

# Farmington Planning Commission Meeting 9/14/2021



## TOWN OF FARMINGTON COMPREHENSIVE PLAN 2021-2040

### *PREPARED BY*

Mississippi River Regional  
Planning Commission  
under direction of the  
Farmington Town Planning  
Committee and Town  
Board – 2021

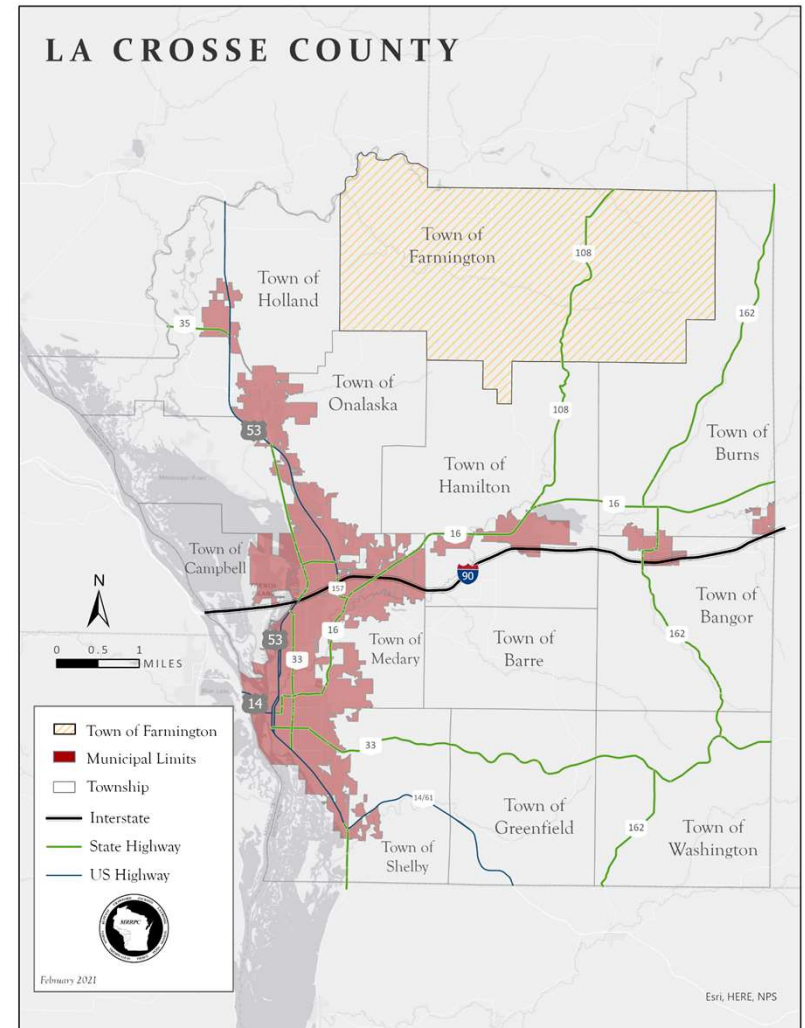
### *Adopted by Resolution*

*Date adopted*

# Plan Elements Layout

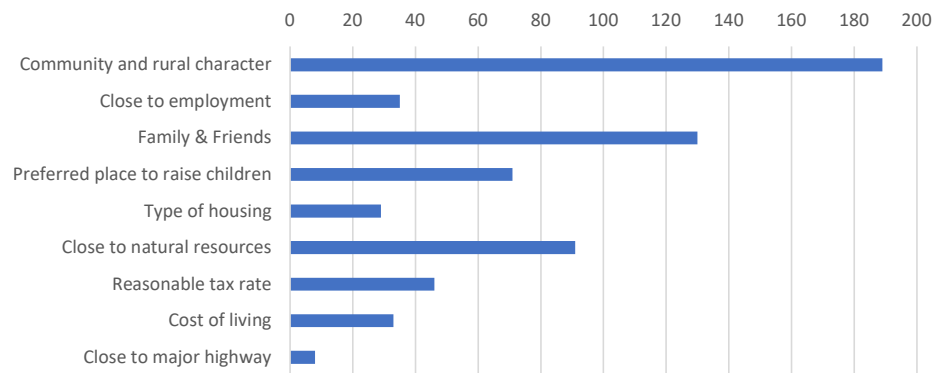
The Plan, this document, contains Farmington's goals, objectives, policies, recommendations and actions for the next 20 years. It contains the following eight (8) elements:

- Housing Element (Chapter 2)
- Transportation Element (Chapter 3)
- Utilities and Community Facilities Element (Chapter 4)
- Agricultural, Natural, and Cultural Resources Element (Chapter 5)
- Economic Development Element (Chapter 6)
- Intergovernmental Cooperation Element (Chapter 7)
- Land Use Plan (Chapter 8)
- Action and Implementation Element (Chapter 9)

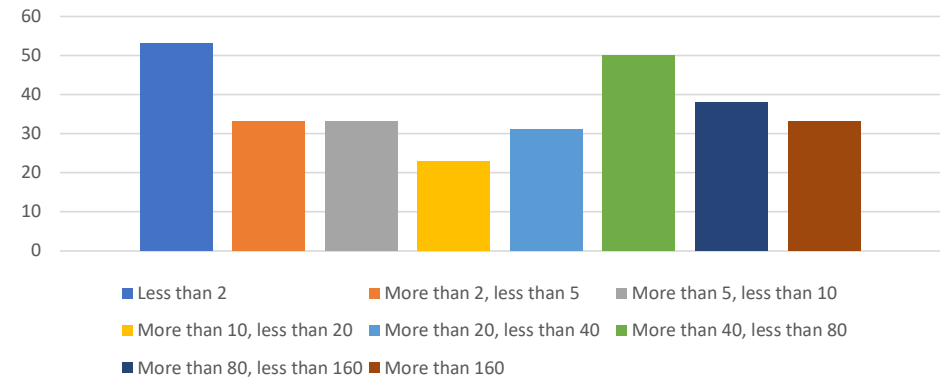


# Housing Element

3. Why do you choose to live in the Town of Farmington?  
(Choose up to 3)



2. If you own property in the Town, approximately how many acres do you own?



# Housing Element

	1990	2000	2010	2020	2025	2030	2035	2040	2020-2040 Predicted Change
<b>Town of Farmington</b>	<b>1,576</b>	<b>1,733</b>	<b>2,061</b>	<b>2,135</b>	<b>2,325</b>	<b>2,410</b>	<b>2,475</b>	<b>2,535</b>	<b>18.7%</b>
Village of Holmen	3,236	6,628	9,059	10,662	10,542	12,120	12,770	13,400	25.7%
Village of West Salem	3,611	4,738	4,7999	5,035	5,225	5,400	5,565	5,790	15.0%
La Crosse County	97,904	107,120	114,638	120,447	123,404	128,120	129,830	131,500	9.2%%

Source: US Census Bureau 2010, Estimates and projections from WI DOA

**Table 2 Household Characteristics**

	Average Household Size	Average Family Size	Family Households (2+ people)	Non-family Households	2010-2021 Households Compound Annual Growth Rate
<b>Town of Farmington</b>	<b>2.56</b>	<b>2.88</b>	<b>73%</b>	<b>27%</b>	0.66%
Village of Holmen	2.62	3.05	72%	29%	1.18%
Village of West Salem	2.47	2.99	69%	31%	0.61%
La Crosse County	2.36	2.94	59%%	41%	0.51%

Source: ESRI 2021, US Census Bureau, 2020

**Table 4 Housing Occupancy, 2021**

	Total Housing Units	Owner Occupied	Renter Occupied	Vacant Units
<b>Town of Farmington</b>	<b>941</b>	<b>82%</b>	<b>9%</b>	<b>9%</b>
Village of Holmen	3,988	77%	20%	3%
Village of West Salem	1,994	70%	28%	2%
La Crosse County	51,741	61%	34%	5%

Source: ESRI 2021

# Housing Element

## Goal A

- Promote the development of senior citizen and assisted living housing in the unincorporated community of Mindoro.

1. The Town of Farmington and the La Crosse region are comprised of an aging population. Meeting Survey input suggests 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.
2. 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.
3. 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.
4. 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, In previous planning efforts, 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.

