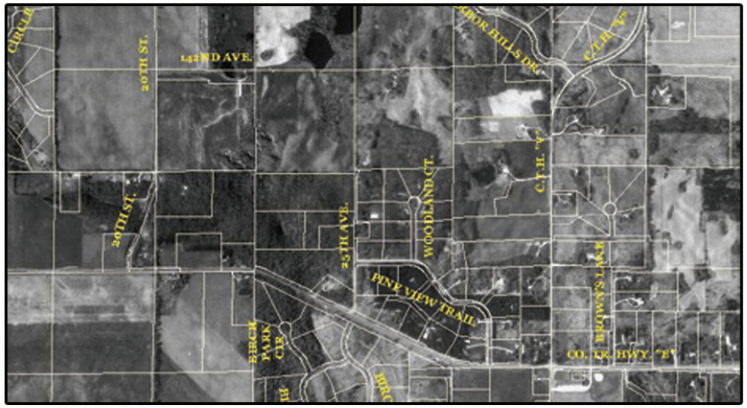

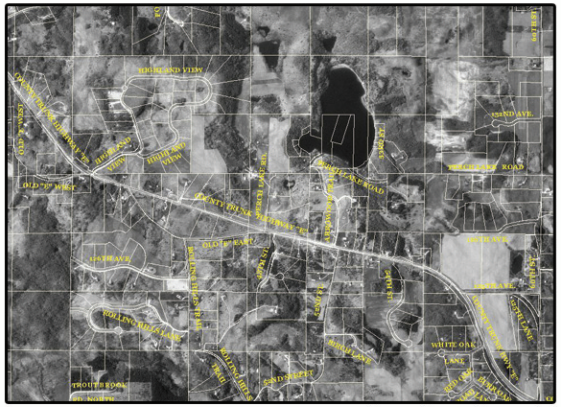

COMPREHENSIVE PLAN 2006

TOWN OF ST. JOSEPH

Town of St. Joseph Comprehensive Plan 2006

Town of St. Joseph Town Board
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Dan Gavin, 1st Supervisor
Peggy Jones-Matz, 2nd Supervisor
Bye Barsness, 3rd Supervisor
Rick Colbeth, 4th Supervisor
Marie Schmit, Clerk/Treasurer

Town of St. Joseph Plan Commission
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Clint Jones, 2nd Alternate
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CHAPTER 6	TRANSPORTATION
CHAPTER 7	UTILITIES, COMMUNITY FACILITIES AND INTERGOVERNMENTAL COOPERATION
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The Town of St. Joseph is a unique, rural, and beautiful place. The Town has rich natural resources, agricultural lands and beautiful homesteads which populate the landscape. The Town will face several changes as regional improvements, such as the new bridge, alter the landscape and increase access to the Town. These changes have the potential to change the character of the Town and in response the Town is taking a proactive role by preparing this Comprehensive Plan. This plan lays out the overall vision and goals for the town over the next 20 years to ensure that the unique and special character of the Town is enhanced and maintained. This plan was prepared by several Town Residents, the Plan Commission, and Town Board. The intent is that this plan will provide the necessary framework and guidelines so that the Town can remain a desirable place to call home. This plan was developed over an 18 month process which began in the Fall of 2004, and concluded in 2006.

This Plan replaces the Town's current comprehensive plan completed in 1995. There were two primary reasons that the Town began the planning process: first, there has been considerable growth and change within the community over the past decade; and the Town is expected to experience increasing growth pressure as the nearby Twin Cities metropolitan area continues to expand. This expansion, as well as the availability of land in western Wisconsin, has led to the planned bridge and roadway expansions that will increase access between the Town and the growing Twin Cities area.

Second, this update was necessary to implement the Comprehensive Planning Law passed as part of the 1999-2001 Wisconsin Legislature's biennial budget. The law requires all community programs and actions that affect land use to be consistent with an adopted comprehensive plan by 2010. It further establishes minimum requirements for all comprehensive plans. In particular, all plans must address the following nine elements:

- Issues and Opportunities
- Agricultural, Natural and Cultural Resources
- Housing
- Economic Development
- Transportation
- Intergovernmental Cooperation
- Utilities and Community Facilities
- Land Use
- Implementation

PLAN ORGANIZATION

The Table of Contents provides a general overview of the contents included within this Comprehensive Plan. The Plan chapters correspond with the nine elements required for comprehensive plans, where applicable, under the Wisconsin Comprehensive Planning Law. However, this plan introduces an additional chapter entitled, "Vision, Goals and Policies," that will provide a summary of the process and visioning sessions and the subsequent adopted goals and policies for each of the chapters within the document.

Each of the nine elements and the items described in the Planning Law are addressed within the contents of the detailed chapters. The Planning Law identifies the specific contents to address in each chapter, however, for the purposes of the Town, it was logical to separate and consider some characteristics outside of the prescribed order. For example, "agricultural resources" is addressed in the Land Use and Growth Chapter, rather than within the natural resources chapter. Similarly we have addressed the Issues and Opportunities section in a larger context, considering it as part of our Community Goals, Vision, and Policy Chapter.

The ***Introduction*** chapter presents a brief introduction to the Town, provides a short summary of the planning process, and defines the setting in which this Plan was developed.

The ***Community Goals, Vision, and Policy*** chapter provides an overview of the public input and visioning process, presents the key issues and opportunities in the Town as identified during the Kick-off and Issues forum, and identifies goals and policies for each of the subsequent sections.

The ***Demographic Characteristics*** chapter provides an overview and assessment of demographic trends within the Town. The overall population characteristics including such characteristics as age and household size will have significant implications on the needs of the Town and potential land use patterns. Population, household and other demographic information helps define existing conditions within the Town. This information also provides a basis for future expectations about growth, housing needs, economic development, land use needs and other important components of the Comprehensive Plan.

The subsequent several chapters focus on specific planning topics/elements including:

- **Housing and Economic Development**
- **Natural Resources**
- **Transportation**
- **Utilities, Community Facilities, Parks and Recreational Facilities**
- **Land Use and Growth**

Each of these chapters contains an ***Inventory and Analysis*** of existing conditions related to the respective topic. It is essential to include an analysis of existing conditions because the existing conditions have a significant impact on the future of the Town. The existing conditions will help define the current expectations of the town, and those areas that are available to the Town for development, redevelopment or preservation.

Each of the chapters addresses ***Intergovernmental Coordination*** and the interrelated characteristics of planning for each of the characteristics with adjacent communities and jurisdictions. This is not a stand alone chapter because the Town must consider intergovernmental relationships within each of the chapters and it is most logical to keep the discussion focused on the chapter topic.

Each of these chapters also contains a ***Policy Plan***, which includes a set of goals and policies specific to that chapter's topic. The goals and policies defined in these chapters will also be included in the Community Goals, Vision, and Policy Chapter.

Finally, the ***Implementation*** chapter describes how the Town intends to execute this Plan. It includes a description of the tools available to the Town to implement the Plan.

PLANNING PROCESS

Comprehensive planning is a systematic, ongoing, forward-looking process of analyzing community needs and objectives and how those objectives can be accomplished. The planning process was divided into three phases:

- Inventory and Analysis
- Goal, Policy and Plan Development
- Plan Preparation and Approval

Phase I initiated the overall study, analyzed existing conditions, organized the local participation process, and identified needs and opportunities for the Town of St. Joseph. Planning typically begins with the development of a vision for the community that the community seeks to achieve through the planning process. Thus, a Community Kickoff and Issues Forum was held to elicit public views on the issues facing the Town as well as their vision for the Town's future. In addition to creating a Town vision, it is also important early in the project to assemble and evaluate facts about the community. Data related to demographics, land use and growth, economic development, housing, transportation and community facilities was collected, analyzed, mapped where appropriate, and compiled. The background data is included as part of the Inventory and Analysis sections of each chapters of this Plan.

Phase II focused on the preparation, evaluation and refinement of issues, goals and policies. The ideas generated at the Community Kickoff and Issues Forum were analyzed in conjunction with the background data to refine the goals and policies contained in the Town's

1995 Plan. The draft goals and policies were then modified based on the Town's input and are presented in the Community Vision, Goals, and Policy chapter, as well as in each chapter to which they relate.

During Phase II, strategies for guiding and implementing the community's goals were also developed relating to land use, growth management, transportation, natural resources and parks and trails. These comprise the General Plan sections of the various chapters of this document.

Phase III involved the preparation of the final Plan document, the review of the plan, its subsequent adoption. A community open house was held on March 20, 2006 to allow the public the opportunity to comment on the draft plan. A public hearing was held in April 20th, 2006 to review the draft plan prior to final adoption in June of 2006.

PLAN SETTING

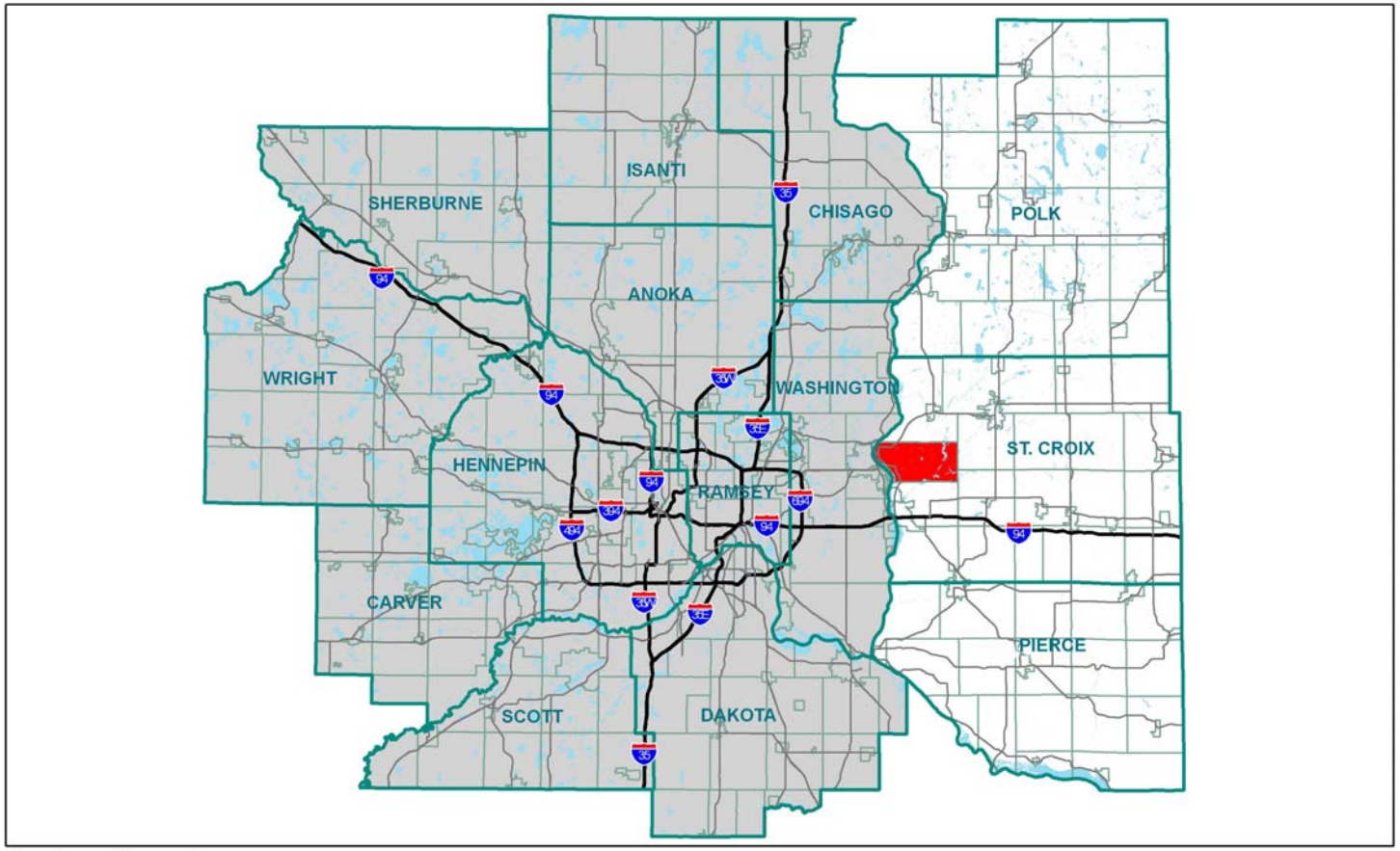
The Town of St. Joseph is a community of about 3,436 persons in the western region of St. Croix County, Wisconsin. The Town is blessed with beautiful natural resources which include the St. Croix River and bluff lands, subsequent streams and wetlands, as well as woodlands and rolling agricultural fields. The Town is located in western Wisconsin and is bound by the St. Croix River on the western side. A large portion of the Town's landscape is devoted to agricultural production, with a fairly even proportion of large-lot single family residential homes.

The Town is bordered to the north by the Town of Somerset, to the east by the Towns of Richmond and Warren, and to the south by the Town of Hudson. It contains the two rural, unincorporated hamlets of Houlton and Burkhardt. These two hamlets have some smaller lot residential development, and provide a minimal amount of commercial and retail space.

Although the Town is located in the State of Wisconsin, there are several cities in the State of Minnesota that are close to and provide services to the Town's residents. The City of Stillwater is located just across the river from St. Joseph and provides the most accessible shopping alternatives to the Town's residents. The Town is connected to the City of Stillwater by a lift bridge which is currently being updated to help ease congestion and increase capacity. The new bridge will be realigned and provide increased accessibility between the Town and the City.

In addition to Stillwater, there are several jurisdictions within proximity to the Town. The City of St. Paul is the closest major metropolitan area and is approximately 20 miles southwest of the Town. Within Wisconsin, other nearby cities and villages include the Village of Somerset, the Village of North Hudson, the City of New Richmond and the City of Hudson. (See Figure 1-1, Regional Context)

FIGURE 1-1
Regional Location Map
Town of St. Joseph
2006



Regional Location

2006 Town of St. Joseph Comprehensive Plan

Town of St. Joseph, Wisconsin

Wisconsin County Boundaries
Minnesota County Boundaries
Town of St. Joseph
Municipal Boundaries
Highways
Roads

10 0 10 Miles N

Prepared by:
DSU
March 27, 2006
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INTRODUCTION

The ***Community Vision, Goals and Strategies*** chapter is the heart of the Comprehensive Plan. This chapter expresses the community's broad aspirations for the future. It includes a set of vision statements and general community goals and strategies that set forth standards for land use, natural resources, housing, community facilities, transportation, economic development, and other community issues.

Experience has shown that no system of land use designation can survive strong social and economic pressures to change. Therefore, it is appropriate that such systems be periodically reevaluated in light of changing social and economic conditions. Consequently, it is from precisely this realization of the inevitability of changing conditions that the community's goals and policies derive their true value because it is in these statements that the community has the opportunity to communicate its aspirations regarding the type of living environment that its citizens strive to achieve. Therefore, while external factors influencing land use will change, the goals and policies will continue to provide the best perspective from which to view proposed land use changes.

This chapter provides an overview of the issue identification processes conducted for this Plan and sets forth a set of general community goals and policies. In addition to the goal and policy statements contained in this chapter; goals, policies and more detailed standards and recommendations are contained within individual chapters of this Plan relating to that chapter's specific topic, such as land use, transportation, etc.

ISSUES AND OPPORTUNITIES IDENTIFICATION

Community input was an important component of the comprehensive planning process. Several methods were used to elicit resident views on comprehensive planning issues. The public input gained through these methods was used to help guide the planning process and to formulate the community goals, policies and other Plan recommendations.

Community Kickoff and Issues Forum

A Community Kickoff and Issues Forum was held on March 10, 2005 to begin the Town's comprehensive planning process. The purpose of the forum was to elicit community views on what the public would like to accomplish, avoid and preserve as the community moves into the future. To help guide the background studies and to formulate community goals and policies, participants listed up to five responses each to the following questions:

- What would you like to accomplish through this process?
- What do you want to avoid as the community moves forward into the future?
- What do you want to preserve as the community moves forward into the future?

From this, the following key categories of responses were identified. The number preceding each category represents the number of comments related to that category. It should be noted that the listed responses are only the opinions and perceptions of those who chose to participate in the workshop. About 100 people attended the kickoff meeting. A full listing of the results is included in Appendix B: Public Participation Results.

Preserve	Accomplish	Avoid
89 - Wetlands, lakes, streams, woods, "open space" and other elements of the natural environment	38 - Preserved natural areas and open space.	40 - High density housing, low income housing, affordable housing
43 - Rural character, with serenity, peace, and quiet.	34 - Less or slower low density development	36 - Big box, strip mall, large scale, shopping center developments
24 - Farms and agricultural land	22 - Development of small, neighborhood types of service and retail businesses	33 - Traffic and busy streets
20 - Local control of planning and zoning	15 - Better, safer road network that is still affordable to the community	32 - Fast, unplanned growth or too much growth so that the town becomes a city or looks like Woodbury.
18 - Small town atmosphere	15 - Retention of the 3-acre minimum lot size	18 - Cluster developments
12 - Three acre lot minimums	13 - Cluster and conservation developments that can preserve some open space.	18 - High tax increases
10 - Wildlife	13 - More small service businesses and restaurants	17 - Dividing the whole town into 3 acre lots!
8 - Parks and public access to local lakes and streams	3 - Larger lot sizes of about 10 acres.	14 - Industry in the town
4 - Small, narrow, gravel roads	12 - A planning process involving the broader community that results in a plan that guides development rather than one that is guided by developers	12 - Lots smaller than 3-acres in size
4 - Slower growth and a relatively small population	11 - A cross-section of housing types, sizes, and cost.	12 - Unreasonable rules that restrict use of land
3 - Sense of community	11 - Development of bike and walking trails	11 - Indiscriminate cutting of trees
3 - The St. Croix valley	10 - Land for industrial development.	11 - Development that spoils the wooded and natural areas
2 - The bridge	9 - A comprehensive plan that maintains a balance between development and preservation.	6 - Overpopulation and too much construction
2 - Quality education and good schools	8 - Reasonable taxes	5 - More parks and trails including ATV trails
2 - A variety of housing types	6 - High quality, attractive new development	5 - Trashy looking properties with lots of cars, boats, and trailers and other stuff

Preserve	Accomplish	Avoid
2 - Low crime rates	6 - Reasonable zoning controls.	5 - Loss of productive farm land
2 - Friendly people	6 - Construction of the new interstate bridge.	4 - More towers and powerlines
2 - Small businesses already in the town	6 - No or very minimal commercial development	4 - Inappropriate architectural styles and haphazard development
2 - Good structures of high quality	5 - Good law enforcement and emergency services to all areas of the town.	3 - Municipal sewer and water
	5 - Land designated for the preservation of agriculture	3 - No more schools …..but no large classes.
	4 - Improve downtown Houlton into a village (maybe like Afton)	3 - Petty intolerant people that won't allow the town to move forward
	4 - Good educational opportunities and local schools	3 - Water, air, or noise pollution.
	4 - City sewer and water	2 - More crime
	4 - Development of larger commercial centers and a strip mall.	2 - Losing country flavor
	3 - Privacy home sites in the woods – not out in the open.	2 - Large buildings
	3 - Retention of land development rights for large land owners	
	2 - Reduced lot sizes to about 1 to 2 acres.	
	2 - Significant public involvement in the planning process	
	2 - Strong sense of community	
	2 - No low income or affordable housing	
	2 - Utility upgrades.	
	2 - Tree requirements for home sites	
	1 - Avoid industry in the town	
	1 - No more parks.	

