b>	<ul style="list-style-type: none"> <li>* Look at ag sustainability; small business/industry growth; ag diversity</li> <li>* Marketing PR</li> <li>* Recreational/supper club</li> </ul>
<b>3</b>	<ul style="list-style-type: none"> <li>* Encourage business to grow here</li> <li>* Agriculture related business, i.e. grain storage</li> <li>* Make improvements in Mindoro – upgrade boardwalk Develop community into craft and sell area – have an annual event Need a car wash, pizza place, day care center</li> </ul>
<b>4</b>	<ul style="list-style-type: none"> <li>* Industrial park</li> <li>* Keep businesses in Town</li> <li>* Attract new businesses to Town Have more business involvement with our local community Encourage home business Preserve family farms</li> </ul>

**Town of Farmington Planning Information Meeting – March 18, 2008**  
**Responses to Issue Identification Exercise**

Response No. by Group	Response * = indicates top 3 issues identified
<b>ECONOMIC DEVELOPMENT continued</b>	
<b>5</b>	<ul style="list-style-type: none"> <li>* Keep commercial use close to the village</li> <li>* Keep agricultural land in production</li> <li>* Make provision for home based business</li> <li>Develop industrial park</li> <li>Wind energy</li> </ul>
<b>HOUSING</b>	
<b>1</b>	<ul style="list-style-type: none"> <li>* Affordable senior citizen housing</li> <li>* Multi-family or apartments</li> <li>* Plan for sanitary district expansion</li> <li>Subdivision ordinance</li> </ul>
<b>2</b>	<ul style="list-style-type: none"> <li>* Senior citizen/assisted living</li> <li>* Multi/condo/type housing in Villages</li> <li>* More than two acres, ? Non-ag covenants</li> <li>Single family home/ in villages</li> <li>Excess large (junk) around houses</li> </ul>
<b>3</b>	<ul style="list-style-type: none"> <li>* Need senior citizen housing, assisted living</li> <li>* Need more rental units – housing – duplex (?)</li> <li>* Encourage single family housing - \$200+</li> <li>Need more storage units</li> </ul>
<b>4</b>	<ul style="list-style-type: none"> <li>* Group housing together</li> <li>* More housing for senior citizens</li> <li>* Set standards for trailer parks</li> <li>Multi-family housing, keep in Town</li> <li>Require conditional use permits for new family units within a setback of existing farms (See Jackson and Trempealeau County)</li> </ul>
<b>5</b>	<ul style="list-style-type: none"> <li>* Assisted living and elderly apartments in village area</li> <li>* Develop nice apartments in village area</li> <li>* City park – used for camping and playground equipment</li> <li>Public library</li> </ul>

**Town of Farmington Planning Information Meeting – March 18, 2008**  
**Responses to Issue Identification Exercise**

Response No. by Group	Response * = indicates top 3 issues identified
<b>UTILITIES AND COMMUNITY FACILITIES</b>	
1	<ul style="list-style-type: none"> <li>* Library expansion</li> <li>* Health care clinic</li> <li>* School upgrades</li> <li>Plan for sanitary district expansion</li> <li>Wind generation</li> <li>Town hall facilities</li> </ul>
2	<ul style="list-style-type: none"> <li>* Wind generation plan</li> <li>* Cell phone/wind tower placement</li> <li>* Community library; increase education</li> </ul>
3	<ul style="list-style-type: none"> <li>* Community library – joint with the school; community center needed</li> <li>* Hazardous waste disposal, tires, etc. (2-3x year)</li> <li>* Improve county park – RV camping</li> <li>Wind farms</li> <li>Emergency services – well run</li> <li>Water/sewer need upgrading</li> </ul>
4	<ul style="list-style-type: none"> <li>* Build a public library</li> <li>* Make use of empty buildings</li> <li>* Look at new Town Hall complex with police, fire space for Township</li> </ul>
5	<ul style="list-style-type: none"> <li>* Library</li> <li>* Billboard restrictions</li> <li>* Bigger town hall</li> <li>Put the pool back to the Village of Melrose</li> </ul>
<b>AGRICULTURE, CULTURAL AND NATURAL RESOURCES</b>	
1	<ul style="list-style-type: none"> <li>* Ease permitting for agriculture</li> <li>* Encourage alternative crops – trees, etc.</li> <li>* Encourage alternative ag businesses, i.e. Farmer's market</li> <li>Add signage for existing recreational areas</li> <li>Invest in County Park</li> <li>Historic designations for boardwalk and other buildings</li> <li>Promote Town attributes on web site</li> </ul>
2	<ul style="list-style-type: none"> <li>* Preserve ag and wood lands</li> <li>* Water nitrate runoff; watershed protection; protect natural streams</li> <li>* Protect blufflands</li> </ul>
3	<ul style="list-style-type: none"> <li>* Upgrade/maintain boardwalk; Mindoro Blue Cheese; Mindoro Cut – Nat. Historical Site</li> <li>* County Park need improvements, cross county ski, bike trail/bike rental</li> <li>* Preserve woodlands; encourage agriculture to grow</li> </ul>

**Town of Farmington Planning Information Meeting – March 18, 2008**  
**Responses to Issue Identification Exercise**

Response No. by Group	Response * = indicates top 3 issues identified
<b>AGRICULTURE, CULTURAL AND NATURAL RESOURCES continued</b>	
<b>4</b>	<ul style="list-style-type: none"> <li>* Quarries – keep present ones in business</li> <li>* Mindoro cut - preserve</li> <li>* Good water and air quality</li> </ul>
<b>5</b>	<ul style="list-style-type: none"> <li>* Agriculture (water clean)</li> <li>* Factories (air clean)</li> </ul>
<b>INTERGOVERNMENTAL COOPERATION</b>	
<b>1</b>	<ul style="list-style-type: none"> <li>* Work with school and county on library</li> <li>* Explore efficiencies of shared services</li> <li>* County patrols in our area – law enforcement – satellite office</li> <li>Sharing emergency management resources</li> </ul>
<b>2</b>	<ul style="list-style-type: none"> <li>* Police (speed enforcement)</li> <li>* Fire department funding</li> <li>* County cooperation</li> </ul>
<b>3</b>	<ul style="list-style-type: none"> <li>* Need to market bike trails</li> <li>* Need better law enforcement – need local officers</li> <li>* Cooperative library with county library</li> </ul>
<b>4</b>	<ul style="list-style-type: none"> <li>* No more state and county and federal mandates (unfunded)</li> <li>* Keep local control</li> <li>* More county police presence – need faster response time</li> </ul>
<b>5</b>	<ul style="list-style-type: none"> <li>* Share Town jobs but not equipment</li> </ul>

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