# Housing Element

## Goal B

- Encourage the development of **high quality** multi-family apartments and rental units in the Farmington to assist in providing housing opportunities for all income levels, **and to provide housing options for the area workforce.**

1. 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 multifamily 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.
2. **It is recommended that the board consider a range of factors when evaluating proposed multi-family dwellings, including: supply vs demand for unit types, compatibility with the neighborhood and community, and quality design aesthetic.**

# Housing Element

## Goal C

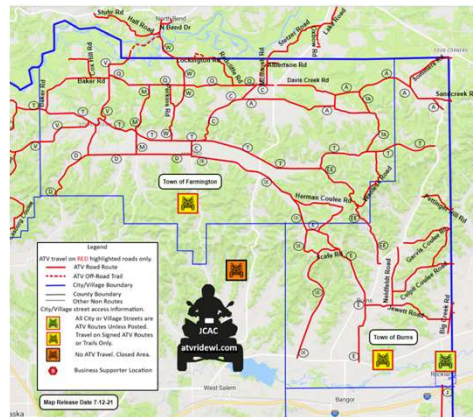
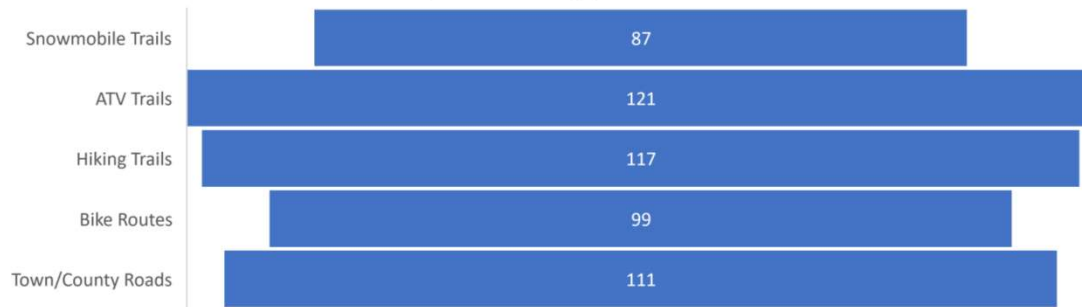
- Promote cluster housing development in the Farmington in established residential areas.

1. Cluster development was encouraged in the previous comprehensive plan. 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.
2. To the Town of Farmington plan recommends that clustencourage the development of cluster/conservation subdivisions, er/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.
3. 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)

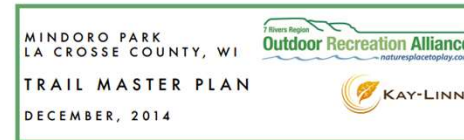


# Transportation Element

13. Would you support the creation or expansion of the following transportation opportunities?



La Crosse County ([atvidewi.com](http://atvidewi.com))

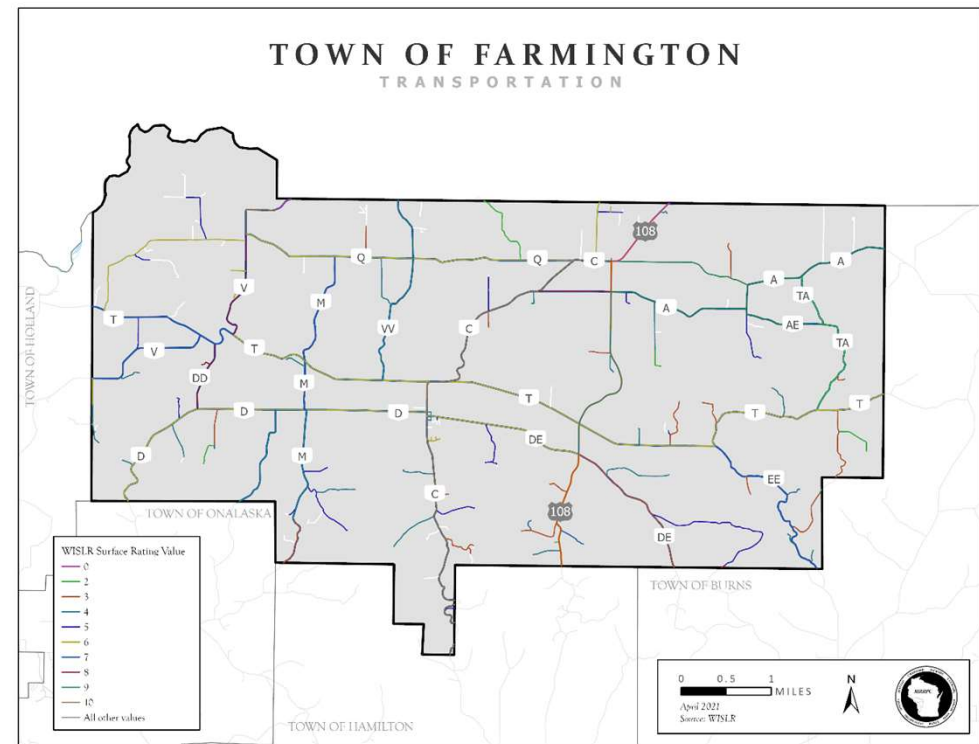
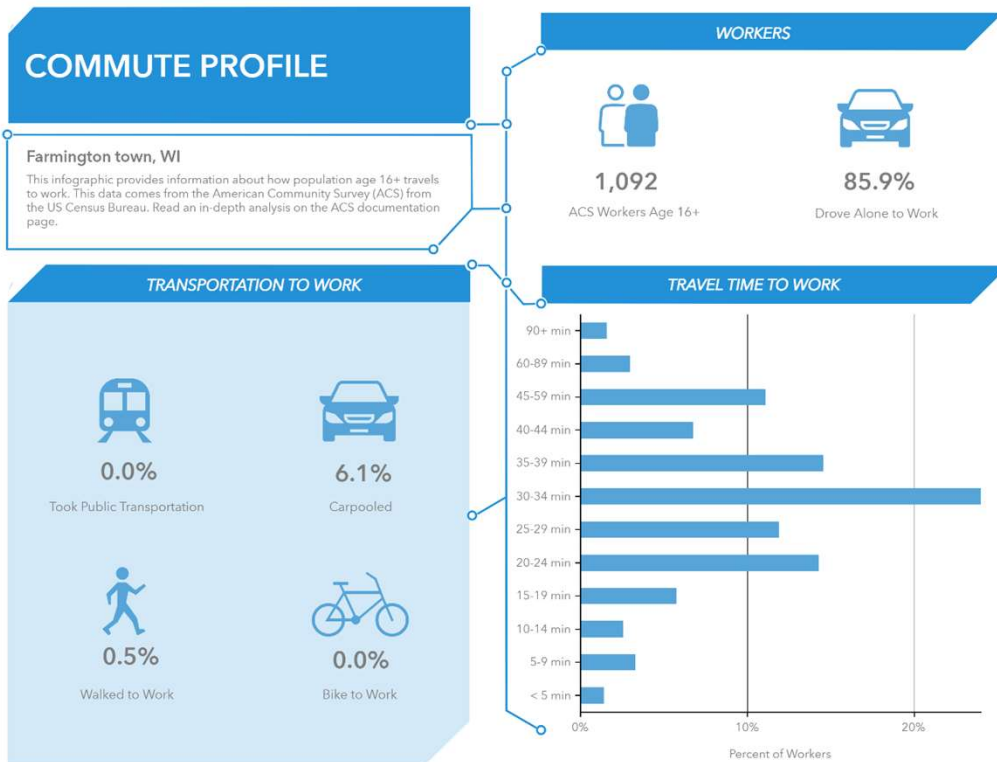


CONTACT:  
Sue Howe, Executive Director, Outdoor Recreation Alliance  
608-792-6740/[suehow@naturesplacetoplay.com](mailto:suehow@naturesplacetoplay.com)  
<http://naturesplacetoplay.com/>





# Transportation Element



This infographic contains data provided by American Community Survey (ACS). The vintage of the data is 2015-2019.