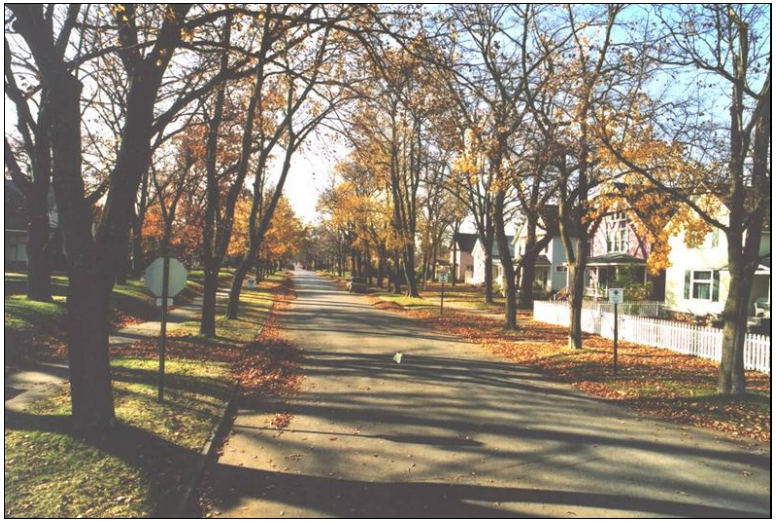
Survey of Visual Preferences

A survey of visual preferences was also conducted at the Community Kickoff and Issues Forum. The purpose of the survey of visual preferences is to identify physical elements or characteristics of development that the community feels are positive and should be encouraged for the future. From this, strategies to encourage development consistent with these characteristics can be identified. Likewise, by identifying characteristics and elements that should be avoided, the community can develop strategies to prevent similar development from occurring in the future.

Each participant was provided with a worksheet and was asked to rate approximately 30 photographs that represented a variety of development characteristics and design elements. The purpose of the survey was to understand what characteristics and elements that residents liked or disliked based on the following categories:

- Housing and Neighborhoods
- Commercial and Industrial Development

The complete results of the survey are included in Appendix B. The results of the survey can be summarized into the following key points:



Traditional Neighborhood

- In general, participants preferred residential development to commercial and industrial development. The average score for all the residential development shown was 3.4; whereas the average score for all commercial and industrial development was 2.1.
- When ranking the slides, those development patterns that were the least dense received the highest scores.
- However, among those neighborhoods that were denser, respondents ranked higher those that incorporated a number of amenities, particularly trees and other natural features.
- Among the images presented that showed denser development patterns, the highest ranked image was a "traditional neighborhood" photograph. This development actually incorporated relatively small lots, sidewalks, a grid-like street pattern, tree lined boulevards, etc. However, this is not entirely clear or obvious from the image presented. In fact, participants gave a considerably lower ranking to an image of a traditional town taken from the air.
- Participants ranked an aerial image of "open space development" higher than most of the other development patterns. (Except the traditional neighborhood described above, and the very large estate lot development.) Open Space Development is a method of development that permits a reduction in lot size and bulk requirements while retaining contiguous areas of open space or agricultural land.

Large Estate Lot

Open Space Development

- In general, participants liked relatively undeveloped, sparsely developed, agricultural and natural areas.
- Residents preferred commercial and industrial development that incorporated trees, landscaping and open space. Residents also ranked development that incorporated some decorative architectural features or higher quality building materials higher than those without such features.
- Participants preferred commercial and industrial development that was smaller scale with some exceptions that included significant green space, landscaping, high quality building materials, and decorative architectural and streetscape elements.

These are just some of the general trends revealed by the survey. It is also important to note that the Town will need to balance these visual preferences with economic reality, consumer behaviors and other issues in decision-making and Plan implementation. These preferences offer a strong direction in which the Town can pursue future development patterns in the Town, and these items can help articulate the types of development that the Town would like to encourage.

TOWN VISION

The Town Vision is one that encompasses several central themes and ideas that were generated during the first community kick-off forum. There were several central ideas that became the core of the discussion at the initial kick-off meeting and survey of visual preferences. The following vision for the Town was developed in response to these central issues. This vision is meant to help define subsequent goals and policies defined throughout this plan.

The Town of St. Joseph shall be…

A Place Where Natural Resources are Preserved

The Town of St. Joseph prepared an extensive natural resources inventory to understand and identify the significant natural resource areas in the Town. The Town is blessed with beautiful natural resources including the St. Croix River, various streams and rivers, woodlands, and rolling topography. The abundance of natural resources makes the Town a unique place to live, and these resources should be maintained to preserve the rural quality of the Town.

A Place Where Development is Compatible with the Environment

The residents understand that there is likely to be growth in Town. The current residents are dedicated to maintaining the current natural and rural quality of the Town. The environmental quality of the Town is a part of what makes the Town desirable, and all growth and development should consider and respond to existing natural resources and topography.

A Place with an Accessible Village Center

The Town currently has two small unincorporated hamlets at Houlton and Burkhardt, which provide minimal services to the Town. In the future, the Town would like to develop small business opportunities that could support a small village center. This area would be walkable to encourage connectivity between adjacent homes and the village center. The village center will include various educational opportunities, small retail and service businesses, life-cycle housing options, and some parks and open spaces. This area would contribute to the quaint small town atmosphere the residents currently enjoy.

A Place that is Aesthetically Pleasing

Development should not only be sensitive to the natural surroundings, but also consider the impact it has visually on the character of the community. The community would like to improve the quality of development through consistent guidelines that address building materials, signage and scale, placement of public art, landscaping and vegetation, and attractive and harmonious streetscapes that support the community vision.

A Place that Residents Can Live, Work and Recreate

The Town would like to encourage a community that is sustainable and provides opportunities to live, work, and recreate within the community. The Town should provide basic service to its residents and should expand opportunities in the town to meet the needs of the current and future residents.

A Place of Recreational Opportunities

The Town has the opportunity to provide and plan for passive and active recreational areas within the Town. There are several areas that have been identified as preferred locations to provide park and recreational facilities to its residents. The Town would like to enhance active and passive park lands to meet the needs of existing and future residents.

GOALS AND POLICIES

Listed below are the general goals and policies for the Town of St. Joseph. The general goals provided below will address visioning or community wide goals, livability goals, land use and growth goals, and economic development goals. Specific goals and policies related to each of the topic areas are contained within their respective chapters.

Definitions

The terms *goal* and *policy* are subject to a wide range of interpretation and application. In order to provide a common frame of reference, the following definitions are included:

> ***Goal*:** A general statement of community aspirations and desired objectives indicating broad social, economic or physical conditions which the community officially agrees to try to achieve in various ways, one of which is through the implementation of the Comprehensive Plan.
>
> ***Policy*:** An officially adopted position statement or course of action to implement or support the community goals.

Goals and strategies assign various roles and responsibilities to the Town of St. Joseph. To better understand the town's role for each goal and strategy, a number of the key terms are defined below, along with the town's corresponding responsibility:

Create: Bring about the desired goal, usually with town staff/officials involved in all levels, from planning to implementation, and which may involve town financial assistance.

Continue: Follow past and present procedures to maintain desired goal, usually with town staff/officials involved in all levels, from planning to implementation.

Encourage: Foster the desired goal through town policies, which may involve town financial assistance.

Endorse: Subscribe to the desired goal by adopting supportive town policies.

Enhance: Improve the current goal through the use of policies, which may include financial support, and the involvement of town staff/officials at all levels of planning.

Explore: Investigate the stated method of achieving the desired goal, which may involve town staff/officials and financial resources to research and analyze such method.

Identify: Catalogue and confirm resource(s) or desired item(s) through the use of town staff/officials and actions.

Maintain: Preserve the desired state of affairs through the use of town policies and staff/officials. Financial assistance should be provided if needed.

Recognize: Acknowledge the identified state of affairs and take actions or implement policies to preserve or change them.

Prevent: Stop described event through the use of appropriate town policies, staff/official action and, if needed, finances.

Promote: Advance the desired state through the use of town policies and staff/official activity at all levels of planning.

Protect: Guard against a deterioration of the desired state through the use of town policies, staff/officials and, if needed, financial assistance.

Provide: Take the lead role in supplying the needed financial and staff/official support to achieve the desired goal. The town is typically involved in all aspects from planning to implementation to maintenance.

Strengthen: Improve and reinforce the desired goal through the use of town policies, staff/officials and financial assistance, if needed.

Support: Supply the needed staff/official support, policies and financial assistance at all levels to achieve the desired goal.

Sustain: Uphold the desired state through town policies, financial resources and staff/official action to achieve the goal.

Work: Cooperate and act in a manner to create the desired goal through the use of town staff/official actions and policies.

GENERAL POLICY PLAN

The general policy plan identifies overarching goals for the community that helps define the characteristics and qualities of the Town. The General Policy Plan guided the specific goals presented in later chapters of this Plan. The General Goals are deliberately broad and are supported through the specific goals and policies developed in the Policy Plans of each chapter.

General Goal #1: Enhance and maintain the rural quality of the Town while providing opportunities to grow and develop into a unique and desirable place to live, learn, work, and recreate.

Policies:

1. Promote the development and implementation of a comprehensive plan that effectively and efficiently plans for land use, community facilities, transportation, housing, economic development and environmental protection for the Town of St. Joseph.
2. Formulate and enforce ordinances to ensure development in accordance with the Comprehensive Plan.
3. Review and amend the Comprehensive Plan as necessary to ensure its usefulness as a practical guide for current and future development. Adhere to this Plan, which shall guide all zoning changes, as closely as possible to ensure consistent development policy.

General Goal #2: Maintain and enhance the natural landscape by encouraging special consideration for places of natural significance in the town.

Policies:

1. Preserve and protect key natural resources as identified through the natural resources inventory.
2. Provide incentives to developers and land owners to protect important natural resource areas.

General Goal #3: Encourage unique and innovative development that supports and enhances the Town's Vision.

Policies:

1. Update and refine current ordinances to be consistent with the goals set forth in this Plan.
2. Create and develop land use tools that promote development that is creative, unique and consistent with the vision of the Town.
3. Work to develop design and architectural standards that support and guide future development.

General Goal #4: Protect groundwater supplies and surface water to assure high quality groundwater for all residents.

Policies:

1. Enhance monitoring of all private wells and private septic systems in the Town to assure the highest standards are being maintained.
2. Enhance monitoring of all waste disposal and management systems and practices to assure the highest standards are being maintained.

General Goal #5: Support strong, ongoing working relationships between the Town of St. Joseph and surrounding cities, towns, the county, and other jurisdictions in matters related to planning and the provision of public services.

Policies:

1. Continue to discuss and identify potential intergovernmental relationships that help promote efficient services to the Town and adjacent jurisdictions.
2. Pursue new collaborative planning efforts among local governments and organizations to address existing issues and new issues as they arise with regard to land use, transportation, parks, natural resources, delivery of services and other areas of mutual concern.
3. Promote information sharing between the town and surrounding towns, cities, and the county, and encourage them to participate in local issues.
4. Maintain communications, and collaborate where appropriate, with state agencies involved in planning issues that affect the town and region.

General Goal #6: Promote community input, information sharing and collaboration.

Policies:

1. Actively encourage and utilize resident participation in the local decision-making process.
2. Continue to improve and enhance communication among the town, residents, businesses, civic groups and public agencies utilizing various media such as a town newsletter, cable access and a community web page.

General Goal #7: Create a village center that preserves and enhances the small-town, quaint, atmosphere the Town values.

Policies:

1. Create Design Standards for the village center to promote architecture and design that is consistent with the small-town, rural atmosphere of the Town.
2. Create a village plan that identifies the types of businesses that the Town would like to support.
3. Encourage a compact development pattern in the village center to support small retail and business.

INTRODUCTION

The identification of trends in population growth and other demographic data is a very important part of the comprehensive planning process. It can provide clues to future growth patterns and indicate what types of housing and public facilities may be needed in the future. For example, an increase in young couples with children would require starter housing, new parks and schools, and new or upgraded community facilities; whereas, an increase in the elderly population would lessen the need for schools and increase the need for accessible housing. This section of the Inventory and Analysis contains information on the Town of St. Joseph's population and household characteristics.

POPULATION

The population of St. Joseph has steadily increased over the past 3 decades as shown in Figure 3-1. Figure 3-2 shows the change in population for each decade, while Figure 3-3 shows the percentage change. As evident in Figures 3-2 and 3-3, the Town's greatest increase during this timeframe was in the 1970s, when it increased by 61 percent, adding 823 new residents. The Town continued to grow during the 1980s, but at a slower pace of 22 percent, or 477 persons. Growth accelerated again in the 1990s to a rate of 29 percent, adding 779 people to the Town.

FIGURE 3-1
Population Trends
Town of St. Joseph
1970 - 2000

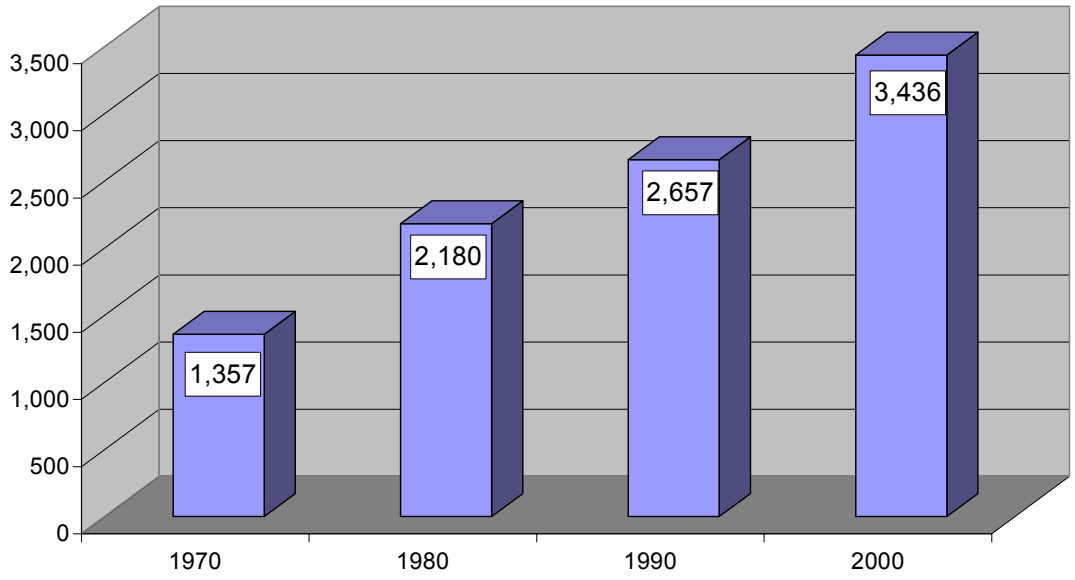


FIGURE 3-2
Population Change by Decade
Town of St. Joseph
1970 - 2000

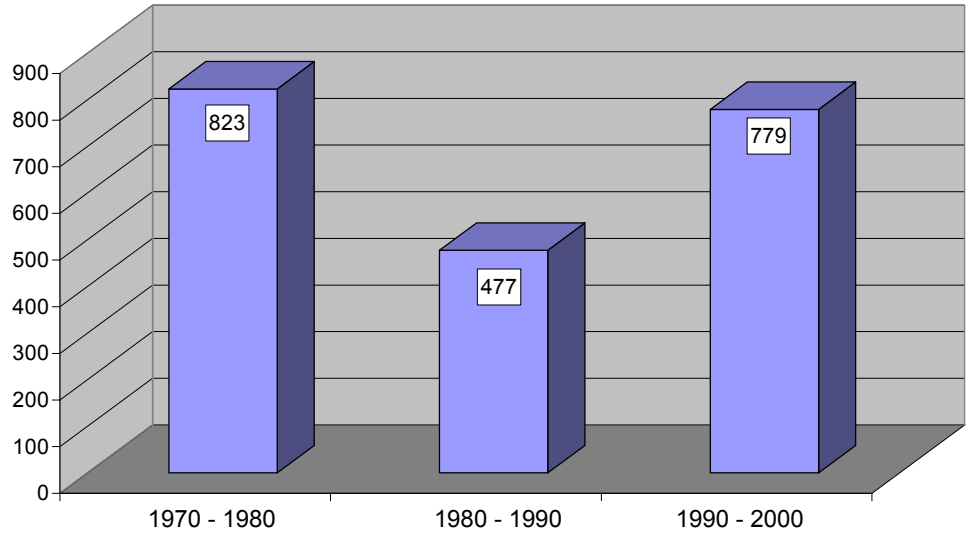


FIGURE 3-3
Population Percent Change by Decade
Town of St. Joseph
1970 - 2000

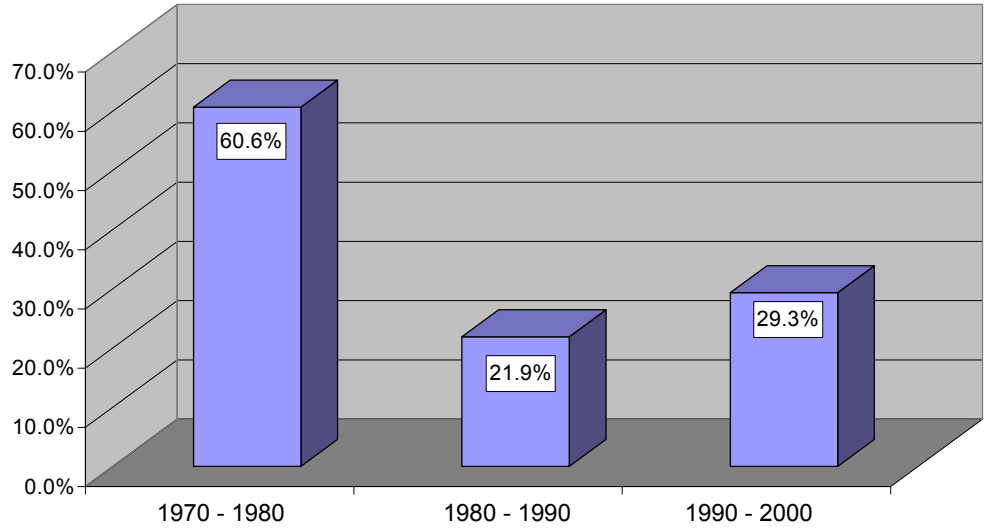


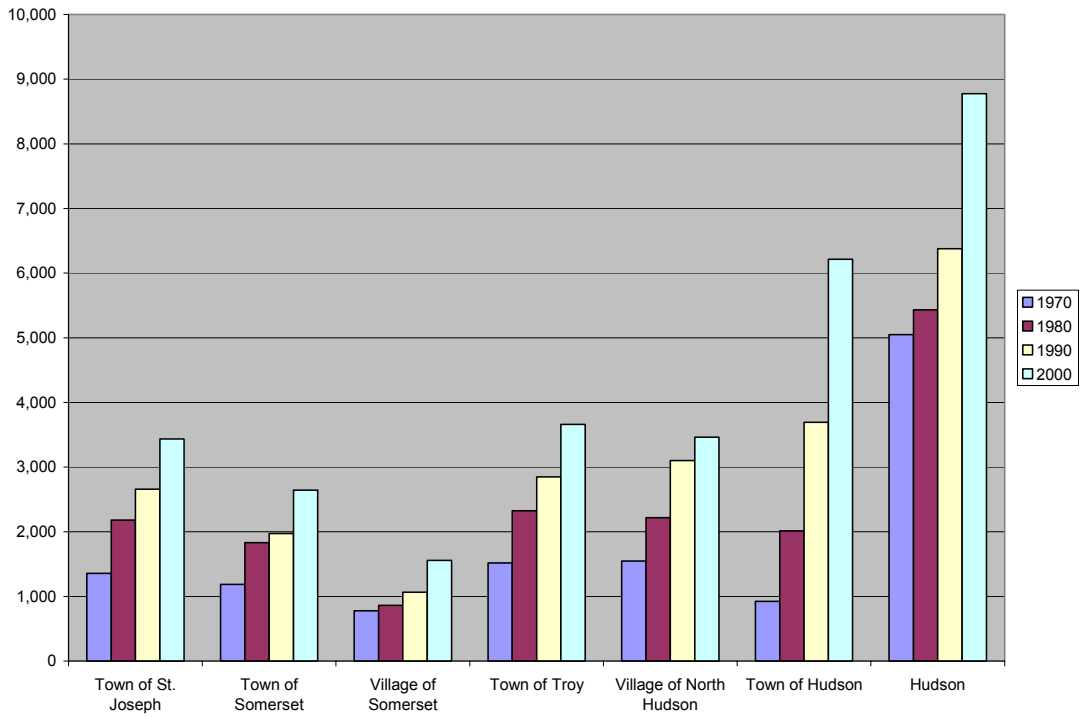
Table 3-1 and Figure 3-4 show the changes in population that have taken place over time in St. Joseph and surrounding communities. Comparisons also are made to St. Croix County and the state of Wisconsin in Table 3-1.

TABLE 3-1
Population Trends
Town of St. Joseph and Surrounding Communities
1970 - 2000

	1970	1980	1970 - 1980		1990	1980 - 1990		2000	1990 - 2000	
			Change	Percent Change		Change	Percent Change		Change	Percent Change
Town of St. Joseph	1,357	2,180	823	60.6	2,657	477	21.9	3,436	779	29.3
Town of Somerset	1,185	1,833	648	54.7	1,975	142	7.7	2,644	669	33.9
Village of Somerset	778	860	82	10.5	1,065	205	23.8	1,556	491	46.1
Town of Troy	1,517	2,326	809	34.8	2,850	524	18.4	3,661	811	22.1
Village of North Hudson	1,547	2,218	671	43.4	3,101	883	39.8	3,463	362	11.7
Town of Hudson	925	2,012	1,087	117.5	3,692	1,680	83.5	6,213	2,521	68.3
Hudson	5,049	5,434	385	7.6	6,378	944	17.4	8,775	2,397	37.6
St. Croix County	34,354	43,262	8,908	25.9	50,251	6,989	16.2	63,155	12,904	25.7
Wisconsin	4,417,731	4,705,767	288,036	6.5	4,891,769	186,002	4.0	5,363,675	471,906	9.6

Source: US Census

FIGURE 3-4
Population Trends
Town of St. Joseph Area
1970 - 2000



The population of the Town has increased by 153 percent in the past 30 years from 1,357 persons in 1970 to 3,436 in 2000. The Town's population grew considerably faster than the state of Wisconsin as a whole, which increased in population by 21 percent during the same time period. The growth rate is also faster than St. Croix County as a whole, which grew by 84 percent in the same time frame. Growth during the 1990s outpaced the 1980s by 7.4 percent, or 302 people. Adjacent communities experienced similar growth rates, including the Town of Troy, the Town of Hudson, and the City of Hudson that all experienced high growth rates over the past couple decades.

St. Joseph's natural amenities, proximity to the Twin Cities, and location along the Highway 64 and 35 corridors to the growing communities of Somerset and New Richmond have fueled much of this growth. It is reasonable to expect that the Town's population will continue to grow as people migrate from growing Twin Cities area in search of a more rural lifestyle and as existing younger residents of the Town begin to establish families. In addition, plans are underway to construct a new St. Croix River bridge, which will significantly affect growth pressure in the future. Today, the Lift Bridge carries approximately 16,300 vehicles per day. The 2030 forecast is 43,300 over the new bridge. This represents a 166 percent increase.

Population Share

The Town of St. Joseph and surrounding communities comprised 33.6 percent of the County's total population in 1980 as shown on Table 3-2. Their share increased steadily through 2000 to 41.3. This trend illustrates some of the land use and growth dynamics occurring in the community mentioned above.

TABLE 3-2
Population Share
Town of St. Joseph and Surrounding Communities
1980 - 2000

	1980	Percent of County	1990	Percent of County	2000	Percent of County
Town of St. Joseph	2,180	5.0	2,657	5.3	3,436	5.4
Town of Somerset	1,833	4.2	1,975	3.9	2,644	4.2
Village of Somerset	860	2.0	1,065	2.1	1,556	2.5
Town of Troy	2,326	5.4	2,850	5.7	3,661	5.8
Village of North Hudson	2,218	5.1	3,101	6.2	3,463	5.5
Town of Hudson	2,012	4.7	3,692	7.3	6,213	9.8
Hudson	5,434	12.6	6,378	12.7	8,775	13.9
Subtotal	16,863	39	21,718	43.2	29,748	47.1
St. Croix County	43,262	100.0	50,251	100.0	63,155	100.0

Source: US Census

Age Distribution
Trends in age impact a community's planning needs. It gives clues as to the types of housing, parks and community facilities and services that may be needed in the future. It also indicates what demands may be placed on the school system in the future. Table 3-3 shows the median age in St. Joseph and surrounding communities. The table shows that St. Joseph's median age was higher than surrounding communities, the County and Wisconsin as a whole.

TABLE 3-3
Median Age
Town of St. Joseph and Surrounding Communities
2000

Town of St. Joseph	37.4
Town of Somerset	36.0
Village of Somerset	27.4
Town of Troy	36.5
Village of North Hudson	34.6
Town of Hudson	34.2
Hudson	33.3
St. Croix County	35.0
Wisconsin	36.0

Source: US Census

Table 3-4 shows the age cohorts for St. Joseph for 1990 and 2000. This is also illustrated in Figure 3-5. The largest age cohort in the Town of St. Joseph is the 35 to 44 year-old group, followed by the 45 to 54 year-old group. These groups, combined, comprise 40 percent of the Town's population. From 1990 to 2000, St. Joseph saw its largest population gains in the 35 to 44 and 45 to 54 year-old cohorts. These age groups, combined, grew from 860 persons in 1990 to 1,362 in 2000, which is a 58 percent increase. During the same time period, there was a decline in the 20 to 24 and 25 to 34 year-old groups.

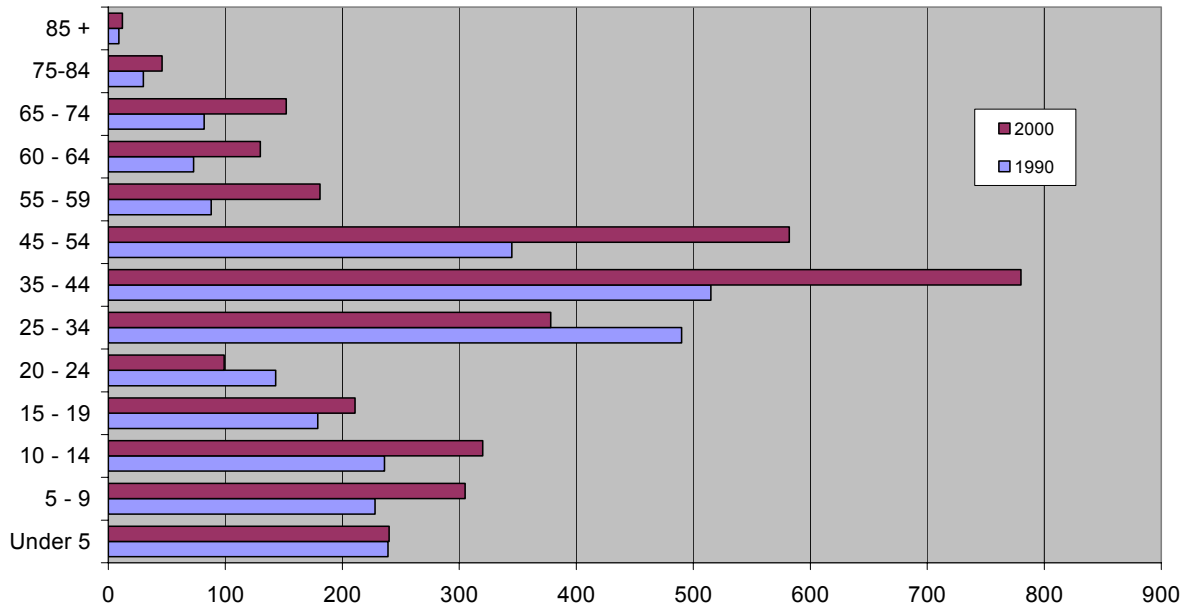
TABLE 3-4
Population by Age
Town of St. Joseph
1990 - 2000

Age Cohort	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Under 5	239	9	240	7	1	0.4
5 - 9	228	9	305	9	77	34
10 - 14	236	9	320	9	84	36
15 - 19	179	7	211	6	32	18
20 - 24	143	5	99	3	-44	-31
25 - 34	490	18	378	11	-112	-23
35 - 44	515	19	780	23	265	51
45 - 54	345	13	582	17	237	69
55 - 59	88	3	181	5	93	106
60 - 64	73	3	130	4	57	78
65 - 74	82	3	152	4	70	85
75-84	30	1	46	1	16	53
85 +	9	0.3	12	0	3	33
Total	2,657	100	3,436	100	779	29

Source: US Census

Median Age 2000: 37.4

FIGURE 3-5
Age Trends
Town of St. Joseph Area
1990 - 2000



Population Projections

According to Table 3-5, which shows population projections for St. Joseph, the Town is expected to grow between 1,217 and 2,947 persons by 2020. Two formulas were used to project the Town's growth. These projections were then compared to population projections prepared by the state of Wisconsin. The formulas are as follows:

> ***Exponential***: This method uses the average *rate of growth* the Town saw per decade between 1970 and 2000. This calculation reveals that the Town grew, on average, by 36.3 percent each decade. Thus, the Town's 2010 and 2020 populations were calculated by increasing the population by 36.3 percent each decade beginning with the 2000 base.

Straight Line: This method uses the average *number* of people per decade that the Town added to its population over the past 30 years. From 1970 to 2000, the Town gained an average of 693 people per decade. Thus, the Town's 2010 and 2020 populations were calculated by adding 693 people each decade to its 2000 base population.

State Projections: This method uses projections prepared by the State of Wisconsin's Department of Administration. The State projects the Town's population to increase by 1,310 persons by 2020 to 4,746. This represents an increase of 655 persons per decade.

TABLE 3-5
Population Projections 2000-2020
Town of St. Joseph

Projection Method	2000 Base*	2010	2000 - 2010		2020	2010 - 2020	
			Change	% Chng.		Change	% Chng.
Exponential	3,436	4,683	1,247	36.3	6,383	1,700	36.3
Straight Line	3,436	4,129	693	20.2	4,822	693	16.8
State Projections**	3,436	4,172	655	19.1	4,746	655	15.7

*Source: U.S. Census

**Source: Wisconsin Department of Administration, as found on the WCWRPC website:
http://www.wcwrpc.org/St__Croix/StCroixProjections/stcroixprojections.html

It is important to note that the exponential and straight line projections were based on past trends, which were projected into the future. The new St. Croix River bridge and increasing growth pressure from the Twin Cities will certainly put significantly higher growth pressure on St. Joseph. Actual growth will depend on St. Joseph's willingness to control that growth pressure.

HOUSEHOLDS

Table 3-6 shows that from 1990 to 2000, the Town experienced a household growth rate of approximately 35 percent. This was significantly higher than the statewide average of 14.4 percent, but consistent with some neighboring communities and the County as a whole. St. Joseph's household growth was lower, however, than the Town of Hudson, City of Hudson, Village of Somerset and Town of Somerset. In terms of actual numbers, St. Joseph gained more households than its neighbors, except the Town of Hudson and the City of Hudson.

TABLE 3-6
Household Trends
Town of St. Joseph and Surrounding Communities
1980 - 2000

	1990	2000	1990 - 2000	
			Change	Percent Change
Town of St. Joseph	885	1,193	308	34.8%
Town of Somerset	668	927	259	38.8%
Village of Somerset	406	635	229	56.4%
Town of Troy	959	1,250	291	23.3%
Village of North Hudson	1,082	1,315	233	21.5%
Town of Hudson	1,108	1,925	817	73.7%
Hudson	2,515	3,687	1,172	46.6%
St. Croix County	17,638	23,410	5,772	32.7%
Wisconsin	1,822,118	2,084,544	262,426	14.4%

Source: US Census

Size and Characteristics of Growth

The character of households can change over time in two ways as it relates to a community's population growth: by number and by size. If, over time, population growth is coupled with an increase in both the number and size of households, it generally indicates a community is growing from within (i.e. a high birth rate). However, if population growth is reflected by an increase in the number of households and a decrease in the size of the household, then it may indicate that the community is growing due to an influx of new residents.

Tables 3-1 and 3-7 show an increase in St. Joseph's population and number of households, and a decrease in the number of persons per household. This is consistent with the national trends of smaller family sizes and more single person households. Therefore, the data indicates that St. Joseph is growing due to an influx of new residents.

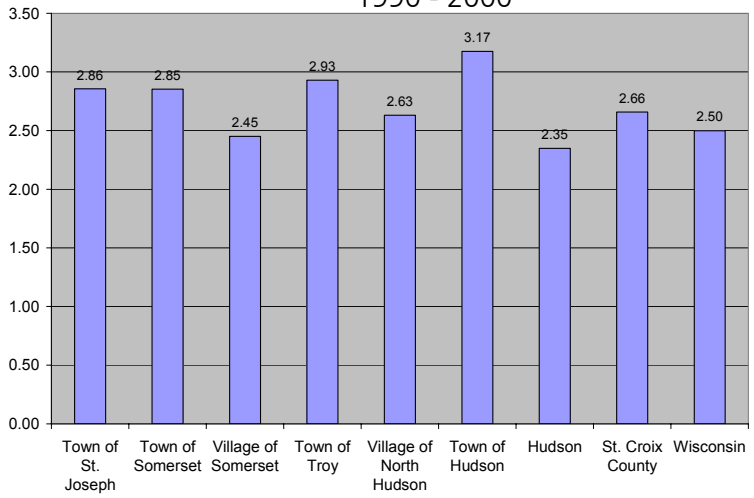
TABLE 3-7
Household vs. Population Trends
Town of St. Joseph
1990 - 2000

	1990	2000
Persons in Households	2,636	3,407
Households	885	1,193
Average Household Size	2.98	2.86

Source: US Census

Figure 3-6 shows that household size in St. Joseph is higher than the statewide average, and about in the middle among surrounding communities.

FIGURE 3-6
Household Size
Town of St. Joseph Area
1990 - 2000



Household Projections

Household projections were prepared using the same three methods as for the population projections on page 3-7. Table 3-8 shows that the number of households in the Town can be expected to grow by as many as 1,479 households between 2000 and 2020. That represents nearly a 124 percent increase. On the low end, the "straight line" method indicates a much slower growth rate of 47 percent, adding 558 households to the Town's 2000 base.

TABLE 3-8
Household Projections 2000-2020
Town of St. Joseph

Projection Method	2000 Base*	2010	2000 - 2010		2020	2010 - 2020	
			Change	% Chng.		Change	% Chng.
Exponential	1,193	1,785	592	49.6	2,672	886	49.6
Straight Line	1,193	1,472	279	23.4	1,751	279	19.0
State Projections**	1,193	1,491	283	23.7	1,758	283	18.9

*Source: U.S. Census

**Source: Wisconsin Department of Administration, website: http://www.doa.state.wi.us/docs_view2.asp?docid=2034

INTRODUCTION

The housing and economic development chapter plays an integral role for the development of this plan. Understanding the current housing stock allows the Town to understand who is living in their town and which cohorts they might better serve. The information in this chapter was used to inform the land use plan as well as the Transportation and Community Facilities chapters.

HOUSING

Available, affordable and safe housing is necessary for a community to accommodate the growth of all segments of its population. It provides a vital link between the community's population growth, economic development goals and its land use priorities. In order to encourage growth in the population and economy, housing will be needed in St. Joseph for residents of differing income levels, multi-family and single-family units, and for purchase and rent. Below is an inventory of housing in St. Joseph.

Housing Types

Table 4-1 describes the total number of occupied housing units in the town for years 1990 and 2000. During this time period the housing stock in St. Joseph increased by 286 units. Single-family homes dominate the housing stock in St. Joseph comprising 93 percent of the total housing units in 2000.

TABLE 4-1
Housing Type (Total Units)
Town of St. Joseph
1990 - 2000

	1990		2000		1990 - 2000	
Structure Type	Number	Percent	Number	Percent	Total Change	Percent Change
Single-Family	877	90	1,163	93	286	33%
Multiple-Family	39	4	31	2	-8	-3%
Mobile Homes	54	6	51	4	-3	-1%
Other	4	0	0	0	-4	-1%
Total	974	100	1,245	100	271	28%

Source: U.S. Census

Ownership/Occupancy Characteristics
Table 4-2 shows that the majority, 88 percent, of the town's housing is owner occupied. The vacancy rate for owner occupied units is less than half a percent, with only 66 vacant units in 2000. When one considers that 45 of those 66 units are seasonal, the actual vacancy rate is even lower. The vacancy rate for rental units is 1.2 percent. The vacancy rate for both has declined each decade since the 1980s.

TABLE 4-2
Ownership/Occupancy Characteristics
Town of St. Joseph

Type	1980	1990	1980-1990		2000	1990-2000	
			Change	% Change		Change	% Change
Total Housing Units	759	974	215	28	1,259	285	29
Owner Occupied	585	804	219	37	1,112	308	38
Renter Occupied	83	81	-2	-2	81	0	0
Owner Vacancy Rate	1.7%	0.7%	-	-41	0.4%	-	-57
Rental Vacancy Rate	6.7%	2.4%	-	-35	1.2%	-	-50

Source: US Census 2000

Age Characteristics

Table 4-3 shows St. Joseph's housing age. The majority of housing was constructed after 1970. In 2000, 74 percent of the existing housing was constructed thirty or fewer years prior. 13.7 percent of the housing stock was built before 1939, adding to the diversity in housing types.

TABLE 4-3
Housing Age Characteristics
Town of St. Joseph

Year Built	Number	Percent
1999- March 2000	58	4.7
1990 - 1999	292	23.5
1980 - 1989	242	19.4
1970 - 1979	334	26.8
1960 - 1969	90	7.2
1950 - 1959	37	3.0
1940 - 1949	22	1.8
1939 or earlier	170	13.7
Total	1,245	100.0

Source: US Census 2000

Value Characteristics

The median value of the Town's housing is rising significantly faster than inflation.