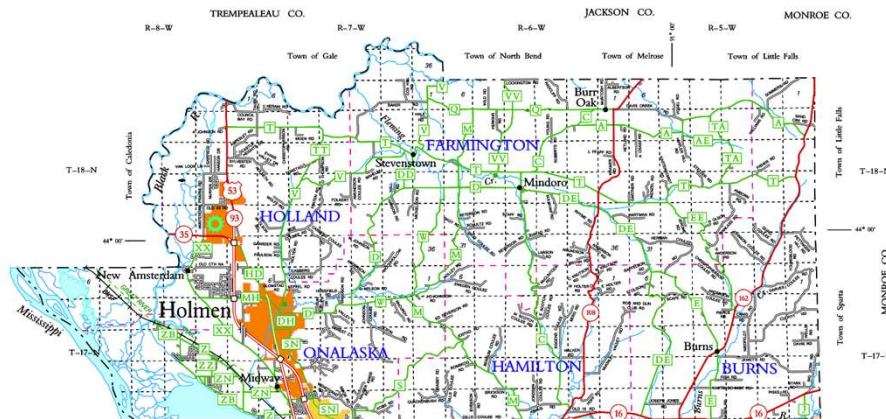
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# Transportation Element

## Goal A

- Strive to maintain funding for roads, to continue existing level of road maintenance

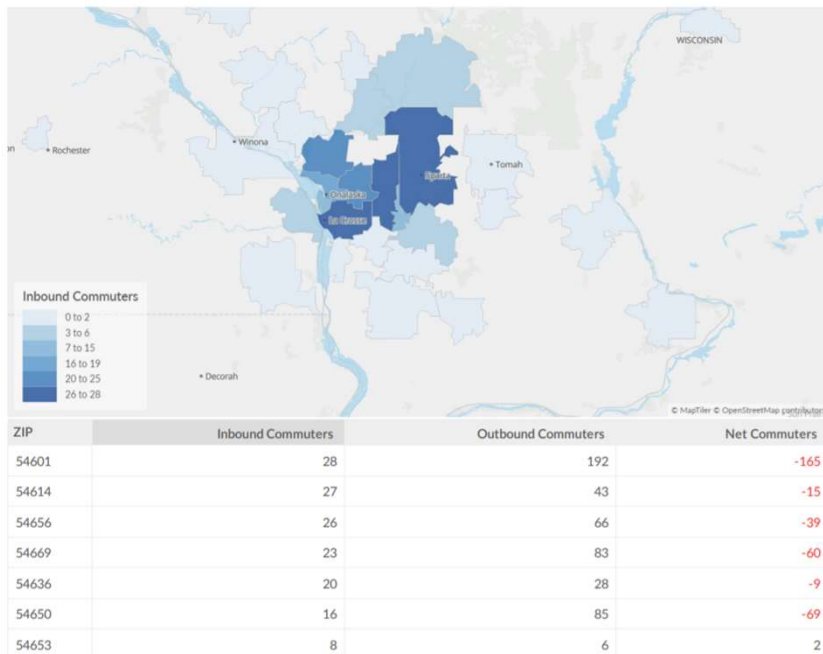
1. Survey results indicated that residents were **generally** satisfied with the condition and maintenance (snow plowing, etc.) of town roads. It is therefore recommended that the Town of Farmington Town Board continue annual road inspections and current budgeting practices to maintain the existing quality and level of service of existing roads.
2. Continue to maintain a good working relationship with the County Highway Department and meet annually to discuss transportation issues affecting the town and county.
3. 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.
4. Maintain communications with neighboring municipalities and continually monitor road impacts from potential business or residential expansion in the area.
5. Offer resident input on Township website regarding specific maintenance and road condition concerns.



# Transportation Element

## Goal B

- Explore park and ride opportunities and encourage carpooling



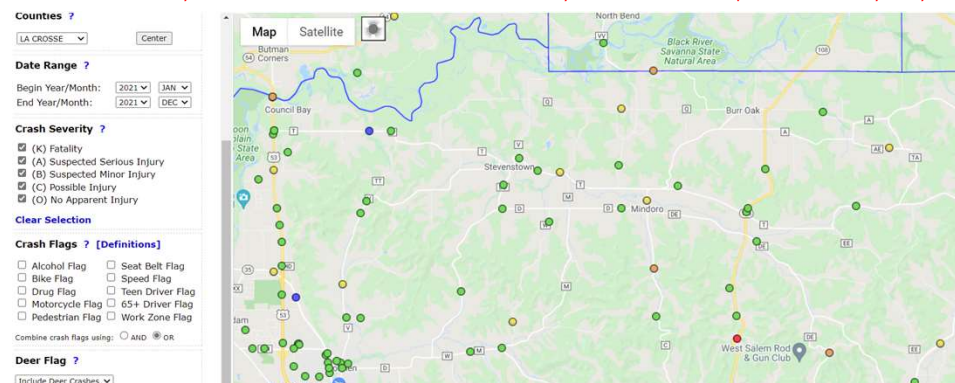
1. ~~Based on meeting and survey input residents are concerned about higher fuel prices and the ability to live in the Town of Farmington yet commute to La Crosse (area) for work. It is recommended that the Town of Farmington work with La Crosse County and the Wisconsin Department of Transportation and 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.~~
2. It is recommended that the Town of Farmington make residents aware of the WisDOT 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.
3. 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.
4. It is recommended to further analyze commuting patterns, to identify notable trends. Coordination with regional transit services, such as SMRT Bus could benefit Farmington residents.
5. The Township can also utilize available datasets and analysis from MRRPC to identify unique traffic trends to/from/within the community.

# Transportation Element

## Goal C

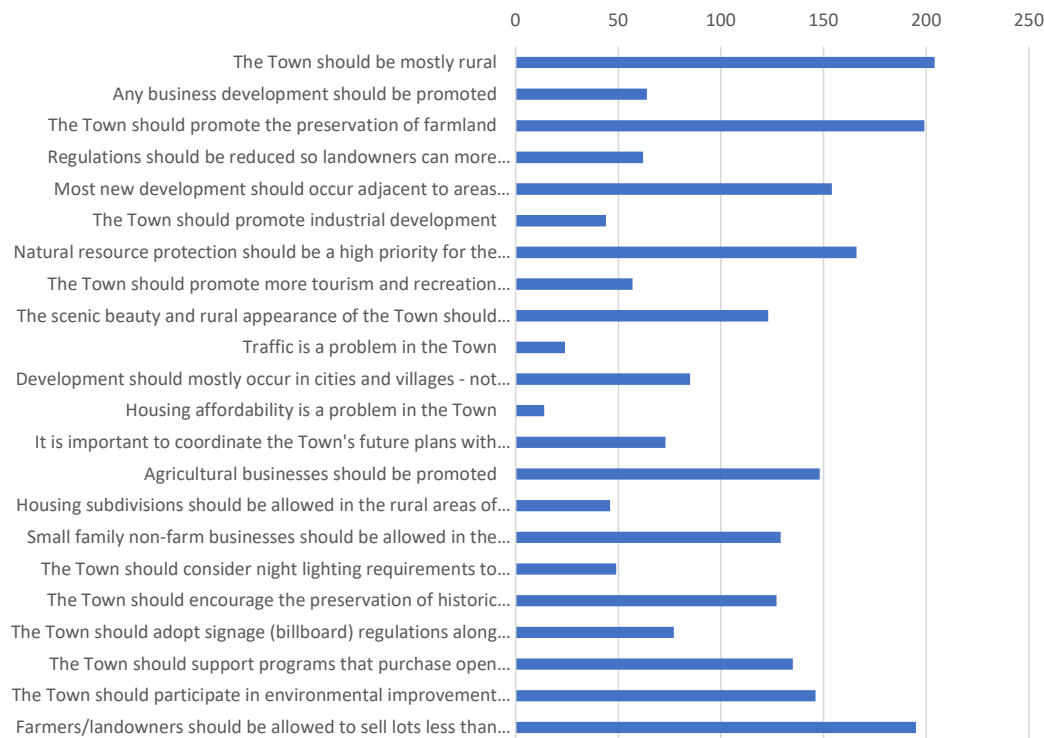
- Work to improve the safety of transportation facilities in the Town

- 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.
- 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.
- 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.
- 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.
- 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.
- Review development proposals to ensure public roads provide sufficient access/turn arounds for emergency vehicles, school buses, etc.
- 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.
- Monitor safety, use, and effectiveness of UTV trail network, and promote compatibility with neighboring
- Annually monitor crash statistics for roadways in the Township and identify any areas of concern for safety countermeasures.