Table 4-4 illustrates the housing values for the years 1990 and 2000 in the town of St. Joseph. The largest group of home values within the town falls in the $200,000 to $299,000 range.

TABLE 4-4
Owner Occupied Housing Values
Town of St. Joseph
1990 - 2000

Value	1990		2000	
	Number	Percent	Number	Percent
Less than $50,000	28	5	0	0
$50,000-$99,000	234	43	66	7
$100,000-$149,000	164	30	121	13
$150,000-$199,000	75	14	320	35
$200,000-$299,000	29	5	323	36
$300,000 or More	13	2	78	9
Total	543	100	908	100

Source: US Census 2000

The median value of home in St. Joseph was $186,500 in 2000, as shown in Table 4-5. This is higher than the statewide median of $112,200, and the St. Croix County median of $139,500. The median value of homes in St. Joseph for 1990 was $102,300 and in 2000 rose to $186,500. This represents an 82 percent increase in housing values. The consumer price index (rate of inflation) for the same period rose 41 percent in the Midwest (US Department of Labor), indicating the cost of housing in St. Joseph increased beyond just the average inflationary increase. Although the cost of housing in St. Joseph has increased more than other goods, this is not unique to the town. The value of housing in St. Croix County increased 87 percent, and in Wisconsin as a whole it increased 81 percent.

TABLE 4-5
Median Housing Values
Town of St. Joseph and Selected Communities
1990 - 2000

	1990	2000	Change	Percent Change
Town of St. Joseph	$102,300	$186,500	$84,200	82
Wisconsin	$62,100	$112,200	$50,100	81
St. Croix County	$74,600	$139,500	$64,900	87

Source: US Census 2000

Affordability Trends

Housing is becoming less affordable to owners and renters in the Town.

Housing is often considered affordable if a household does not have to spend more than 30% of its gross income on housing. Table 4-6 shows that in 2000, 21 percent of St. Joseph's residents spent 30 percent or more on housing. This is up from 16 percent in 1990. Those spending 35 percent or more on housing rose from 12 percent in 1990 to 18 percent 2000.

In general housing is less affordable to the Town's residents who rent. In 2000, 41 percent of renters spent 30 percent or more of their income on housing, up from 35 percent in 1990. Table 4-6 on the following page shows the percent of income Town residents spent on their housing.

TABLE 4-6
Percent of Income Spent on Housing
Town of St. Joseph
1990 - 2000

Percent of Income Spent on Housing	1990						2000					
	Owners		Renters		Total		Owners		Renters		Total	
	#	%	#	%	#	%	#	%	#	%	#	%
Less than 20	310	57%	23	45%	333	56%	484	53%	9	31%	493	53%
20 - 24	88	16%	8	16%	96	16%	155	17%	0	0%	155	17%
25 - 29	70	13%	2	4%	72	12%	88	10%	8	28%	96	10%
30 - 34	21	4%	3	6%	24	4%	28	3%	0	0%	28	3%
35 +	54	10%	15	29%	69	12%	153	17%	12	41%	165	18%
Total	543	100%	51	100%	594	100%	908	100%	29	100%	937	100%

Source: US Census

ECONOMIC DEVELOPMENT

Economic health is an important component of a healthy and thriving community. A strong commercial and industrial base provides jobs to community residents, contributes to a community's tax base, and can be a source of psychological strength to a community. One can measure the economic health of a community by taking a look into a community's employment and household income. New construction of housing and businesses in the community are also good indicators of growth and vitality. These are covered within the Land Use and Growth chapter of this Plan.

Employment

Table 4-7 indicates in what industries St. Joseph residents work. The manufacturing industry employs more of St. Joseph's citizens, 415, than any other industry. This industry provides almost 22 percent of the jobs for the Town's employed residents. Manufacturing is also the largest employer of residents within the county as a whole. These workers could be 3M chemists or assembly workers at Andersen Windows, the manufacturing industry encompasses a variety of professions.

Educational / health / social services and professional / scientific / management / administrative / waste management services and provide a large number of jobs for St. Joseph residents as well. In St. Croix County as a whole, Educational / health / social services is also the next largest category, but it is followed by retail sales.

TABLE 4-7
Employment by Industry
Town of St. Joseph and St. Croix County
2000

Industry	Town of St. Joseph		St. Croix County	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting and mining	18	0.9	1,093	3.1
Construction	189	9.9	2,581	7.4
Manufacturing	415	21.6	8,268	23.7
Wholesale trade	59	3.1	837	2.4
Retail trade	187	9.7	3,761	10.8
Transportation and warehousing, and utilities	147	7.7	2,131	6.1
Information	54	2.8	610	1.7
Finance, insurance, real estate, and rental and leasing	158	8.2	2,471	7.1
Professional, scientific, management, administrative, and waste management services	214	11.2	2,357	6.8
Educational, health and social services	242	12.6	6,125	17.5
Arts, entertainment, recreation, accommodation and food services	73	3.8	2,209	6.3
Other services (except public administration)	96	5	1,345	3.9
Public administration	66	3.4	1,117	3.2
Total	1,918	100	34,905	100

Source: US Census

The tables on the following page show resident's occupations and the educational attainment levels in the town. A large percentage of residents are involved in Management and Professional Services. This also correlates with the high educational levels demonstrated in Table 4-9.

TABLE 4-8
Occupations
Town of St. Joseph
2000

Occupation	***Population***	***Percent***
Management, professional, and related occupations	763	39.8
Service occupations	186	9.7
Sales and office occupations	485	25.3
Farming, fishing, and forestry occupations	0	0.0
Construction, extraction, and maintenance occupations	214	11.2
Production, transportation, and material moving occupations	270	14.1

Source: US Census 2000

TABLE 4-9
Educational Attainment
Town of St. Joseph

Education Level	***Population***	***Percent***
Less than 9th grade	14	0.6
9th to 12th grade, no diploma	69	3.0
High school graduate (includes equivalency)	669	29.5
Some college, no degree	575	25.4
Associate degree	202	8.9
Bachelor's degree	474	20.9
Graduate or professional degree	265	11.7
Total Population 25 years and over	***2,268***	***100.0***
Percent high school graduate or higher	96.3	(X)
Percent bachelor's degree or higher	32.6	(X)

Source: US Census 2000

The following table shows the number of residents employed in the Town. This table also shows the percentage of women in the work force and the number of 2-parent working households.

TABLE 4-10
Employment Status
Town of St. Joseph

Employment Status	Population	Percent
In labor force	1,997	80.0
Civilian labor force	1,997	80.0
Employed	1,918	76.8
Unemployed	79	3.2
Percent of civilian labor force	4.0	(X)
Armed Forces	0	0.0
Not in labor force	500	20.0
Total Population 16 years and over	***2,497***	***100.0***

Female Employment Status	Population	Percent
In labor force	873	72.7
Civilian labor force	873	72.7
Employed	857	71.4
Females 16 years and over	**1,201**	**100.0**
All parents in family in labor force	***248***	***85.8***

Source: US Census 2000

The following table shows where residents in the town are working which suggests the quantity of jobs in the Town. Though, there may be those that commute to St. Joseph to find employment. The data shows that nearly 65% of residents are working out of State.

TABLE 4-11
Place of Work
Town of St. Joseph

	1990		2000	
	Number	Percent	Number	Percent
Worked in state of residence:	448	31%	650	35%
Worked in county of residence	427	30%	616	33%
Worked outside county of residence	21	1%	34	2%
Worked outside state of residence	992	69%	1,233	65%
Total	***1,440***	***100%***	***1,883***	***100%***

Source: US Census 2000

A large percentage of residents are traveling by car in a single occupancy vehicle. This is understandable given the percentage of people making long commutes for work (average 27.1 minutes in 2000 and is likely to have increased since) which is reflected in the data shown in Table 4-9 which identifies a large percentage of residents traveling outside the State for employment.

TABLE 4-12
Commute to Work
Town of St. Joseph

Form of Transportation	***Population***	***Percent***
Car, truck, or van -- drove alone	1,488	79.0
Car, truck, or van -- carpooled	235	12.5
Public transportation (including taxicab)	7	0.4
Walked	0	0.0
Other means	0	0.0
Worked at home	153	8.1
Mean travel time to work (minutes)	27.0	(X)
Total Workers 16 Years and Over	***1,883***	***100.0***

Source: US Census 2000

Income

St. Joseph's median household income is significantly higher than the statewide average and St. Croix County as a whole.

Table 4-10 shows that the largest income bracket in St. Joseph is the $75,000 to $99,000 range. Twenty-five percent of households fall within the category. Another 19 percent fall within the $50,000 to $74,999 range, followed by the $100,000 to $149,000 at 17 percent.

St. Joseph's median household income is significantly higher than the statewide average and St. Croix County as a whole, as shown in Table 4-11. In 2000, the median income in St. Joseph was $81,277, compared to $54,930 and $43,791 for the county and state, respectively. St. Joseph's median household income in 1990 was also higher than St. Croix County's and the statewide average. In addition, the median income in St. Joseph increased more over the past decade than it did in the county or state.

TABLE 4-13
Household Income
Town of St. Joseph
1990 - 2000

Income	1990		2000	
	Number	Percent	Number	Percent
Less than $10,000	33	4%	201	14%
$10,000 - $14,999	38	4%	36	3%
$15,000 - $24,999	93	10%	47	3%
$25,000 - $34,999	75	8%	73	5%
$35,000 - $49,999	169	19%	90	6%
$50,000 - $74,999	289	33%	261	19%
$75,000 - $99,999	95	11%	351	25%
$100,000 - $149,000	68	8%	231	17%
$150,000 - more	27	3%	106	8%
Total	887	100%	1,396	100%

Source: US Census

TABLE 4-14
Median Household Income
Town of St. Joseph and Selected Communities
1990 - 2000

	1990	2000	Change	Percent Change
Town of St. Joseph	$52,021	$81,277	$29,256	56%
St. Croix County	$36,716	$54,930	$18,214	50%
Wisconsin	$29,442	$43,791	$14,349	49%

Source: US Census

Employment Forecasts
The following table forecasts future employment in the Town of St. Joseph. The following information was calculated using the acreages planned for Commercial and Business Park in the Future Land Use Plan. The forecasts are directly tied to the acreages identified in the Land Use Plan, and assumes build-out of these areas within the next 20 years. In addition, these areas are assumed to grow incrementally and some areas may develop faster, or may take longer to develop. Therefore, these forecasts per five year increment will likely vary as interest and demand for commercial and business properties increases.

TABLE 4-15
Employment Forecasts
Town of St. Joseph
2000-2020

	2005	2010	2015	2020
Commercial/Business Park (0.15 FAR*)	1,597	2,352	3,107	3,876
Industrial (0.20 FAR*)	0	116	232	348
Total Employees	1,597	2,468	3,339	4,224

Source: DSU Market Research,
ULI FAR Standards *FAR – Floor Area Ratios

Future Economic Development in the Town

The Town of St. Joseph will potentially be impacted by the new Stillwater Bridge which will encourage more traffic throughout the Town. The potential impact of the bridge on economic development in the Town is unknown, but it is likely that the Town will be able to attract more businesses and industry as a result of the increased traffic volumes and the accessibility of the Town. This change has the potential to significantly alter the character and quality of the small Town, so careful planning and high standards will be necessary to ensure that the character of the Town is maintained.

The Town acknowledges this as a potential issue in the future and understands there may be opportunities to utilize economic development programs administered by the County and the State for future projects. To date, there are no proposed projects in the commercial and business park areas, and as a result makes it difficult to identify specific programs that could be of use to the Town. The Town is aware of the both County and State programs which might offer help to the Town in the future in terms of economic development. The following state and county websites were consulted.

http://www.commerce.state.wi.us/BD/BD-COM-2000.html
http://www.stcroixedc.com/services.htm

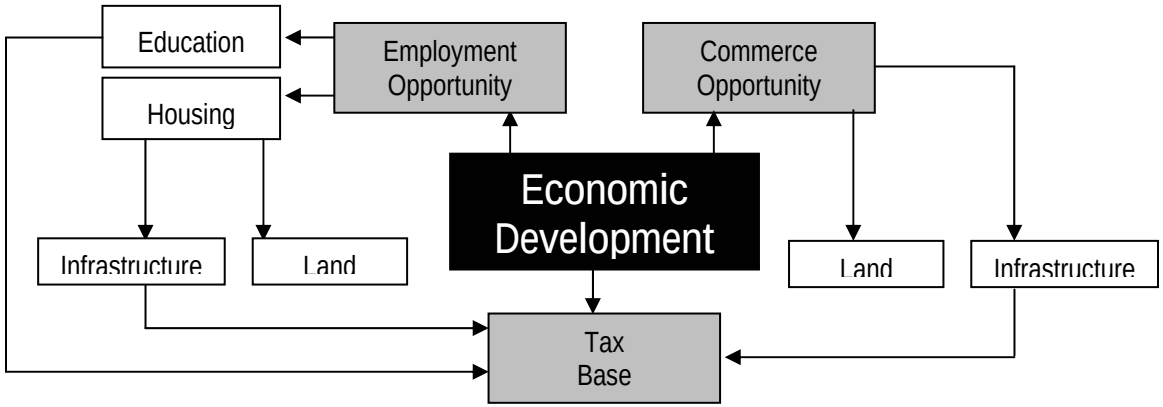
Both of these sites identify potential economic development programs which the Town may qualify for. As a next step, the Town will begin to work on architectural, design and performance standards for the Houlton Village area. This will help the Town envision the types of businesses they would like to attract, and consequently may help the Town identify programs that might be applicable.

POLICY PLAN

Economic Development

Economic development blends economic opportunity with local infrastructure, land, housing and education. The primary objectives of most economic development planning are to increase local tax base, provide job opportunities and provide the goods and services local residents and visitor's desire. However, these objectives are inherently linked to the availability of skilled and educated workers, affordable housing, developable land and infrastructure. The relationship among these elements is shown in Figure 4-1 below.

Figure 4-1, Economic Development Cycle



The Town of St. Joseph recognizes the importance of each component of the economic development cycle in the overall health and economic stability of the community. Following are the goals and policies of the Town of St. Joseph to address economic development issues.

Economic Development Goal #1: Promote cooperative efforts and utilize existing resources for economic growth in the Town.

Policies:

1. Continue to identify and tap into local, state and federal resources to enhance economic development.

2. Explore countywide economic development coordination options.

3. Promote coordination of the educational system and the business community to ensure the availability of qualified workers.

Economic Development Goal #2: Promote economic stability and diversity that provides job opportunities to residents.

Policies:

1. Support efforts to retain existing businesses and facilitate their expansion.

2. Support efforts to recruit new businesses and industries in appropriate locations and scales.

3. Recognize the need to maintain, upgrade and expand existing infrastructure in the Town, including but not limited to roadways, parks/trails, utilities and telecommunications infrastructure, to support and promote continued economic development.

4. Target financial resources and programs to attract businesses that have an emphasis on job creation and businesses that meet or exceed livable wage requirements.

5. Encourage the availability of a range of housing types and values to accommodate an ample work force.

Economic Development Goal #3: Promote efficient, planned commercial and industrial development.

Policies:

1. Identify key commercial and industrial development opportunities within the unincorporated hamlets, and the Town's planned growth areas in locations with access to major transportation systems.

2. Encourage and facilitate infill development on vacant parcels to ensure maximum efficiency of land use.

3. Encourage compact commercial developments that will make efficient use of infrastructure and resources.

4. Encourage industrial and office/business commercial development to locate within master planned industrial parks or business parks or at the Town village.

Economic Development Goal #4: Enhance the character of the Town's commercial and industrial development.

Policies:

1. Develop the use of architectural, design or other development standards such as landscaping, screening and other standards within the Town's commercial, business park and industrial developments.

2. Support the provision of open/green space within commercial and industrial development.

3. Promote the rehabilitation and redevelopment of older existing commercial facilities by pursuing and making available various financial programs and assistance.

Housing

The Town of St. Joseph recognizes the importance of maintaining and expanding its housing stock in order to foster economic growth and sustain a high quality of life for area residents. Following are the goals and policies of the Town to address housing and neighborhoods.

Housing Goal #1: Promote cooperative efforts and utilize existing resources to foster housing development within the Town.

Policies:

1. Continue to study housing needs and resources; and monitor and update goals as needed.

2. Work closely with federal, state, and local agencies and organizations that can help St. Joseph meet its housing goals.

3. Encourage public and private partnerships to expand affordable housing and housing rehabilitation opportunities in the Town.

4. Explore countywide and other intergovernmental options to develop regional strategies and incentives to promote the expansion of affordable and other housing opportunities.

Housing Goal #2: Promote a variety of housing types in the Town for citizens of all income levels, ages and needs.

Policies:

1. Encourage the appropriate mix of a variety of housing types throughout the Town's growth areas in accordance with the Future Land Use Plan.

2. Develop zoning methods that allow neighborhoods with mixed housing types and/or other appropriate uses within residential areas.

3. Examine zoning and other development standards to ensure they don't unreasonably hinder the provision of affordable housing.

Housing Goal #3: Create a high-quality environment in all residential neighborhoods.

Policies:

1. Develop and enforce the necessary codes to ensure the continued maintenance of the housing stock.

2. Identify or develop methods and funding options to encourage the rehabilitation or redevelopment of substandard housing.

3. Encourage infill housing where appropriate.

INTRODUCTION

The Town of St. Joseph includes significant natural resources. It is bordered by the St. Croix River to the west and the Willow River on the southeast, and includes high quality lakes, native prairie, and woodland areas. While it is close to the Twin Cities Metropolitan Area and the growing community of Hudson, much of the Town is still rural in character.

The Town Board and residents recognize the role that natural areas and rural vistas play in maintaining a healthy community, in attracting people to the area, and in contributing to the quality of life in the Town. They also recognize that these natural areas offer concrete benefits as well: they help to protect ground and surface water quality, provide wildlife habitat, maintain property values and provide buffers between land uses, and provide opportunities for active and passive recreation. The Town's natural landscape gives it a special character, and is an important part of its history and heritage.

Therefore, the Town Board has included an inventory of significant natural resource areas as an element in its Comprehensive Plan, and has identified strategies to protect, manage and restore these areas in partnership with its residents and landowners.

The science of ecology suggests that the most important natural areas remaining in the Town are the large patches of natural and relatively-natural wetland and upland areas, lakes, rivers, and the natural connections between them, called Natural Resource Corridors in this plan. This plan used natural resource data and maps collected by St. Croix County, current aerial photography and limited site inventories to identify these natural areas and corridors and create a Natural Resources Inventory map. The map is shown on Figure 5-1.

The draft map was reviewed by staff of the Wisconsin Department of Natural Resources (Baldwin), St. Croix County Land Conservation Department, and County Planning staff. The draft was modified in some areas based on their input. The Town Board and community residents also reviewed the draft Inventory map at Town Board meetings and an open house event, and helped to shape the map based on their local knowledge of natural and developed areas.

The Town Board also reviewed a variety of planning and implementation tools that may be used to protect or manage natural areas and corridors. The tools that the Town will develop and use to protect and manage natural resources and implement this plan are discussed in the Implementation Tools portion of this chapter.

This chapter discusses the natural resources of the Town, presents a map of these resources and connecting corridors, and identifies the tools and policies that the Town of St. Joseph and its residents will use to protect, manage, and restore the natural resources of the Town for the long term.

NATURAL RESOURCE ASSESSMENT

The St. Croix County Development Management Plan (March 2000) summarized a wide variety of basic natural resources information about the Town of St. Joseph and other towns within the County. This information and associated maps were used as base information to begin the Natural Resources plan effort in the Town of St. Joseph, and to create the Town's Natural Resources Inventory (NRI) Map. County maps used in this effort are included in the attachments to this plan in Appendix B. Significant information that informed the NRI included the following:

Surface Geology and Physiology

- The surface features of the Town are dominated by a ground moraine deposited during the most recent glacial period, resulting in a gently rolling topography with meandering streams, a few lakes, and closed depressions.
- The St. Croix River Valley was a major drainageway as the glaciers melted.

Bedrock Geology

- Glacial drift overlies the bedrock of the Town. The bedrock includes igneous, metamorphic and sedimentary rocks of the Precambrian, Cambrian, and Ordovician eras. The bedrock layers are important as locations of groundwater aquifers.

Topographic Features

- The Town is part of the "western upland" region of Wisconsin. Surface topography is shown on Figure 1, and includes gently rolling areas to very steep ridges and valleys.
- Steep bluff areas are noted along the St. Croix River and Willow River. An ancient "valley" from an earlier glacial era also exists running from northwest (State Highway 64) to southeast (near White Eagle Trail) through the western half of the Town. Steep slopes are also present around Perch Lake and other basins in the central portion of the Town.
- Slopes are more gentle and rolling in the eastern and western portions of the Town.

Soils

- Soils in the town are typically well-drained to moderately well-drained.
- Due to easy permeability, soils in much of the Town have severe limitations for private, on-site wastewater treatment systems. These excessively drained soils occur in areas of fractured bedrock or high water tables, where effluent from septic systems can be readily transported to the groundwater.
- Areas where soil conditions may limit construction include steep slope areas and soils within shoreland and floodplain areas.
- Limited areas of soils with good agricultural potential are scattered throughout the Town, mainly on the flatter areas at the eastern and western ends of the Town.
- Potential areas of sand and gravel deposits exist throughout the Town.
- The County's map showing steep slopes can be found in the Appendix to this plan.

Surface Water Resources

- Land within the Town drains to the St. Croix River, through the Apple River to the north, and the Willow River, which flows through the southern portion of the Town. The St. Croix has been designated a National Scenic Riverway, and land adjacent to the Riverway is governed by special zoning provisions that are consistent with Federal and state laws and regulations.
- Significant lakes within the Town include Bass Lake and Perch Lake. Bass Lake is the largest lake within St. Croix County. Perch Lake is notable for its depth (63 feet) and high water quality. Both of these lakes are included in priority watershed projects.
- Wetlands are scattered throughout the Town, with a concentration of wetlands and landlocked basins in the area north of Perch Lake.
- In general, water quality of the surface waters in the Town is good to excellent. Water bodies are impacted by land uses within their basins, including sediments and pollutants in runoff from agricultural, roadway, and residential land uses.
- The closed depressions are sensitive to increases in runoff quantity (susceptible to flooding) and quality (potential ground water impacts).

Groundwater Resources

- The bedrock sandstone layers, such as the Prairie du Chien and Cambrian layers, are the major water-yielding rocks in St. Croix County. Groundwater quality in the area is relatively good, but is typically classified as hard.
- The depth to bedrock is deepest in the eastern portion of the Town of St. Joseph, and shallower (675' deep) near the St. Croix River.
- Much of the Town's area is highly susceptible to groundwater pollution due to the excessive permeability of local soils.
- The County's map that shows depth to groundwater within the Town is included in the Appendix to this plan.

Floodplains, Shorelands and Wetlands

- The Town has identified floodplain and shoreland zones, and has adopted ordinances that manage land use and development of these areas.
- Federal and state regulations restrict impacts to wetlands. Wetlands provide important functions such as flood-control, storm water cleaning, groundwater recharge, stream protection and habitat for a wide range of terrestrial and aquatic species.
- The County's maps that identify floodplain, shorelands, and wetlands within the Town are included in the Appendix to this plan.

Woodlands

- Significant patches of woodland habitat still remain throughout the Town, particularly within the western half and within Willow River State Park. Woodlands provide habitat for a variety of species, and are an important contributor to the beauty and character of the Town.
- The Natural Resources Inventory identifies the large remaining patches of woodlands and other native habitats within the Town, and identifies connecting corridors between these patches that will help to protect their value and function for the future.
- The County's map that identifies woodlands within the Town is included in the Appendix to this plan.

Prairies

- The Wisconsin DNR has identified the remaining native prairie areas within the Town. These relatively small areas are scattered throughout the Town, and are shown on the Natural Resources inventory map.
- Native prairies are an important element of the area's heritage. Only about .5% of the original prairie present in Wisconsin at the time of settlement remains today.
- The NRI map identifies the remaining prairie areas, and most have been included within the Natural Resource Corridor areas to promote protection of these areas, preserve their connections to surrounding habitat areas, and encourage restoration of additional prairie areas.
- The County's map that identifies prairies within the Town is included in the Appendix to this plan.

Wildlife Habitat, Open Space, Parks and Natural Resource Corridors

- The Town of St. Joseph Natural Resources Inventory Map identifies the significant patches of natural habitat, open spaces, and parks within the Town. These include upland resources such as woodlands, grassland and prairie, wetlands, major water bodies, and parks, including Willow River State Park and Homestead Parklands at Perch Lake, and the Town Park.
- Development of the NRI was premised on the knowledge that there are no known endangered or threatened species within the Town.
- The Natural Resources Inventory Map also identifies the significant connections among these habitat and open space areas as Natural Resource Corridors. These corridors are continuous areas of habitat that follow natural movement corridors and natural features, such as the St. Croix River, Willow River, Bass Lake, and similar features. The map and Natural Resource Corridors are discussed in detail in the next section.
- The Town will use this plan and identified implementation strategies to manage growth so that the health and functions of these areas is maintained for future generations of Town residents.
- The maps utilized for this analysis can be found in the Appendix to this plan.

NATURAL RESOURCES INVENTORY MAP--BACKGROUND

Figure 5-1, the Natural Features Location Map, shows the inventory of significant natural resources and resource areas in the Town of St. Joseph. These include the following:

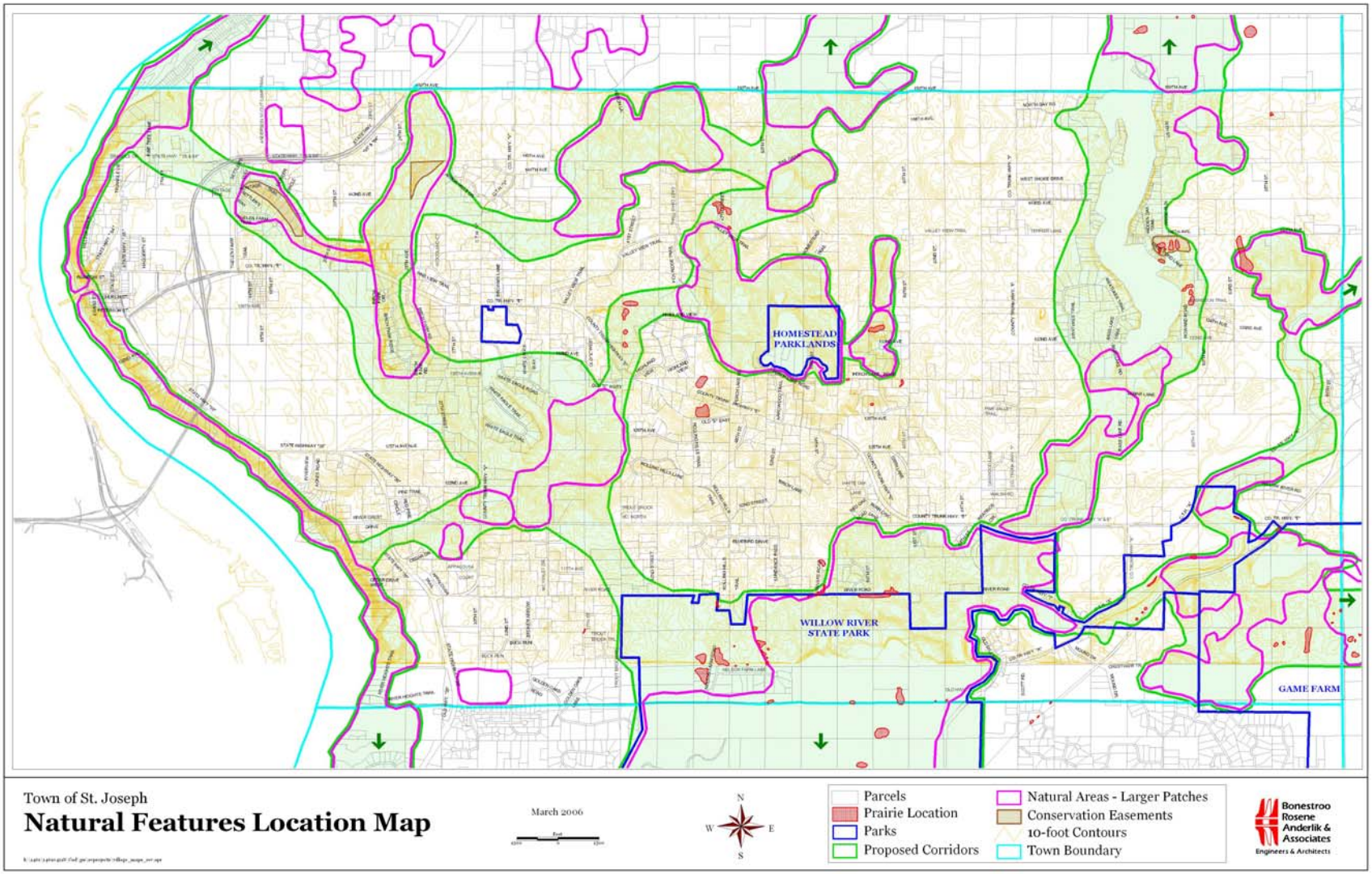
- Remaining large patches of natural and relatively-natural upland and wetland habitat
- Remaining native prairie remnants
- Significant water resources such as the St. Croix River, Willow River, Perch Lake, and Bass Lake
- Natural Corridors
- Areas currently protected from development, including local and state parks and Conservation Easements

The Natural Resources Inventory and Map were developed based on several landscape-level ecology principles:

- **Maintaining or restoring natural diversity is important to the health of living communities and landscapes.** The more diverse the plants, animals, and native habitats are in an area, the healthier the area is. There are more food options, more cover and nesting options, and all species are more able to adapt to stresses such as disease or change in the short and long-term.

- **Natural landscapes and habitats are usually more diverse than those created by people. People create lots of relatively simple habitat that supports fewer species than natural habitats, and is highly fragmented.** Human activities typically fragment the landscape into small patches, like yards. Often the vegetation in these patches is highly simplified to one or a few grass species, trees and shrubs. Many of these may be exotic species that offer little habitat value to native wildlife. Roadways, buildings, and other barriers that fragment the landscape make it difficult for many species to move among patches to get to water, food, or breeding areas safely.

FIGURE 5-1
Natural Resource Inventory Map
Town of St. Joseph
2006



- **The size of habitat patches is related to diversity—larger natural habitat patches are usually more diverse than smaller patches.**
  Each species has its own habitat requirements, including size needed to support life activities. Many common species (like robins, raccoons and white-tale deer) can adapt well to relatively small, fragmented habitat areas that are typical in urban and agricultural landscapes. Other species need large areas of unbroken or "interior" natural habit—many songbirds fit in this category.

- **Several connected small or large patches can function as a large patch for many species, but maintaining viable connections among the patches is critical.** Viable connections may include creeks or other waterways, or strips of natural vegetation.

- **A connected mixture of habitat types is beneficial for diversity. Many species require both upland and wetland habitat types during their lifecycle.** Maintaining landscape connections among wetland and upland habitats is an important goal of many natural resource management plans.

- **Natural resources corridors can be protected or designed to provide connections among habitat patches.** Corridors are contiguous, linear natural areas that allow for species movement to obtain food, find breeding areas, escape predators or disease, or escape to a new area if an existing habitat is destroyed.

- **Selecting priority areas for conservation.** Considerations for conservation typically include: 1) How large the area is, and the types of habitat it provides, 2) It's linkage to other habitat patches in the area, and 3) its uniqueness—whether it has any rare or threatened species or high quality original habitat.

These principles were used by trained ecologists to review aerial photos and complete limited field visits to identify the remaining significant habitat patches and potential natural resource corridors in the Town of St. Joseph. The draft map was reviewed by Wisconsin DNR staff, St. Croix County Land Conservation staff, and local residents to add as much local knowledge as possible to the identification of natural areas and natural resource corridors.

An earlier map of ***Environmental Corridors*** was created by St. Croix County, and published in 2003 in the County's ***Natural Resources Management Plan.*** The County's map included a larger area of the Town within natural resource corridors and independent resource areas than the natural resource areas identified in this inventory. The County's mapping approach differed from the approach used in this inventory in several respects:

- The County's map was a broad-brush overview, created by overlaying map layers that included a larger number of potential resource areas--including agricultural areas, designated floodplain and shoreland areas, wet soils, steep slopes, recreation areas, etc. It placed large buffers around some of these areas, and included the buffer areas in the Environmental Corridors map.
- Thus the County's map included many areas that have already been developed or altered by agriculture or residential development. The natural vegetation in these areas has been changed and fragmented to the degree that it provides little natural habitat value. A number of the "corridor" areas are no longer contiguous due to existing development. These areas are not a priority for natural resource protection or management based on the criteria used in this planning effort, and are not included in the Town's Natural Resources Inventory.
- The County's map is several years old, and many areas have developed or changed since the mapping was completed.
- County and DNR staff concurred with the methods used to complete this Natural Resources Inventory and map.

POLICY PLAN

The Town of St. Joseph recognizes that growth and change will occur in the future. Growth can have negative impacts on natural resources, including fragmentation and destruction of natural habitats, increase impervious surface and resulting flooding and pollution of surface waters, impacts to the quantity and quality of groundwater, and other impacts.

The Town also recognizes that it can manage growth, and seek to avoid and minimize impacts to significant natural resources. The Town has completed the Natural Resources Inventory and Map to identify the significant resources remaining in the Community. The Town has also adopted the following Goals, Objectives, and Tools to manage growth and protect these important resources.

Natural Resources Goal #1: Improve and protect the quality of surface waters.

Policies

1. Develop and implement a Surface Water Management Plan and policies.
2. Work in partnership with the County's Priority Watersheds Program and local lake protection efforts.
3. Support and review Shoreland and Floodplain Ordinances as needed to protect surface waters.
4. Develop and adopt a wetland protection and buffers ordinance that sets minimum buffer standards.
5. Use park and open space dedication to protect significant water resources and adjacent habitat areas.
6. Promote wetland and shoreland restoration by private landowners.
7. Educate residents and developers regarding Best Management Practices and state and local stormwater regulations.
8. Enforce the Town's Erosion and Sediment Control Ordinance.

9. Support development designs that protect the quality of surface waters and other natural resources, and minimize development impacts.
10. Apply for DNR grants that support local efforts to control nonpoint source pollution.

Natural Resources Goal #2: Preserve and restore sensitive natural resource areas and habitat.

Policies

1. Adopt the Natural Resources Inventory Map and Management Plan.
2. Encourage public and private landowners and developers to restore native habitats and control exotic species such as buckthorn, and provide incentives for buckthorn control.
3. Seek state and other funding for habitat protection.
4. Incorporate natural resource areas in parks and open space areas.
5. Adopt incentives and regulations to protect environmental corridors and natural resource areas (described in the implementation section).

Natural Resources Goal #3: Protect groundwater supplies and surface water to assure high quality groundwater for all residents.

Policies

1. Enhance monitoring of al private wells and private septic systems in the Town to assure the highest standards are being maintained.
2. Enhance monitoring of all agricultural waste disposal and management systems and practices to assure the highest standards are being maintained.
3. Enforce state rules regarding wellhead and groundwater protection.
4. Protect wetlands and other ground water recharge areas.

Natural Resources Goal #4: Provide for future open space and recreation needs.

Policies

1. Develop the proposed parks and trail system for the Town.
2. Review and update park dedication requirements and fees included in the town's impact fees, and use these fees along with grants, land dedication and donation to develop the town's park and trail system as growth occurs.

Natural Resources Goal #5: Preserve the character of the Town's landscape, and examples of native woodlands, prairies, and wetlands.

Policies

1. Identify important views and implement subdivision and zoning ordinances to protect valued views and viewsheds.
2. Incorporate scenic areas and native habitats in parks and open space.
3. Develop and implement an outdoor lighting ordinance.
4. Develop and implement a wireless telecommunications tower ordinance.
5. Develop and implement a landscaping ordinance.
6. Revise the Town's sign ordinance.
7. Develop and use the tools identified in the Implementation Section to Manage land use and natural resources for the long term.

INTRODUCTION

The following chapter will identify existing and future roads that will serve the Town. This analysis and description will help guide land use and development in the Town as accessibility and efficiency of roads is a significant factor. The Policy Plan will identify future and current aspirations of the town with respect to the transportation system. Road networks and transportation are the primary transportation system considered. The Town does not rely on other transportation methods, such as water transportation, and therefore is not included as a part of this discussion.

This chapter and subsequent policy recommendations were made considering regional and state transportation planning efforts. This discussion and analysis were checked for consistency with existing, adopted transportation plans to ensure that the proposed Town transportation network is compatible with adjacent jurisdictions, municipalities and the state and/or regional plans.

FUNCTIONAL CLASSIFICATION OF ROADWAYS

Functional classification of a roadway system involves determining what function each roadway should be performing with regard to travel within and through the Town of St. Joseph. The intent of a functional classification system is the creation of a roadway hierarchy that collects and distributes traffic from local roadways and collectors to arterials in a safe and efficient manner. Such classification aids in determining appropriate roadway widths, speed limits, intersection control, design features, accessibility and maintenance priorities. Functional classification helps to ensure that non-transportation factors, such as land use and development, are taken into account in planning and design of the roadway system.

A balanced system is desired, yet not always attainable due to existing conditions and characteristics. The criteria of the functional classification system are intended to be guidelines and are to be applied when plans are developed for the construction or reconstruction of a given classification route. It can and does occur that different roadways with very similar design characteristics may have different functional classifications. Some roadways, for a short segment, may carry higher volumes than a roadway with a higher classification. Spacing guidelines may not follow recommendations for a variety of reasons such as topography, land use type and density, and environmental concerns.

The two major considerations in the classification of roadway networks are access and mobility. Mobility is of primary importance on arterials, thus limitation of access is a necessity. The primary function of a local roadway, however, is the provision of access, which in turn limits mobility. The extent and degree of access control is a very important factor in the function of a roadway facility. The functional classification types utilized are dependent upon one another in order to provide a complete system of roads and highways. The relationship of functional classification with regard to traffic mobility and land access is shown on Figure 6-1.