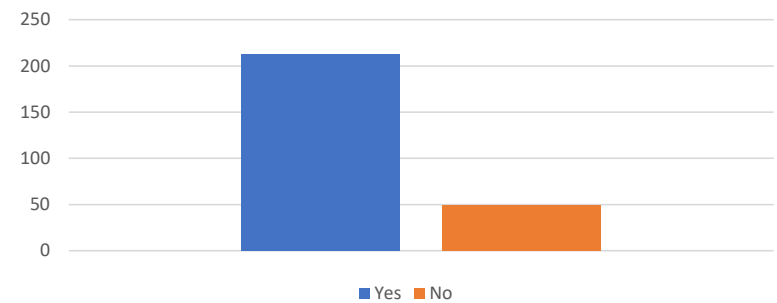


# Utilities and Community Facilities Element

16. The following are several statements that suggest choices about future directions for growth and development in the Town. Please check boxes next to the statements with which you AGREE

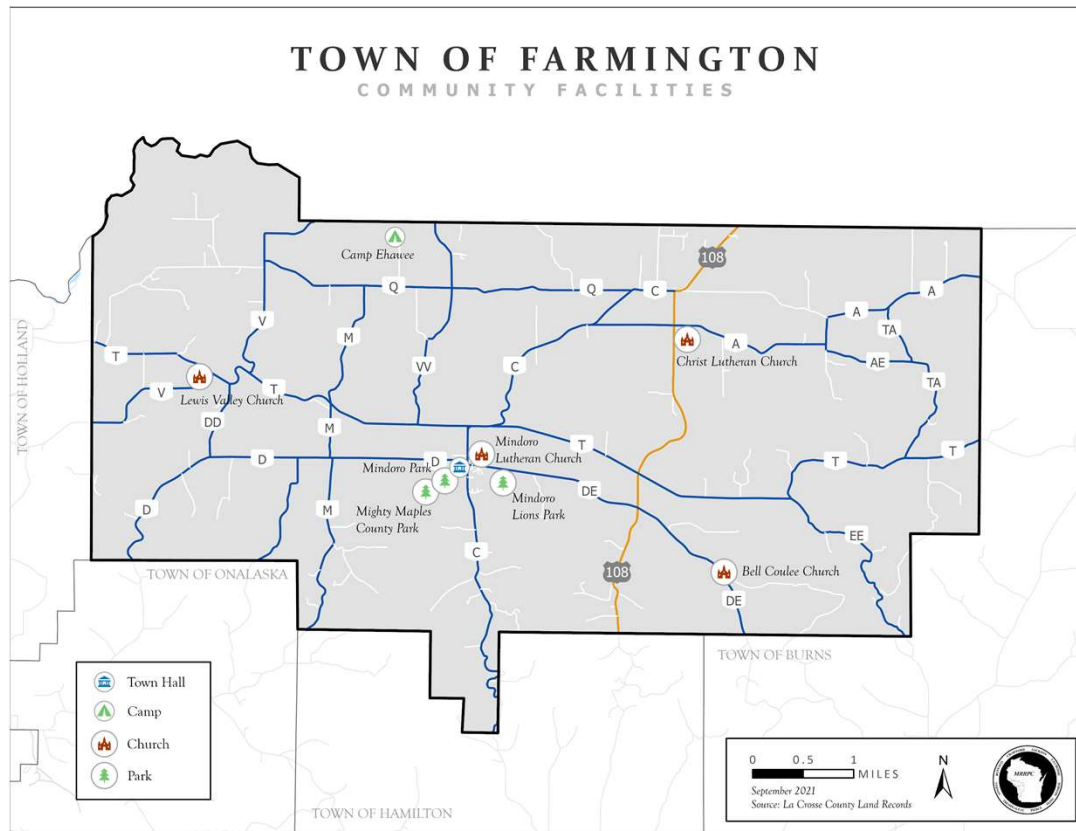


12. Would you support the Town Board taking a proactive role to regulate developments such as: cell towers, windmills, solar farms, "mega" farms, and mining operations?





# Utilities and Community Facilities Element





# Utilities and Community Facilities Element

## Goal A

- Support and encourage improvements to the County Park.

1. 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.
2. 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.
3. Explore strategies to implement multi-use trails at the County Park as recommended in the 2014 ORA Report (in Comprehensive Plan Appendix). This will likely require Farmington to take a proactive role in administration, construction, and maintenance. The planning committee will continue discussing paths to success.

# Utilities and Community Facilities Element

## Goal B

- o Promote community facilities that increase social, physical, and educational opportunities for town residents.

1. 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.~~
- ~~2. 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.~~ **It is recommended the board actively consider community service and utility capacity when evaluating development proposals.**
3. 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.
4. 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).
5. 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.
- ~~6. 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.~~

# Utilities and Community Facilities Element

## Goal C

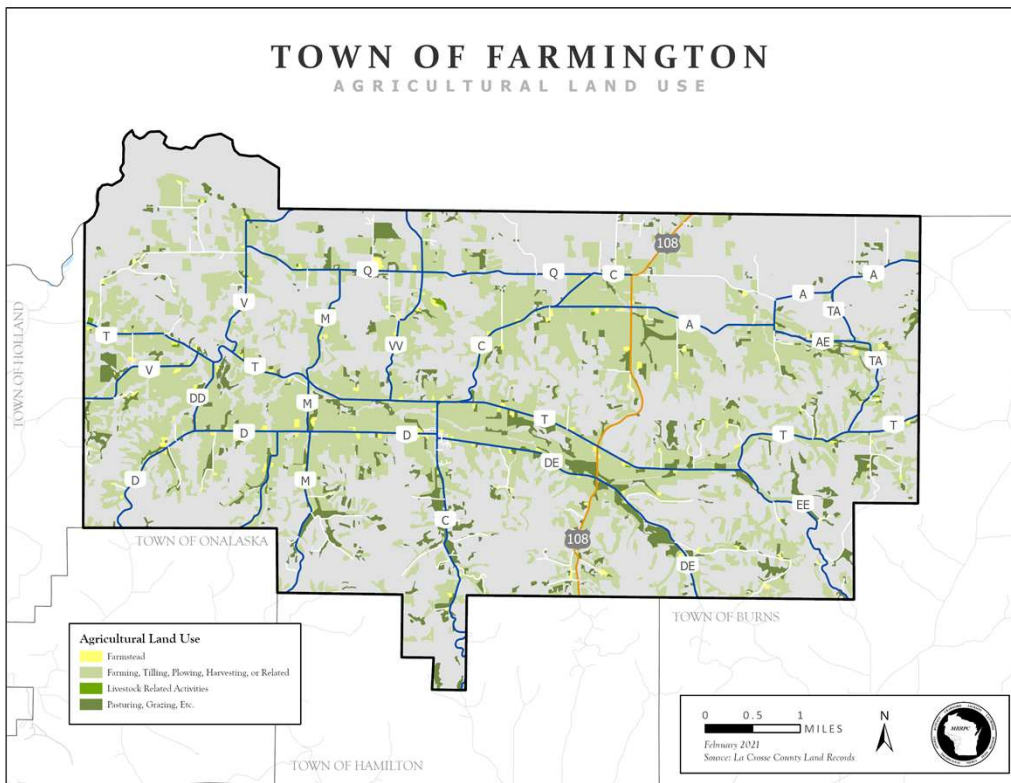
- Manage the location of wind towers and communication facilities.



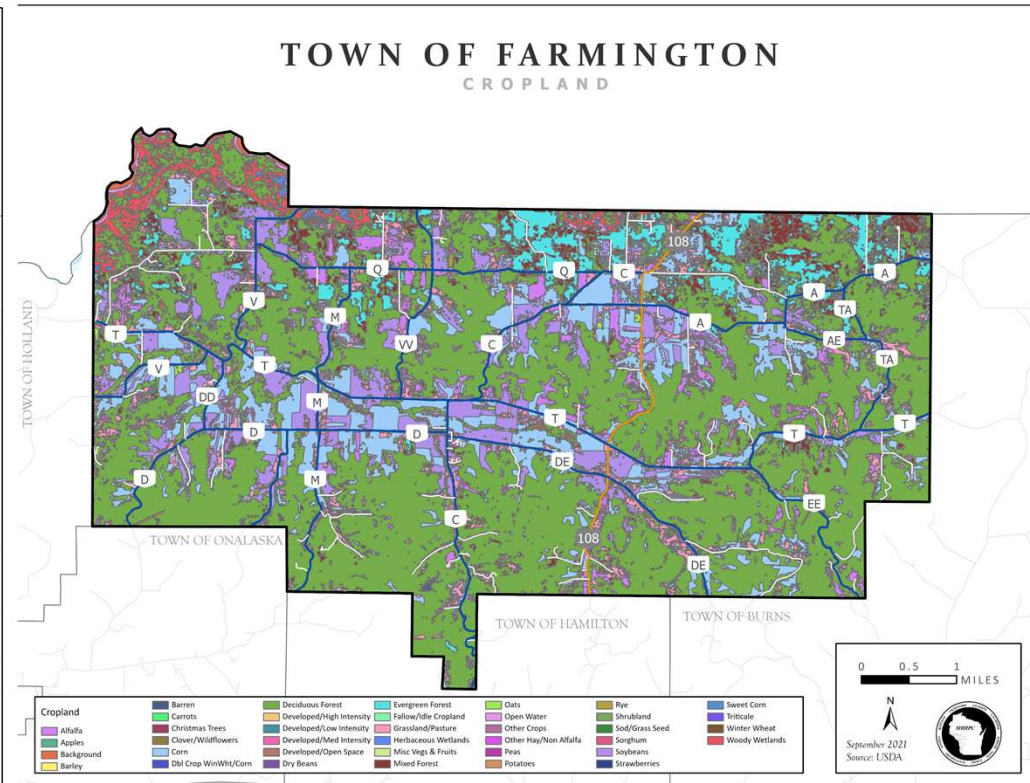
1. Work in conjunction with the County to develop necessary ordinances to manage the utilization of alternative energy sources (wind) ensuring a net benefit to the residents of the town. It is further recommended that such uses not be allowed to jeopardize the environment and natural features the make the Town of Farmington unique.
2. 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.
3. Survey responses indicated that residents approve of the Township taking a proactive role in regulating developments such as: wind towers, cell towers, solar farms, mega farms and mining. It is recommended that the Township consider ways to balance interests of supporting development via expanded internet connectivity and sustainable energy while being mindful of community impacts of infrastructure.

# Agriculture, Natural/Cultural Resources Element

**TOWN OF FARMINGTON**  
AGRICULTURAL LAND USE

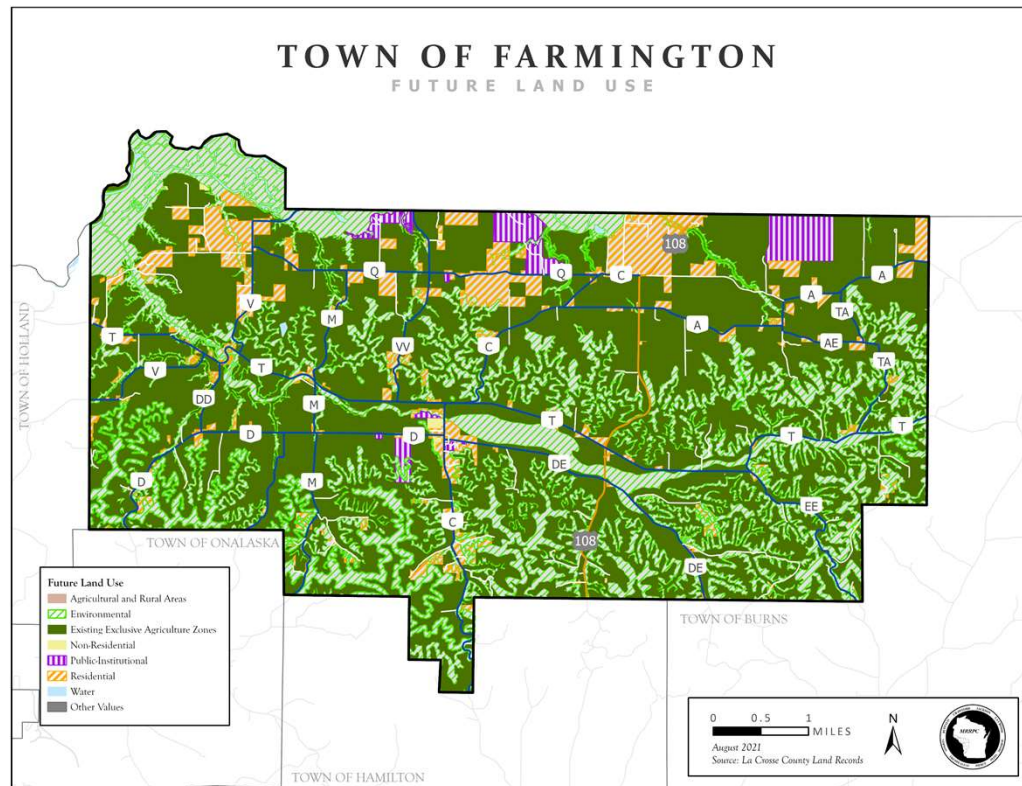


**TOWN OF FARMINGTON**  
CROPLAND



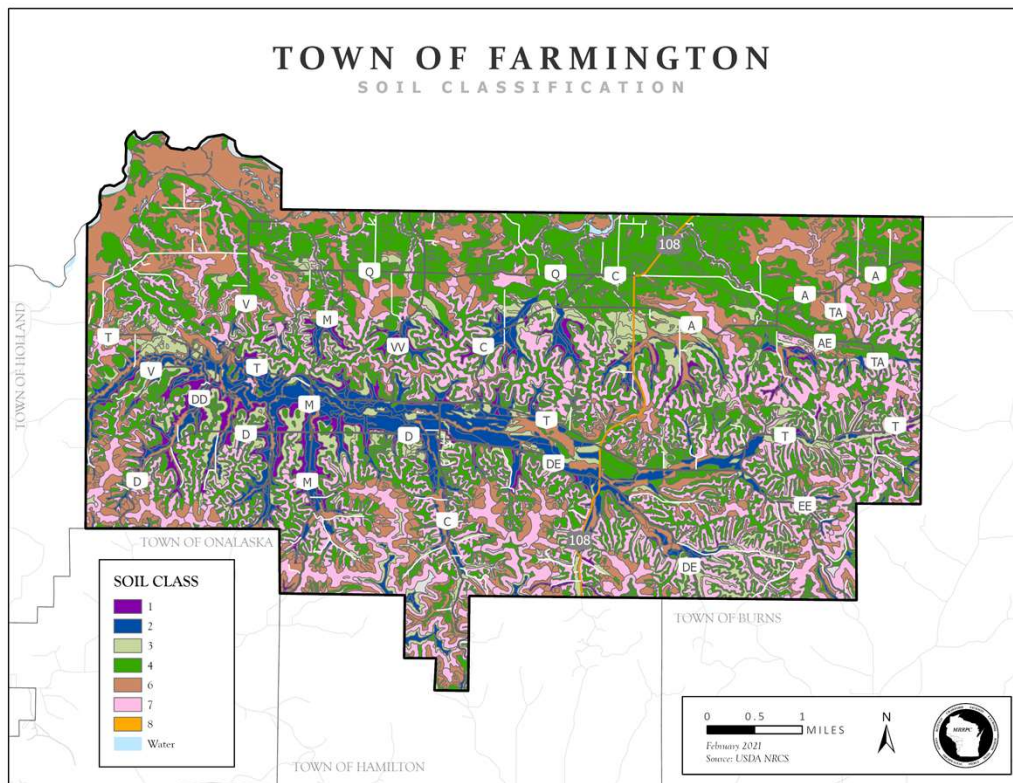


# Agriculture, Natural/Cultural Resources Element



Name of Site or Facility	Type	Size (Acres)	Features
Mindoro Cut	Historical Marker	n/a	Historical Marker
North Bend Bottoms	Wildlife Area/Open Space	32	Hunting and Hiking
Mindoro County Park	Community Park	114	Walking, hiking, photography, birdwatching, wildlife viewing  Wildlife habitat, nature study retreat, and traditional park. Ball diamond, electrical service, well, playground, pit toilets, picnic area
Bice Forest	County Forest Preserve	462	Walking, hiking, photography, birdwatching, wildlife viewing  10 miles of hiking trails and old logging trails
Hoeth Forest	Open Space	461	
Battlefields behind Mindoro School	Neighborhood park	n/a	Lighted ball fields
Old Brown Valley School	Community Center	1	Picnicking  One pit toilet, playground equipment, 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, hiking, dining hall, 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	Neighborhood park	n/a	Tractor pull track, restrooms, bleachers, picnic tables, shelter, kitchen
Black River	River	n/a	Fishing, canoeing, paddling
Burr Oak Creek	Creek	n/a	Fishing Class III Trout Stream
Creamery Creek	Creek	n/a	Fishing Class III Trout Stream
Davis Creek	Creek	n/a	Fishing Class II Trout Stream

# Agriculture, Natural/Cultural Resources Element



### Assessed Acres by Property Class, Farmington

Property Class	2010	2020
Total Real Property	40,764	39,253
Agricultural	19,913	17,751
Agricultural Forest	10,437	11,289
Commercial	36	84
Forest	5,209	4,871
Manufacturing	125	144
Other	426	438
Residential	1,519	1,573
Undeveloped	3,099	3,103

## Equalized Value by Property Class, Farmington

Property Class	2000	2010	2020
(All)	\$77,104,000	\$158,304,900	\$196,339,200
Residential	\$35,154,800	\$98,042,800	\$128,272,500
Other	\$11,726,900	\$17,690,800	\$23,503,000
Commercial	\$1,033,500	\$1,804,700	\$2,782,300
Productive Forest Land	\$21,147,600	\$15,627,000	\$13,457,200
Agricultural Forest Land	n/a	\$15,654,000	\$19,245,100
Personal	\$325,300	\$1,578,800	\$1,497,800
Agricultural	\$7,215,100	\$2,751,000	\$2,891,800
Undeveloped	\$237,600	\$2,761,500	\$2,868,000
Manufacturing	\$263,200	\$1,734,400	\$1,821,500



# Agriculture, Natural/Cultural Resources Element

## Goal A

- Preserve woodlands, bluff lands, and agriculture in the Farmington

1. 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.
2. 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.
3. 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.
4. 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.
5. 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. 21

# Agriculture, Natural/Cultural Resources Element

## Goal B

- Promote awareness to preserve natural resources, historical and cultural sites in the Farmington.