FIGURE 6-1
Functional Classification Relationship
Town of St. Joseph
2006

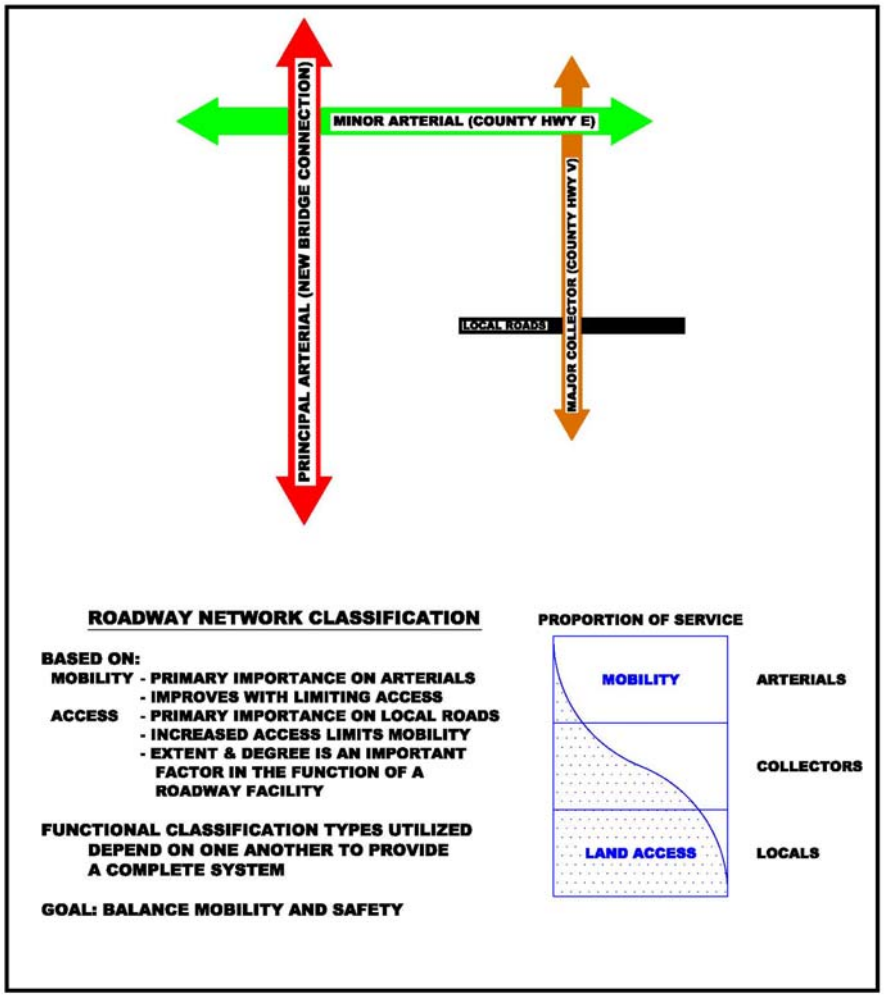


FIGURE 6–1

FUNCTIONAL CLASSIFICATION RELATIONSHIP
TOWN OF ST. JOSEPH TRANSPORTATION PLAN

1461-04-118

Bonestroo Rosene Anderlik & Associates
Engineers & Architects

A complete functional design system provides a series of distinct travel movements. Most trips exhibit six recognizable stages. These stages are as follows:

- Main movement
- Transition
- Distribution
- Collection
- Access
- Termination

As an example, Figure 6-2 depicts this hierarchy of movement by illustrating a hypothetical trip using a freeway, which comprises the main movement. When the vehicle leaves the freeway, the transition is the use of the freeway ramp at a reduced speed. The vehicle then enters the moderate speed arterial, the distribution function, to travel toward a neighborhood. From the arterial the vehicle enters a collection road, then a local access road that provides direct approach to the residence or termination point. Each of the six stages of the trip is handled by a facility designed specifically for that function. Speeds and volumes normally decrease as one travels through the six stages of movement.

It must be recognized that all intermediate facilities are not always needed for various trip types. The character of movement or service that is provided has a function, and these functions do not act independently. Thus, the travel categories, more movements, become consistent with function and the classification of that function.

Principal Arterials

Principal Arterial roadways serve major activity centers, higher traffic volumes, longer trips and carry a higher proportion of total urbanized travel on a minimum of mileage. Along these facilities, access needs to be limited in order to preserve the ability of the roadway to accommodate the volumes and to maximize safety. Spacing varies from 2-3 miles for a fully developed area to 3-6 miles for a developing area. The management criteria require that a 40 mph average speed be achieved during peak traffic periods. Also, little or no direct land access should be allowed within an urban area. Grade separated intersections are required for freeways and highly desired for other principal arterial roadways. The only principal arterial in St. Joseph is the proposed connection to the proposed St. Croix River Bridge which connects to existing State Trunk Highway 35 and 64 in the north part of St. Joseph.

Minor Arterials

Minor Arterial roadways connect the urban service area to cities and towns inside and outside the region and generally serve medium to short trips. Minor Arterials may also provide an alternate route for congested Principal Arterial roadways. Minor Arterials connect

principal arterials, minor arterials and connectors. The spacing ranges from ¼ to ¾ of a mile in metro centers to 1-2 miles in a developing area. The desired minimum average speed during peak traffic periods is 20 mph in fully developed areas and 30 mph in developing areas.

The emphasis for Minor Arterial roadways is on mobility rather than on land access. In urban areas, direct land access is generally restricted to concentrations of commercial/industrial land uses. The minor arterial roadways in St. Joseph are:

- State Trunk Highway 35 south of County Trunk Highway E
- County Trunk Highway E
- County Trunk Highway A
- County Trunk Highway I

Collector Roads

Collector roads provide more land access than arterials and provide connection to arterials, although not in all cases. As is the case with any roadway system, there will always be exceptions to the planning guidelines that are used to classify a roadway system. Collectors serve a dual function of accommodating traffic and provision of more access to adjacent properties. Mobility and land access are equally important and direct land access should predominately be to development concentrations. Collector road spacing ranges from ¼ to ¾ miles in a fully developed area to ½ to 1 mile in developing area. Collectors can be broken down further into Major and Minor Collectors.

Major Collectors generally connect to minor arterials and serve shorter trips within the County. These roads supplement the arterial system in that mobility is slightly emphasized over access. The major collectors are:

- Country Trunk Highway V
- River Road
- Valley View Trail

Minor Collectors provide the connection between neighborhoods and commercial/industrial areas and the major collector/minor arterial system. Access is slightly emphasized over mobility in minor collectors. Due to the greater number, Minor Collector roadways are not listed in this section. These roadways are shown in Figure 6-3 which depicts the functional classification of roadways.

Local Roads

The lowest classification of roadways is the local roadway where access is provided with much less concern for control but land service is paramount. Spacing for local roads is as needed to access land uses. Local roadways generally have lower speed limits in urban areas and normally serve short trips. Local roads will connect with some minor arterials but generally connect to collectors and other local roads. The development of local roads will be guided by the location of the existing and proposed minor arterials and collectors as well as by development and the expansion of local utilities.

FIGURE 6-2
Hierarchy of Movement
Town of St. Joseph
2006

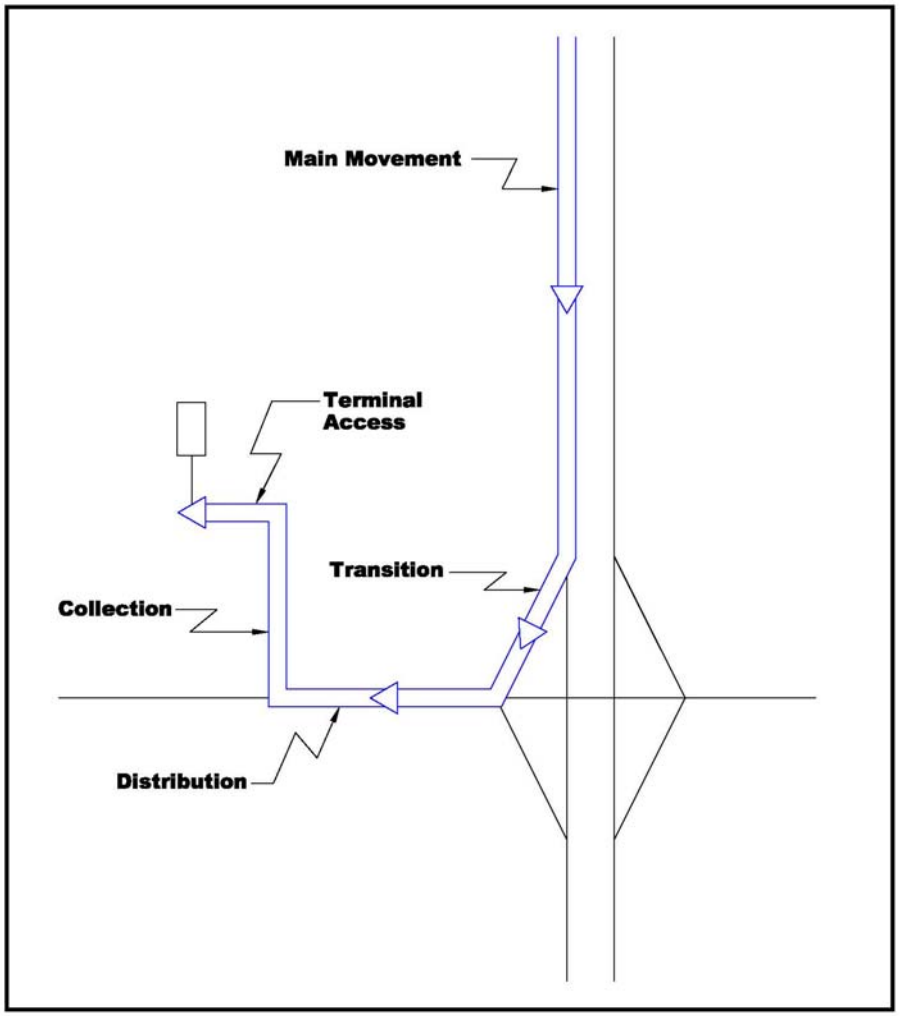


FIGURE 6–2

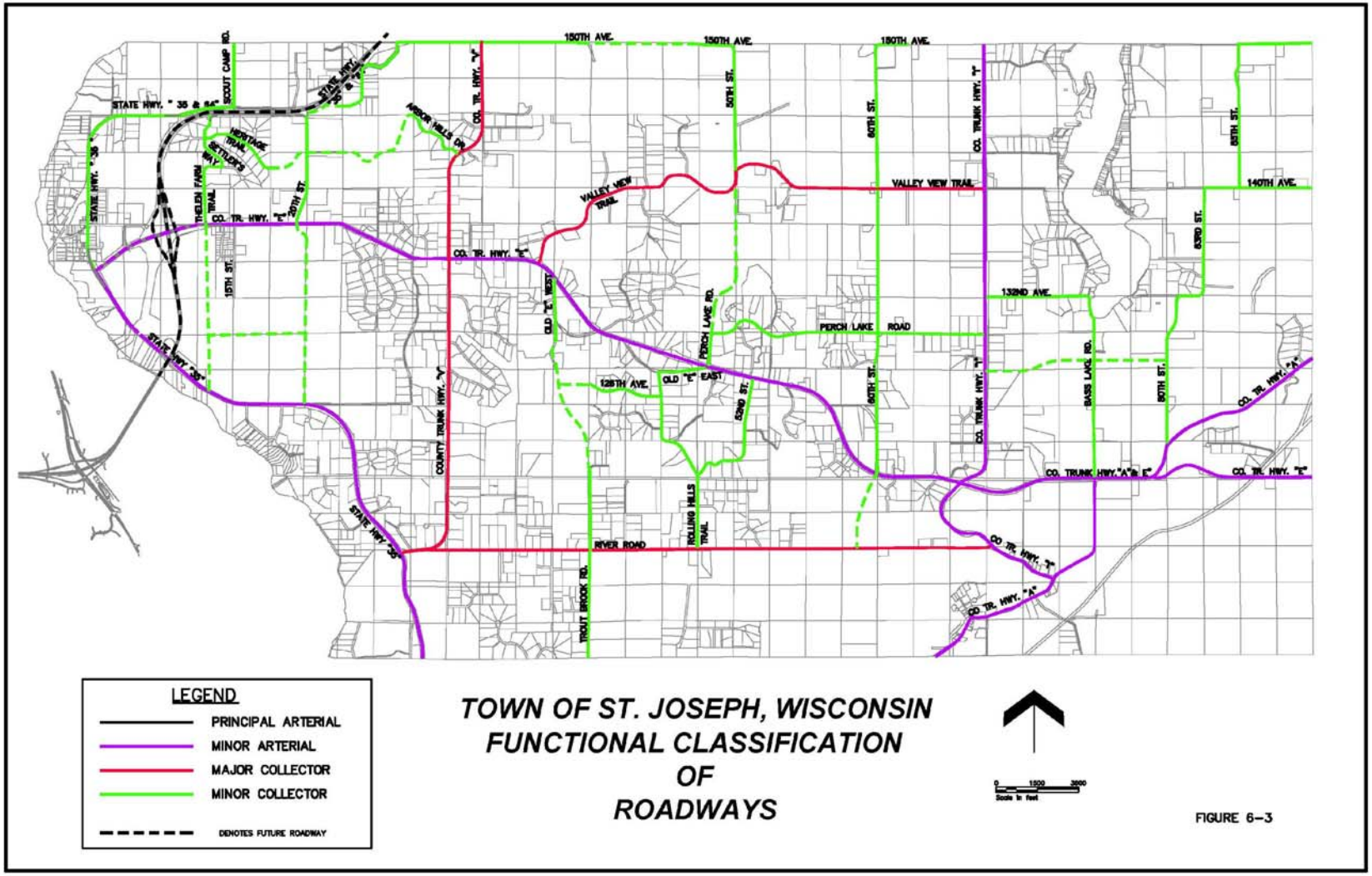
HIERARCHY OF MOVEMENT

TOWN OF ST. JOSEPH TRANSPORTATION PLAN

1461-04-118

Bonestroo Rosene Anderlik & Associates
Engineers & Architects

FIGURE 6-3
Functional Classification of Roadways
Town of St. Joseph
2006



ACCESS MANAGEMENT

The management of access along roadway systems, particularly arterial and collector roadways is a very important component of maximizing the capacity of a roadway and decreasing the accident potential along those facilities. Arterial roadways have a function of accommodating larger volumes of traffic and often at higher speeds. Therefore, access to such facilities must be limited in order to protect the integrity of the arterial function. Collector roadways provide a link from local roads to arterial roadways and are designed to provide more access to local land uses since the volumes and speeds are often lesser than arterial roadways.

Studies have shown that as the density of accesses increase, whether public or private, the traffic carrying capacity of the roadway decreases and the vehicular crash rate increases. Businesses suffer financially on roadways with poor designed access. Well-designed access to commercial properties supports long-term economic vitality.

As with many transportation related decisions, land use activity and planning is an integral part of creation of a safe and efficient roadway system. Land use decisions have a major impact on the access conditions along the roadway system. Every land use plan amendment, subdivision, rezoning, conditional use permit, or site plan involves access and creates potential impact to the efficiency of the transportation system. Properties have access rights and good design will minimize the deleterious effect upon the roadway system. Access management is a combination of good land use planning and effective design of access to property.

The granting of access in the Town of St. Joseph is shared by the Town, by St. Croix County and by WisDOT with each having the permitting process responsibility over roadways under its control.

The Town, working with the county and state produces access spacing quality that does provide benefits to the traveling public. In order to strengthen the goal of good access management, a set of access spacing guidelines has been prepared which is intended for use in the access permitting process.

The guidelines are presented for functionally classified arterial and collector roadways without reference to the jurisdiction over these roadways. The basic references for the spacing guidelines are the county guidelines. The access guidelines are presented in Table 6-1, which follows. The stated values are meant to be "minimum" values. It is also recognized that some existing connections, both public and private, may not meet these guidelines. It is also recognized that, due to various circumstances, access may need to be granted that cannot adhere to these guidelines.

TABLE 6-1
Access Management Guidelines
Town of St. Joseph
2006

	Minimum Distance from Centerline for Driveways on the Following Highways or Roads:				
Functional Classification of Intersecting Road Or Highway	**Freeways & Expressways**	**Principal & Minor Arterials**	**Major & Minor Collectors**	**Subcollector**	**All Access Roads**
Freeways, Expressways & Ramp Termini	No Access Allowed	1000 feet	1000 feet	1000 feet	1000 feet
Principal & Minor Arterials	No Access Allowed	500 feet	500 feet	500 feet	500 feet
Major & Minor Collectors	No Access Allowed	500 feet	500 feet	500 feet	200 feet
Subcollectors	No Access Allowed	500 feet	500 feet	200 feet	200 feet
Access Roads	No Access Allowed	500 feet	500 feet	200 feet	200 feet

Source: St. Croix County Code of Ordinances, Subchapter VI, Section 17.60 and Town of St. Joseph Ordinance, Chapter 149.

TRANSIT

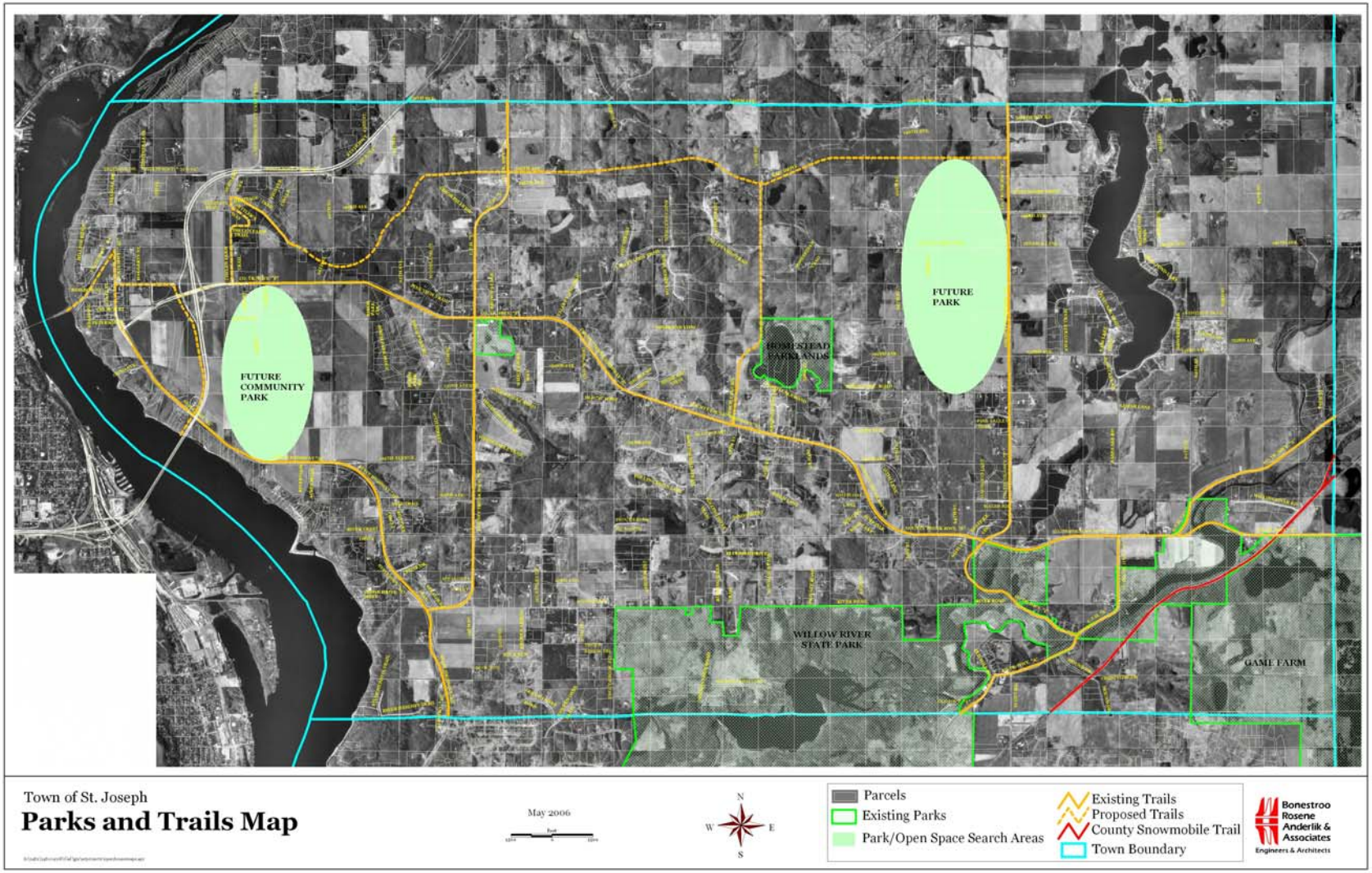
St. Croix County provides special transportation services for the elderly and handicapped. These are coordinated through the St. Croix County Department of Aging.

The work force in the Town of St. Joseph and in St. Croix County that commutes to/from the Minneapolis/St. Paul area continues to grow. The Town supports efforts by the County to investigate commuter transit linkages to that area and is interested in the provision of park and ride lots for this purpose. Such park and ride lots will help to decrease the volume of personal vehicle commuter traffic to/from the Minneapolis/St. Paul area.

TRAILS

Limited trail options exist in the Town of St. Joseph. WisDOT has identified STH 35 and all county roads as "High Volume – Undesirable Condition" bicycling routes, St. Croix County has a snowmobile trail designated through the southeast corner of the town, and the Town required the construction of a trail through the Settler's Glen conservation easement at the time of development. Other pedestrian travel may occur on local roads in the Town; however, they have limited shoulder areas, areas with short sight distances, and posted speed limits of 45 miles per hour or more. These conditions hamper safe pedestrian travel opportunities. Therefore, improved opportunities for walking, hiking, biking, cross-country skiing and other non-motorized activities are needed. Figure 6-4 shows the relationship between the existing and proposed trails within the Town of St. Joseph. The proposed network of trails would be constructed through negotiations with anticipated developers and local agencies.

FIGURE 6-4
Trail Transportation Plan
Town of St. Joseph
2006



POLICY PLAN

Transportation Goal #1: Provide a safe, convenient and efficient multi-modal transportation system.

Objectives

1. Ensure transportation system improvements are coordinated with land development plans.
2. Maintain a cost effective level of service.
3. Coordinate multi-jurisdictional transportation system improvements and maintenance.
4. Consider the development of transportation system improvements for walking, hiking, biking and other transportation modes.
5. Plan for the extension of town roads and other arterials and collector streets as necessary to efficiently serve the users.
6. Control access through the road system to ensure the access, mobility and safety of affected road systems.

Policies

1. Plan for the extension of town roads and other arterials and collectors in order to complete connections and provide for future planned development access.
2. Consider planning and implementing a network of interconnected new roads to control highway access, preserve rural character, improve access to new development, minimize extensive road construction and decrease road maintenance costs.
3. Work to update and implement the WISLR Pavement Management program as required by WisDOT to provide for the upgrading and maintenance of town roads.
4. Continue implementing town road impact fees on any new building permit that places burden on or requires the upgrading of subcollector roads.
5. Continue implementing town road fees on new developments that place burden on or require the upgrade of town roads.
6. Continue posting weight restrictions on existing town roads and consider the weight limits on local roads when reviewing development proposals.
7. Develop plans to enhance regular structural maintenance of Town roads.
8. Develop new funding strategies for structural maintenance to reduce the costs historically included in the annual levy.

CHAPTER SEVEN: UTILITIES, COMMUNITY FACILITIES, and INTERGOVERNMENTAL COOPERATION

TOWN OF ST. JOSEPH

The purpose of this section is to inventory the various public and community facilities within the Town. This section includes thorough documentation of existing utilities that serve Town residents as well as community facilities. The primary focus of this exercise is to understand what utilities and facilities currently exist, the location of the facilities and utilities, the use and capacity and to identify future needs.

This inventory identifies all of the major Town facilities and utilities. Since other important public facilities and utilities are operated by other units of government, non-profits and private organizations are also important assets for the Town, businesses and visitors, some of these facilities and utilities are reviewed as well. An overview of several facilities is given below. For each building or facility, its location is given, and the use of the facility identified. The utilities are addressed similarly but also identify the capacity available.

The following sections will inventory existing Utilities and Community Facilities, and will include goals and policies that relate specifically to intergovernmental cooperation. The purpose of including this discussion with this chapter is due to the rural nature of the community. Because the Town is not urbanized many of the services and community facilities are shared between the Town and adjacent jurisdictions. As a result, it is most appropriate to address intergovernmental cooperation and coordination within this chapter.

The subsequent sections identify specific community facilities, services and utilities that the Town provides to residents. Due to efficiencies the Town receives services from several adjacent jurisdictions and works to collaborate with those communities to provide the necessary services to its residents. There are three (3) in-home day care providers that exist in the Town, however, commercial daycare facilities are provided to families in adjacent communities such as Somerset, New Richmond and Hudson. Families in the Town can receive healthcare in adjacent communities such as Hudson and Stillwater. There several healthcare options within proximity to the Town, however, there are no facilities located in the Town with the exception of the Burkhardt Rehab Facility which provides specific rehabilitation services rather than general medical services. In addition, there are cemetery facilities located within the Town which are classified as Public/Semi-Public properties on the Existing and Future Land Use maps in chapter 8.

COMMUNITY FACILITIES & SERVICES INVENTORY

Town of St. Joseph – Town Hall
1337 County Road V

The Town Hall currently provides spaces for administrative and Town business. The space is adequate with the exception of some storage shortage that could be solved through various techniques. The Town does not have current plans to update the space or to change locations because the Town Hall currently serves the needs of the Town. However, because the Town Hall is connected to the Fire Hall, there are space implications. If the Fire Hall needs to expand there are two options: 1) The Fire Hall could be expanded into the Town Hall and the Town Hall would be constructed as a second story; or 2) The Town Hall could find a new location. The Town will explore both ideas to ensure the most efficient use of space and finances are utilized.

Fire Hall
1339 County Road V

The Town of St. Joseph Fire Hall is attached to the existing Town Hall. The current facility does not have adequate space to accommodate all of the fire and rescue equipment. The Town is exploring the idea of joining with adjacent jurisdictions to develop a joint facility or to increase the capacity of the facility and accommodate current space issues. The Town of St Joseph is protected by a 19-member volunteer only fire department, many who also volunteer as Rescue EMS technicians. These services are provided through the Town and operate from the Fire Hall.

Houlton Elementary School
70 County Road E

Houlton Elementary School is located in Houlton and serves part of the Town of St. Joseph area. The elementary school is a part of the Hudson School District and is the only elementary school in the district that is not at capacity. The school currently has a small playground adjacent to the school and the Town is interested in the purchase of the surrounding land to create an active recreational park area that could provide compatible uses such as ball fields, or soccer fields, etc., which could serve the Elementary School and the greater Town community. In addition, most of the other schools in the district are at or exceeding capacity. The District is planning some expansion or remodeling for all of its facilities over the next 10 years.

School Districts Serving the Town of St. Joseph Area

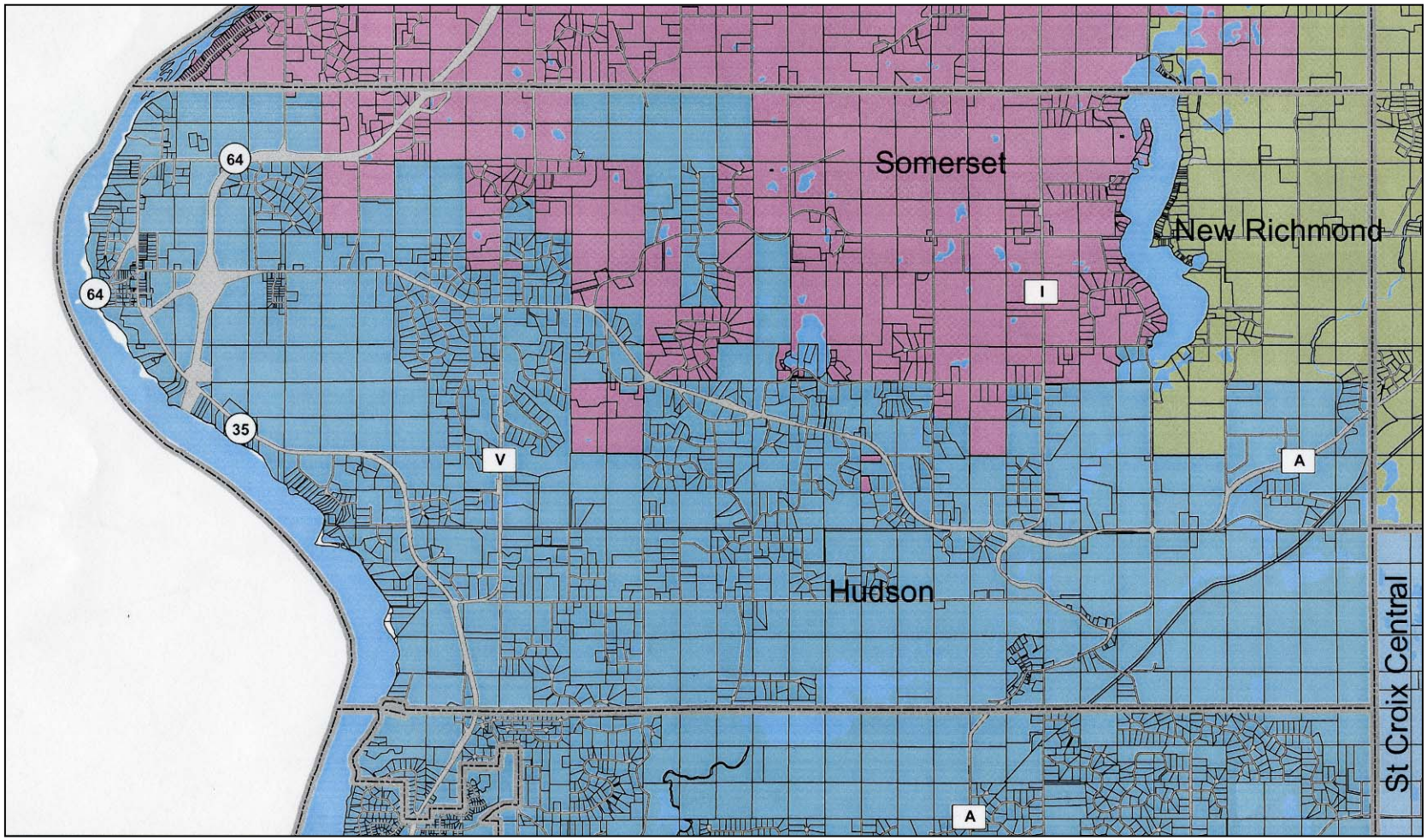
The residents of the Town of St. Joseph are within the Hudson, New Richmond and Somerset school districts. There is currently only one school within the Town, an elementary school located in Houlton. No future school sites have been planned within the Town. The following table shows the school enrollment of those living in the community, including post-secondary education. As Table 7-1 indicates, the Town of St. Joseph has a number of young persons attending public school systems in the area. The population of school-aged individuals account for 25 percent of the total population of St. Joseph.

TABLE 7-1
School Enrollment
Town of St. Joseph
2000

	Number	Percent
Nursery School, Preschool	89	10%
Kindergarten	61	7%
Elementary School (grades 1-8)	515	59%
High School (grades 9-12)	202	23%
Subtotal	867	100%
College or Graduate School	118	n/a

Source: US Census

FIGURE 7-1
School District Map
Town of St. Joseph
2006 Draft



Source: St. Croix County Zoning Department, 2005

Hudson School District
Hudson, WI

The Hudson School District serves some approximately 65 percent of the children in the Town of St. Joseph. Many of the schools in the Hudson School District are at capacity and need additional space for the growing student population. The School District has plans to expand their facilities in the District over the next 10 years to accommodate growth and the capacity issues.

School District of Somerset
Somerset, WI

The Somerset School District serves approximately 25 percent of school aged children in the Town of St. Joseph. The Somerset School District serves residents with an elementary school, middle school and high school. Many of the schools in the Somerset School District are at capacity and need additional space for the growing student population.

School District of New Richmond
New Richmond, WI

The New Richmond School District serves approximately 10 percent of school aged children in the Town of St. Joseph. The school district has two elementary schools, a middle school and high school. Residents of the Town who are located east of Bass Lake attend these schools. Many of the schools in the New Richmond School District are at capacity and need additional space for the growing student population.

PUBLIC UTILITIES

The following table demonstrates which public utilities are currently serving St. Joseph area residents, their location, and the capacity of each. This information helps to identify utilities that could be improved or introduced within the Town to accommodate the residents more efficiently.

TABLE 7-1
Existing Public Utilities
Town of St. Joseph
2006

Utility	Location	Capacity
Sanitary Sewer (Wastewater Treatment)	None	There are currently no areas within the Town or at Houlton that are sewered.
Stormwater Management	As Needed	The Town's Subdivision Ordinance refers to stormwater management and the County and state regulate stormwater management.
Water Supply	Town Wide	Individual wells serve each residence and property
Solid waste disposal and Recycling Facilities	Town Wide	Residents contract individually with haulers for waste disposal and recycling services. Businesses serving the Town include: Onyx, Waste Management, and Olson Sanitation. Hazardous waste recycling days are sponsored by the County twice a year.
On-site wastewater treatment	Houlton (Community) Town Wide (Individual)	An on-site sanitary lagoon system serving 60 homes is available only to the St. Croix Mobile Home Court in Houlton, and limited by its permit to only that use. The system is regulated by the WisDNR and holds a WPDES Permit. Residences in the town are served by individual septic systems. Large use facilities (church, town hall, commercial buildings) have commercial sized septic systems approved by the WisDNR
Telecommunication Facilities – DSL	Houlton and adjacent area	DSL Service available from SBC within 1.5 miles of corner of County Roads V & E. DSL service available from Frontiernet.net available in the eastern part of town from New Richmond.
Power Plants, Transmission Lines	Town Wide	115 kV power line runs along section line west to east. A 69 kV line runs from the intersection of the 115 kV line west of Hwy 35 south to Hudson. A substation is located at corner of Co Rd V and 150th.

SANITARY SEWER (WASTEWATER TREATMENT)
Community sewage treatment facilities in the Town of St Joseph would allow for growth that is not possible with individual sewage treatment systems. The facilities would consist of a collection system to convey wastewater to one or more treatment and disposal centers sized for the ultimate needs of the service area. A feasibility study would be needed to evaluate various options and recommend the best option on the basis of costs and environmental impact including the potential for groundwater contamination.

The options that need to be evaluated are:

- A single treatment center permitted to discharge to the St Croix River
- A single treatment center permitted to discharge on-land via an infiltration basin, community drainfield, or mounds
- Smaller, multiple treatment centers permitted to discharge on-land

The feasibility of discharging to the St Croix River will depend on WiDNR concerns about the volume and quality of the discharge. The feasibility of on-land disposal will depend on volume and the availability of permeable soils. The feasibility of multiple treatment centers will depend on the distances separating areas of high-density development.

The study would also propose ways to recover construction and operating costs of the facilities, including outside funding, assessments, connection fees, and user charges.

STORM WATER MANAGEMENT
Storm water flows directly into the area lakes and rivers via overland flow, road ditches, intermittent channels, rivers and streams. Storm water carries pollutants, excess nutrients and sediments to surface waters, degrading fish habitat and reducing dissolved oxygen levels. Proper management usually includes creating and utilizing infiltration areas and holding areas. Incorporating storm water controls in any new development will help reduce the impact of runoff on surface waters. Special storm water management concerns in the Town of St. Joseph include construction site erosion control, roadside erosion control and runoff from Houlton and Burkhardt to priority water bodies.

There is no underground storm water management system in the town, nor are there any planned storage areas. Traditionally, damage caused by storm water runoff has been repaired after occurring. Preventative measures consist mainly of culvert installation and maintenance, riprap and rock-lined channels and holding ponds in new development areas. No hydrologic work has been done to determine the needs of the community because of lack of adequate funding. Storm water management requirements are limited to construction sites. Consideration for further storm water management and sediment and erosion control plans for this area should depend on the amount and type of development that occurs.

WATER SUPLY

Currently, there is no central water source available for the Town of St. Joseph. Homes and businesses are responsible for developing their own water supply via proprietary drilled wells. The Wisconsin Department of Natural Resources requires that well drillers submit a well log report for each well. Drillers log depth, soil characteristics, casing information and location of each well. The St. Croix County Zoning Department does not require a permit for well drilling and provides no means of protection of ground water supplies.

Groundwater resources in the town are generally plentiful and of high quality. Contamination risks from land use practices are the major threat to groundwater resources. Potential contaminant sources include old, unregulated landfills, nitrates from failed septic systems or farm runoff, pesticides, and leaking underground storage tanks.

Determining whether a central water supply is necessary within the Town of St. Joseph will depend on the amount and type of development that occurs. As community improvements occur, land will be paved for roads, driveways and parking lots, and houses and businesses will be constructed. These types of changes may reduce the amount of area that can recharge groundwater, increase runoff and potentially transport pollution to surface water. An engineering study is the best way to determine if existing groundwater supply is adequate for present and future needs. A study reviews water usage, projects future needs and determines how much water a community needs. A study can also be expanded to evaluate the system's other components such as storage, treatment and distribution. A study outlining future needs and expenditures will allow the Town to determine the feasibility of a public water system.