1. 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.
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.)
3. 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.
4. ~~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.
5. Consider posting resources on website and incorporating sites into events/campaigns.

# Agriculture, Natural/Cultural Resources Element

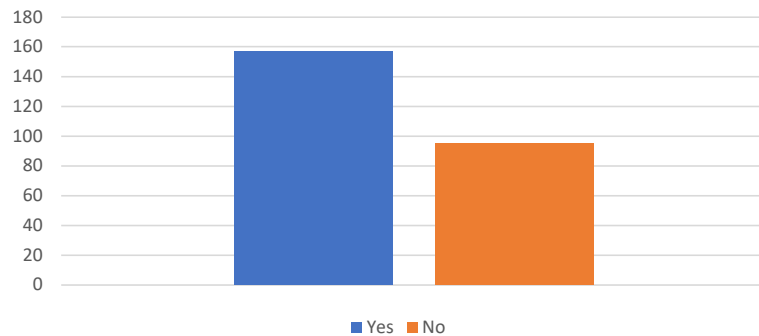
## Goal C

- o Protect surface and groundwater resources of the Farmington.

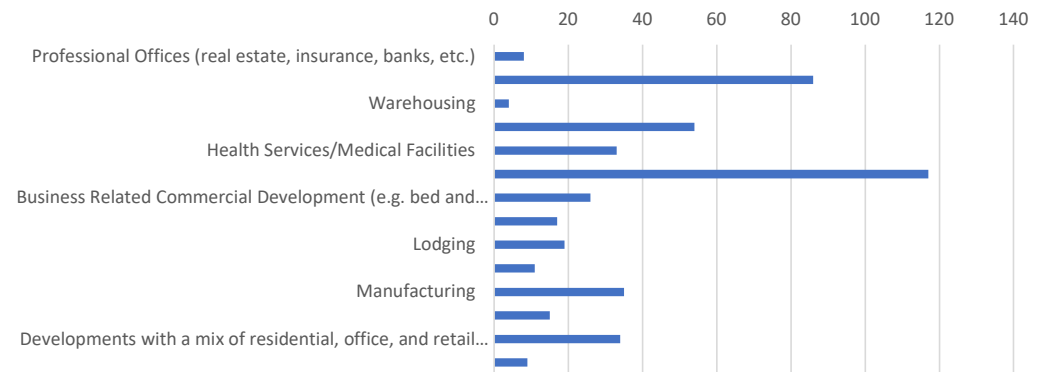
1. Encourage commercial, industrial and residential development to locate in the unincorporated community of Mindoro which is served by a sanitary district that provides public sewer and water services.
2. Promote the use of Agricultural Best Management Practices (BMP'S) by landowners and agricultural producers in the Town of Farmington.
3. It is recommended that development continue to be prohibited in wetland/flood plain areas by the continued enforcement of existing ordinances.
4. 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.
5. Maintain existing regulations of private on-site sewer systems and private wells to protect the environment and future ground water supplies.
6. Work with the county in the implementation of storm water management plans to reduce runoff to surface waters.
7. Support the County's implementation of the La Crosse County Land and Water Resource Plan.
8. Support the County's efforts to monitor urban/rural wells and irrigation systems to ensure ground water levels and quality are not jeopardized.

# Economic Development Element

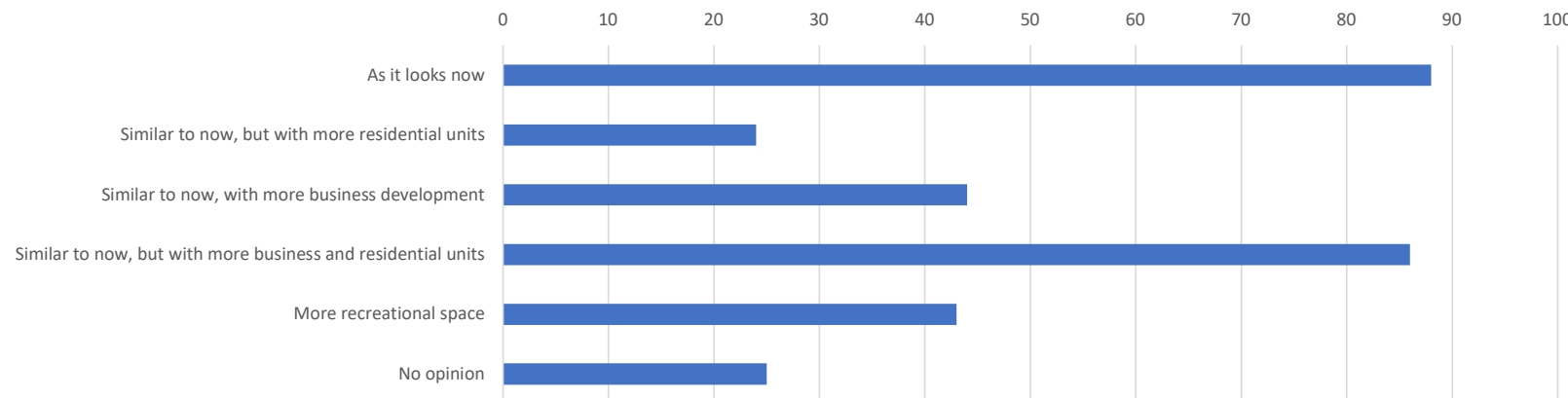
11. Would you support development along designated commercial roads such as County C and County D?



10. Which of the following types of new businesses would you like to see developed in the Town in the future?



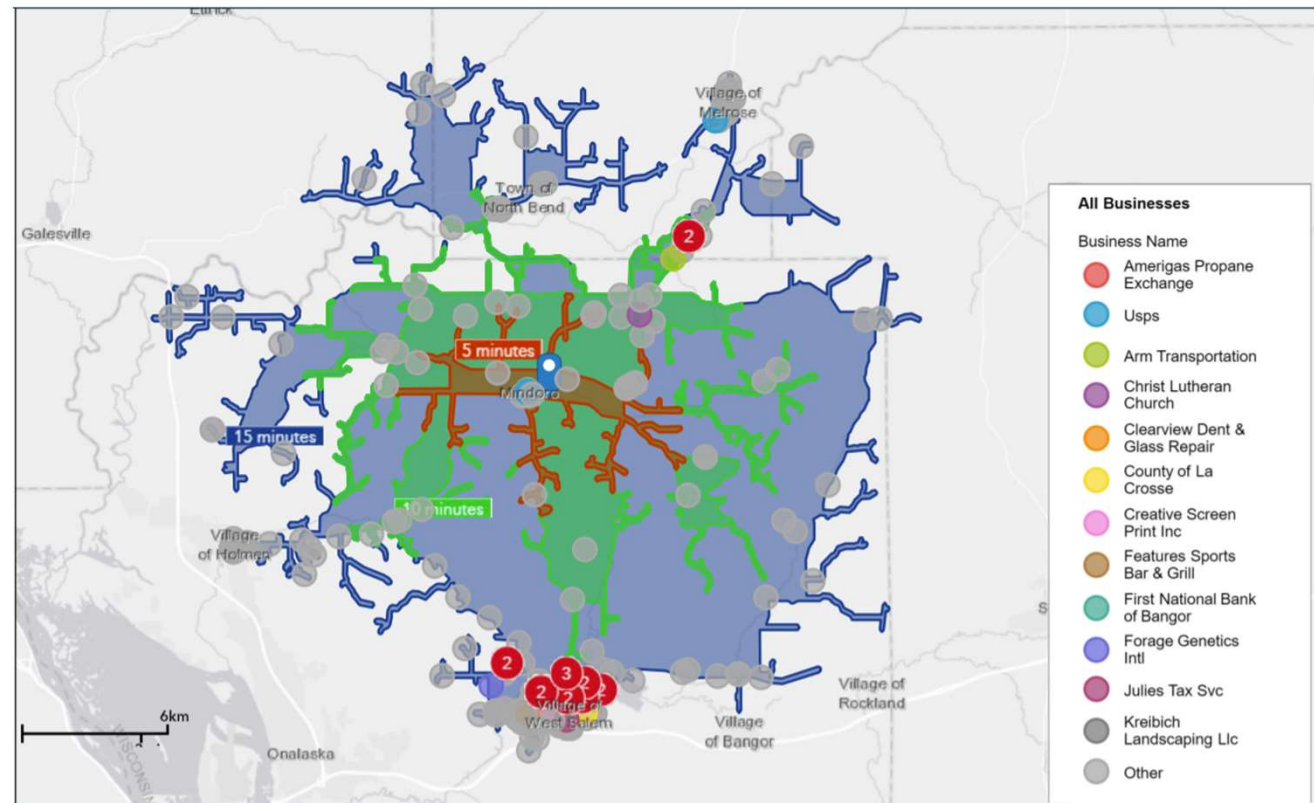
14. Which statement best describes how you would want the Town to look 20 years from now?



# Economic Development Element

Identify opportunities for economic development.

- Over 400 businesses within a 15 minute drive of Farmington
- Over \$61 million in total sales
- Over 4,000 jobs



# Economic Development Element

## Goal A

- Sustain existing agricultural businesses and encourage alternative agriculture businesses in the Town (farmers market, value added ag., etc.)

1. 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.
2. 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.
3. 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.
4. 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.





# Economic Development Element

## Goal B

- o Encourage and assist existing businesses to grow.



1. ~~Resident input gathered during the planning process continually stressed supporting existing businesses and encouraging new businesses to locate~~ Survey responses indicated residents are open to a wide variety of new business sectors 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.
2. 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.
3. 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.
4. 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.
5. Continue to monitor County, Regional and State programs that promote the desired businesses identified during the planning process by town residents.

# Economic Development Element

## Goal C

- Promote rural and home-based businesses (and work-from-home) in the Farmington.

1. 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.~~ As a result of COVID, many local employers have transitioned to a permanent work-from-home environment, a significant benefit to residents in rural areas like Farmington.
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.
3. Continue to support county and state recreational facilities in the Town of Farmington ~~as a means~~ to provide recreational opportunities for visitors and tourists.
4. 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.
5. 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.
6. Encourage and support work-from-home culture, and work to provide infrastructure and incentivize residents who are based in a remote work environment.

# Economic Development Element

## Goal D

- o Focus industrial, commercial and retail businesses to the unincorporated community of Mindoro.

1. 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~~ Discussions 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
2. ~~Residents had a general concern regarding future~~ It is recommended that proposed 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.
3. 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.

# Intergovernmental Cooperation Element

## Goal A

- Explore efficiencies of shared services between local units of government and agencies

1. The need for a larger public library in the Town of Farmington was **previously** 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.
2. Utilize the La Crosse County Planning Departments website capabilities/links to provide information regarding the Town of Farmington to interested residents and neighboring municipalities.
3. 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.
4. Explore joint purchases and sharing of materials/equipment with neighboring towns to provide community services in the most efficient manner possible.
5. 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.
6. Strive to maintain an open dialogue with school districts serving the Town of Farmington in order to evaluate the school districts facility/educational needs.
7. Support county and regional economic development efforts to improve the local economy by increasing the number of employment opportunities and tax base.
8. Continued participation in the Wisconsin Department of Transportation's WISLR program will ensure future state funding and assist in identifying budgeting efficiencies.
9. 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.

# Intergovernmental Cooperation Element

## Goal B

- Evaluate emergency services provided to the Town by La Crosse County and other emergency service providers.

1. 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.
2. Maintain the existing fire department and existing cooperative agreements

# Intergovernmental Cooperation Element

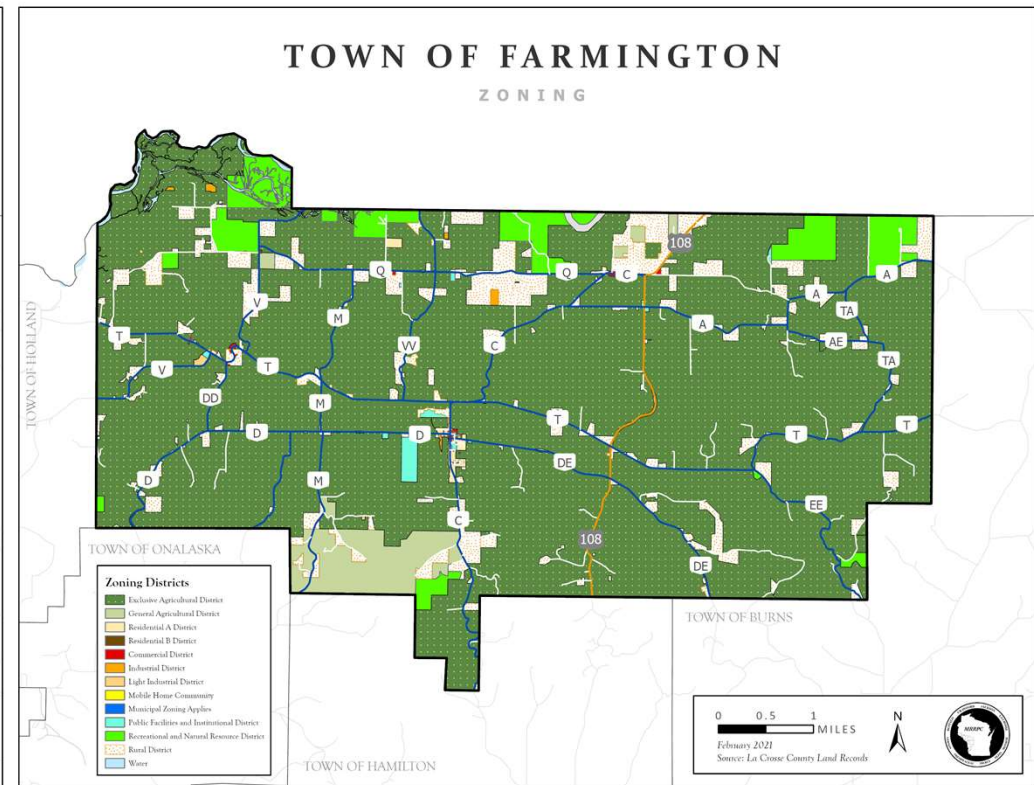
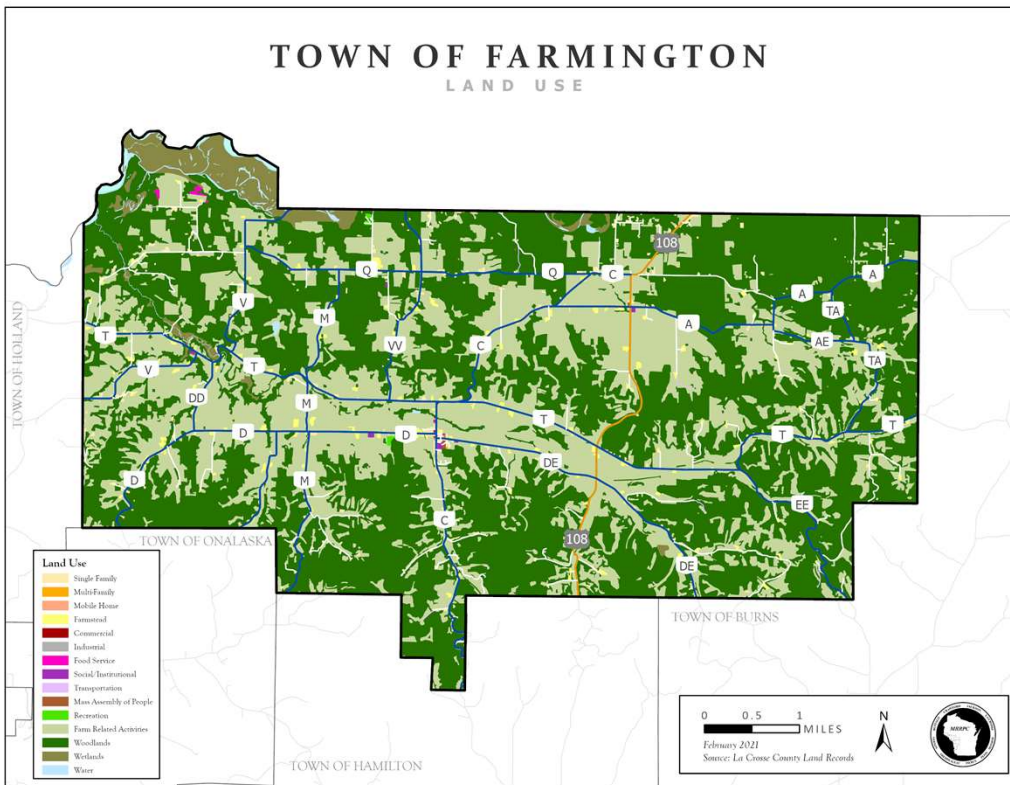
## Goal C

- Evaluate and maintain La Crosse County administration of land management ordinances in the Town of Farmington.

1. 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. **The La Crosse County Comprehensive Plan will be complete in 2022, and the Township will review any significant changes and amend the Farmington Comprehensive Plan as necessary.**
2. 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.
3. 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.
4. **It is recommended that the Township and County explore opportunities to better stay abreast of mutual land use concerns and engaged on important topics throughout the County.**

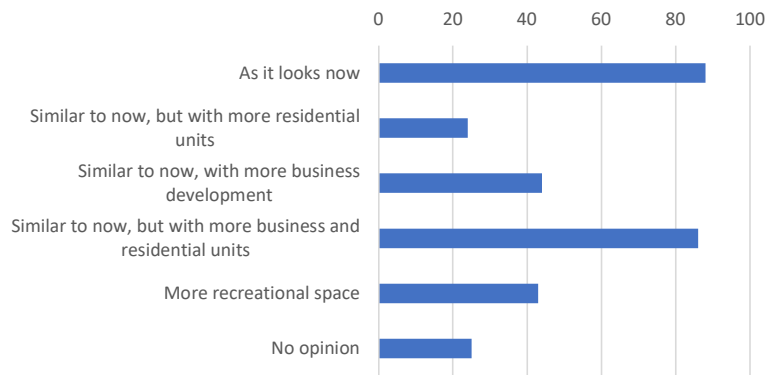


# Land Use Element

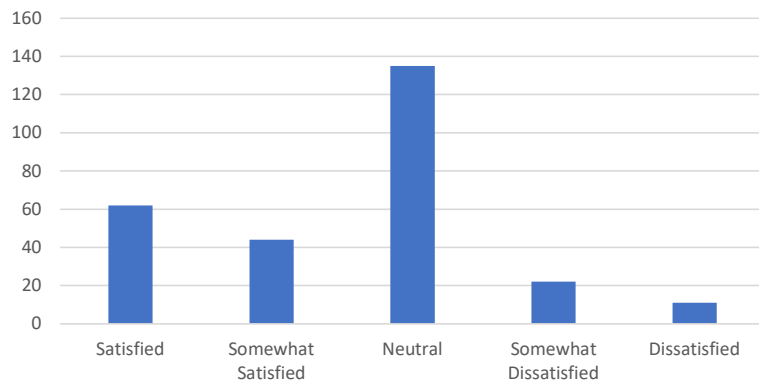


# Land Use Element

14. Which statement best describes how you would want the Town to look 20 years from now?



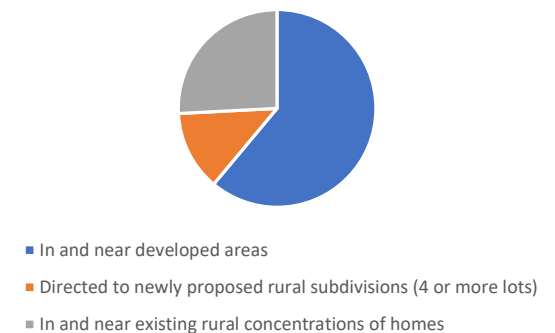
9. How would you rate the current efforts of the Town to regulate and guide development?



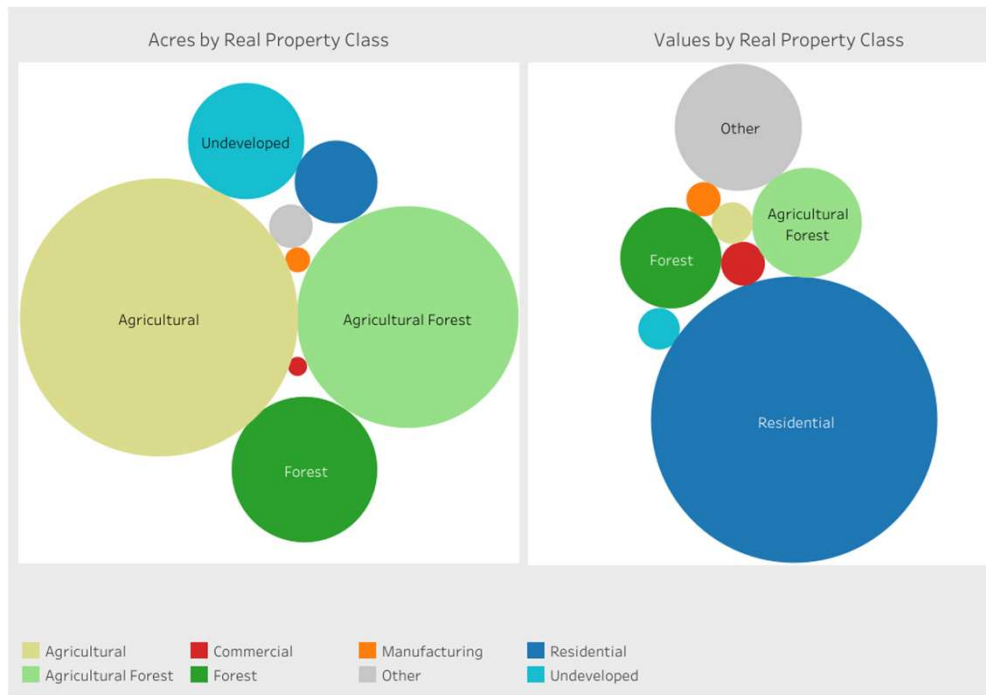
17. Current zoning requires an Exclusive Agriculture zoned parcel be a minimum of 35 acres to construct a residence. Would you favor the Town work with County and State officials to: (Note that the Farmland Preservation 35 acre rule set by Wisconsin)



15. Which of the following best describes your idea of where new housing should be located in the Town?



# Land Use Element



**Table 6 Population and Household Density 2020**

	Population	Housing Units	Area in Square Miles			Density (sq. miles of land area)	
			Total Area	Water Area	Land Area	Population	Housing Units
<b>Town of Farmington</b>	2,135	941	75.6	.17	75.43	28.3	12.5
<b>Village of West Salem</b>	5,035	1,994	3.44	.2	3.42	1,472	583.0
<b>Village of Holmen</b>	10,123	3,696	7.26	0	7.26	1,394.4	509.1
<b>La Crosse County</b>	120,515	51,291	480	28	452	266.6	113.5

Source: US Census Bureau 2010, Esri forecasts 2020, Town of Holland 2020

# Land Use Element

## Goal A

- Preserve farmland and strive to maintain existing agricultural uses.

1. 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.
2. 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 – (Shown below). 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.
3. 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:
  - 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.

# Land Use Element

## Goal A (Continued)

- Preserve farmland and strive to maintain existing agricultural uses.

- 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.
4. 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.
5. 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)
6. 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 unreasonable adverse effect on rare or irreplaceable natural areas.

# Land Use Element

## Goal B

- o Encourage organized/planned development of non-agricultural uses (residential, commercial, industrial, recreational, cultural, etc.) throughout the Farmington.

1. 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 recommend that future land use decisions follow the designations outlined in this element to ensure the organized development of the Town of Farmington.
2. 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.
3. It is recommended the that Town of Farmington maintain its two acre minimum lot size requirement for residential development that takes place outside of the Mindoro sanitary district.
4. 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.
5. During planning discussions, the committee determined a development checklist be developed to assist residents in the permitting and approval process.



# Land Use Element

## Goal C

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

1. 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).
2. 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.
3. 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.

# Implementation Element

- 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.
- 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

## Goal A

- Identify policies and programs to implement recommendations of the comprehensive plan.

1. 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.
2. Identify "performance measures" and create a dashboard to offer metrics for certain categories that are important to residents.

# Implementation Element

## Goal B

- Continue to provide the opportunity for public input throughout the planning process and future updates.

1. 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.
2. 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.

# Implementation Element

## Goal C

- Balance individual property rights with community interests and goals.

1. 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~~ The plan will ensure that balance in the form of public input and opinions will be achieved during the planning process.
2. Utilize public input in the planning process and update the comprehensive plan a minimum of once every 10 years.
3. Offer residents an opportunity to provide input to meeting content and important issues online via the Township website