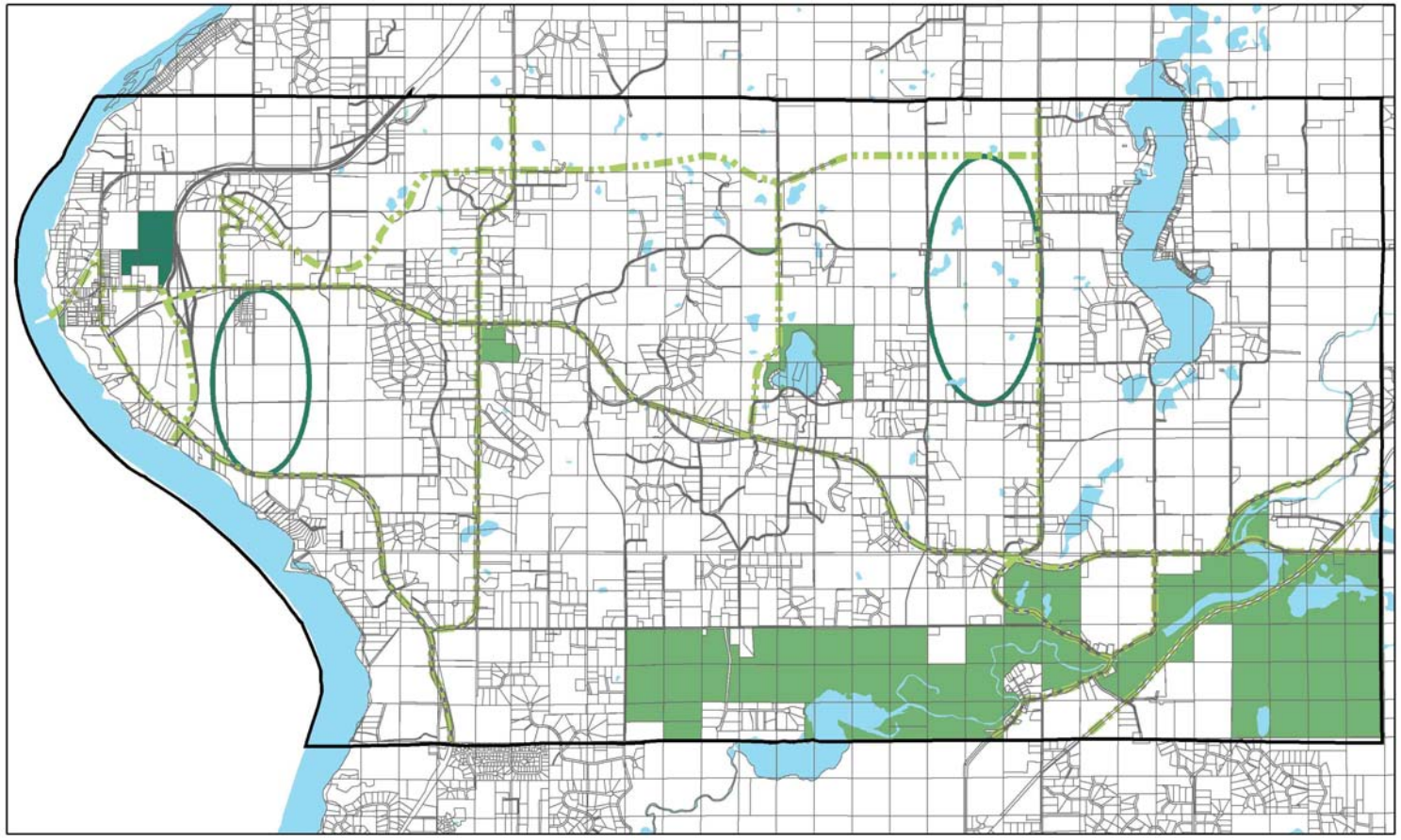
PARKS AND RECREATIONAL FACILITIES

The Town is blessed with an abundance of natural resources which provide recreational opportunities to its residents. The Town provides some of these services directly, and some opportunities are administered at a state or county level. The following table identifies the parks and recreational opportunities that are currently available to residents. Proposed future park area will be addressed in the land use plan. Figure 7-2 shows the location of existing as well as future parks and recreational opportunities.

Name	Acres	Access	Facilities
St. Joseph Town Park	34	Public	Softball/Little League Baseball diamond, benches, winter sliding, cross country skiing.
Nelson Farm Road Park	1.5	Semi-Public	Undeveloped open space
Houlton Elementary School	10	Public	Playground, ball field, basketball court
City of Stillwater's Legion Beach	20	Semi-Public	None
Perch Lake Boat Landing	0.5	Public	Landing, parking lot and waste receptacle
Homestead Parklands (County Facility)	80	Public – user fees, County	Camping, canoe rentals, fishing, swimming beach, boat launch, toilet facilities
Willow River State Park (DNR)	1,600	Public – State Park Fees	Two lakes, trout stream, boat launch, picnicking, 78 camp sites, bath house & beach, nature center, parking, restrooms, hiking trails, sightseeing, passive recreation areas, ice skating, sliding, cross-country skiing.
Game Unlimited	760	Private	Members-only, licensed shooting preserve. Chalet, hunting, cross-country skiing.
Bicycle Routes/Trails	County Trunk Highways E, I, A , V, Hwy 35, St. Croix River Crossing loop		
Snowmobiling Routes (Local Club Maintains)	Southeast Section of town along the Willow River		
Scenic Routes	Trout Brook Road, R13		

During the Comprehensive Planning process the Town identified two potential areas to accommodate an active park. The figure on the following page identifies current recreational opportunities as well as future areas identified during the planning process.

FIGURE 7-2
Existing and Proposed Recreational Opportunities
Town of St. Joseph
2006



Parks and Trails Plan

2006 Town of St. Joseph Comprehensive Plan

Town of St. Joseph, Wisconsin

2,000 0 2,000 Feet N

Existing Parks
Proposed Park Area
Future Park
Proposed Trails
Open Water
Municipal Boundary

Planned Principle Arterial
Planned Minor Arterial
Planned Major Collector
Planned Minor Collector

Prepared by:
DSU
May 2, 2006
K:/.../4485/parks trails.mxd

INTERGOVERNMENTAL COOPERATION

The Town has the opportunity to work with adjacent jurisdictions specifically with respect to planning for future utility and community facility improvements. During preparation of the plan the Town identified the interrelated aspects of the existing utilities and the possibility for future services that would require discussions with adjacent municipalities, as well as extensive discussions with the County and the State.

The Town relies on services and facilities located in adjacent Towns and Cities and therefore it is necessary for the Town to encourage positive relationships as well as coordination with those jurisdictions. In particular, the Town's children attend schools throughout the greater western Wisconsin area which make it imperative for the Town to maintain their relationship with those school districts. In addition, as the Town develops it may be beneficial to discuss providing services and utilities in conjunction with adjacent municipalities. The Town recognizes the importance of maintaining and encouraging these relationships to ensure that residents are served in the best, and most efficient, capacity possible.

Facilitating a healthy relationship with adjacent municipalities and jurisdictions is a priority for the Town which is reflected through its participation in several of the Intergovernmental groups that exist throughout the State of Wisconsin, such as Intergovernmental Advisory Council (IGAC), the Western Wisconsin Intergovernmental Collaboration (WWIC), the Wisconsin Town's Association (WTA), the Hudson Area Joint Library Board, and the Extraterritorial Zoning Board (ETZ). These organizations are present in the Town to ensure intergovernmental cooperation is maintained as a priority. These organizations focus on various subjects and topics, but have an overarching goal to achieve a high quality of life for residents throughout the region. The Town participates in these organizations because they are interested in the concerns, issues, and opportunities that occur as a result of intergovernmental relationships and decisions. To this end there are no significant existing, or potential, conflicts that are likely to occur as a result of adoption of this Plan. The area which will require the greatest coordination will be when the new bridge is constructed through St. Joseph. This will increase traffic and increase visibility for the Town. This expansion will require extensive planning and consideration from not only the Town, but from adjacent municipalities as impacts could be large.

Throughout this document there is the assumption that the Town will continue to work with adjacent jurisdictions to provide services to its residents. These services include, and are not limited to, police services, schools, community facilities, parks and recreational facilities, transportation networks, etc. These services are all elements that require an intergovernmental approach because they can potentially affect the built environment on a regional scale. The Town is committed to working with adjacent jurisdictions with these efforts to ensure that services are provided in an effective and efficient manner to ensure a high quality of life for all St. Joseph residents. As development occurs and land demand increases, there might be opportunities to collaborate with adjacent jurisdictions to ensure efficient and cost-effective services. When this occurs there might be opportunities to form a Task Force or an Advisory Group to help facilitate such a process and/or discussion.

POLICY PLAN

The Town is committed to providing efficient and adequate services to the residents of the Town of St. Joseph. The policy plan will provide goals and policies to support the continuation of providing residents with a safe, healthy, and active place in which residents live.

Community Facilities Goal #1: Enhance and maintain current community facilities to provide adequate meeting and gathering spaces for Town residents.

Policies:

1. Maintain and monitor community gathering and meeting spaces to ensure appropriate facilities are available to conduct Town Business and other community building activities.

2. Encourage the use of Houlton Elementary School as a community gathering space and facility that provides benefit to all Town residents.

3. Encourage our participation in the Hudson Area Joint Library Board

Community Facilities Goal #2: To maintain the educational quality and accessibility to the Town's residents.

Policies:

1. Work with the School Districts to monitor and project the number of students entering the school systems to ensure the educational levels are maintained.

2. Encourage families and residents to actively participate in the schools to ensure quality educational opportunities are available to students.

Community Facilities Goal #3: Work with adjacent jurisdictions, the County and the State to ensure that services and utilities are being provided to residents in the most efficient and effective manner.

Policies:

1. Work with adjacent jurisdictions to identify ways to provide services and utilities to residents in a way that is cost-effective and efficient.

2. Develop an intergovernmental group to identify and monitor issues and concerns of residents and adjacent jurisdictions to ensure the adequacy of services and utilities in the area.

Community Facilities Goal #4: Maintain and enhance adequate park and recreational opportunities to residents that encourage an active and healthy lifestyle.

Policies:

1. Enhance and maintain current recreational facilities in the Town.

2. Encourage the development of interconnected trails and paths that allow Town residents to easily walk and bicycle throughout the Town safely.

3. Work with residents to identify and obtain park lands for current and future needs.

4. Cooperate with other governmental agencies for development of park property.

5. Work with State DNR to identify potential park lands within Willow River State Park that might better function as active parkland in the area.

INTRODUCTION

The purpose of a land use inventory is to quantify and analyze existing development in the community. An examination of current land uses will reveal development patterns, current densities in the Town and show prevalent uses in the Town. This information can help the Town identify development and redevelopment opportunities in the town based on the current pattern and locations of land uses. The Town is interested in maintaining and enhancing the current small-town, rural, character, and utilizing the current land uses and natural resources information will help guide future development to be consistent with this goal. This inventory, combined with other background information, is used to suggest where, at what intensity, and potentially, when growth should occur. The inventory can also help to classify areas that should remain undeveloped or should be preserved. The kind of development and how that development is allowed to progress should be a reflection of the community's needs and desires.

St. Joseph's natural amenities and rural character make it an attractive place to live and work. Due to these factors, its proximity to the Twin Cities Metropolitan Area (TCMA), and location along County Road E and proximity to Highway 35, St. Joseph has experienced steady growth over the past decades. These factors may have a significant impact on the Town's land use, especially because of the new interchange and updated bridge that will be located within the town. This makes the land use analysis and proposed land use plan an integral piece of this plan.

Continued growth pressure in St. Joseph will pose many land use challenges. The strain between the demands for increased development and the rural and agricultural character of the town will be at the forefront of this struggle. Environmental preservation will also become increasingly important. As a part of this land use analysis the Town conducted a fairly extensive natural resources inventory. Chapter 5 is devoted to this discussion however it should be noted and summarized as a part of the land use analysis because it will be used to inform parts of the Land Use Plan. The Land Use Plan will be a map that identifies and guides the types of land use patterns that the Town is interested in pursuing. The natural resource inventory was conducted to identify the areas in which there is the greatest natural resource value. The Land Use Plan responds to these natural resource areas and assigns land use designations compatible with them. These areas were of particular consideration while analyzing current land use patterns as well as proposing the future land use pattern.

EXISTING COMPREHENSIVE PLAN

The Existing Land Use Plan, adopted as a part of the Comprehensive Plan in 1995, identifies six primary land uses within the Town, which are identified as: Ag/Residential, Residential, Agricultural, Commercial, State Park Conservancy, and Riverway. The Comprehensive Plan has a Land Use Plan map which was prepared to identify future areas for growth in the Town. In the 1995 Land Use Plan, the predominant land use in the town is Ag/Residential which takes up a large quantity of the Town's land. The 1995 Land Use Plan accurately reflects much of what has happened in the town over the past 10 years, but neglects to accommodate some of the new development and existing land uses. As a result the existing land use map and Land Use Plan map prepared as a part of this

Comprehensive Planning process will include additional land use designations. Where possible, the same land use designations will be used.

LAND USE INVENTORY

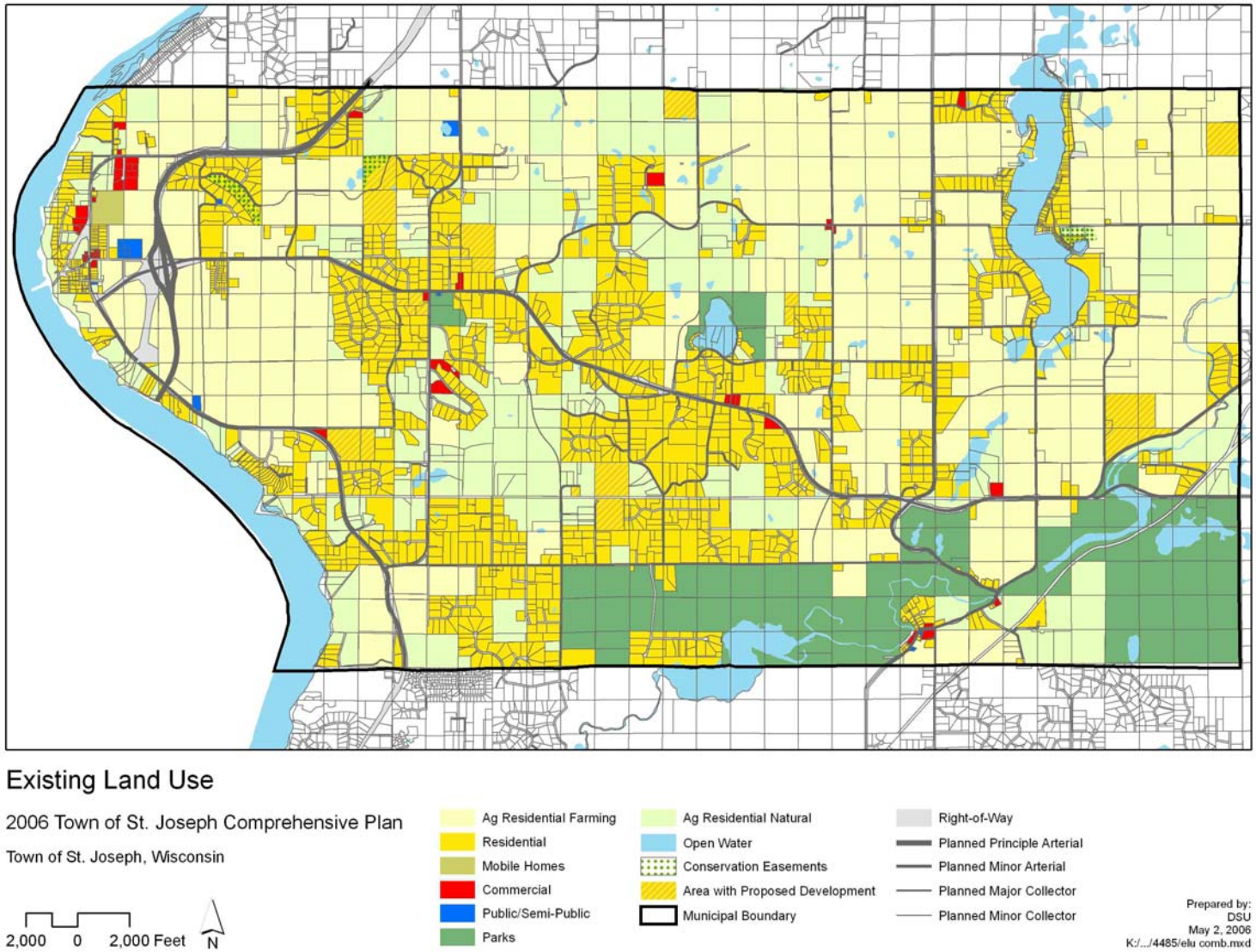
The following table demonstrates the existing land use within the Town. The table shows that the majority of the town is currently used for Agriculture, Parks and Open Space, and Residential land uses. Less than one percent of the land in the town used for commercial uses and much of this land is spread throughout the town. Just over 3 percent of the Town is under review for a proposed development. This acreage will be used for residential uses, and will have 3-acre minimum lot sizes.

TABLE 8-1
Existing Land Use
Town of St. Joseph
2006

Land Use	Acreage	Percentage
Ag Residential Farming	7,649	36%
Ag Residential Natural	3,542	17%
Residential	5,139	24%
Mobile Homes	36	<1%
Development Proposed	434	2%
Commercial	115	<1%
Public/Semi-Public	32	<1%
Town Parks	34	<1%
County/State Parks	2,401	11%
Water	1,588	8%
Total	**20,970**	**100.00%**

The map on the following page shows the existing land use in the Town. This information was collected by the Town Plan Commission and the Town Board. This information was used to help understand the current land use pattern, and to help guide future land planning in the Town.

FIGURE 8-1
Existing Land Use
Town of St. Joseph
2006



Ag/Residential Farming
Historically the Town of St. Joseph has been a prosperous agricultural community. The Town residents enjoy the rural quality of the landscape and appreciate the active agricultural lands that continue to maintain a strong presence in the community. As shown in Table 8-1, approximately 7,649 acres or 36% of the land in the Town is used for agricultural production. This is one of the most prevalent land uses in the community. The Town has always had a strong agricultural community. The land and soils in the Town have moderate crop yields and are classified as moderately producing agricultural land. In addition, even though there has been strong development pressure within the Town, there remains a large amount of farm land that is in large tracts. This suggests that much of the land that is identified as Agriculture is actively farmed. As the Town has accepted residential development, the Town has done so in a manner that has left large portions of the agricultural lands untouched. The residential properties are located on 3-Acre lots and do not preserve any open space or farm land as a part of their development. These developments have slowly been encroaching on agricultural lands, and the Town is interested in identifying ways to preserve the active, vital, and higher-yield crop lands.

Ag Residential Natural
There is a significant amount of land that currently is used for open space and woodland habitation. Approximately 3,542 acres or 17% of the land is classified as this designation. This land is typically associated with a residential use, but reserves a large portion of land for natural resources. This land is all assumed to be associated with a private property owner and therefore is not considered park land or community open space. This land use provides residential opportunities in very low densities.

Residential
A large percentage of the town is currently used for large lot residential uses, as stated in Table 8-1, approximately 5,139 acres is currently used for residential lots which is approximately 24% of the land. Currently the lot minimum in the town is 3 acres. There are several reasons why the Town has employed the lot size minimum including, on-site septic systems and drainage fields, the desire to preserve an open and rural community, and the desire to preserve the existing character of the Town. This lot size minimum was adopted 30 years ago and makes it possible for each parcel in the Town (if classified as Ag/Res) to be divided into 3-acre lots. There are a few areas in the Town that provided smaller lots to residents along the St. Croix River, in the unincorporated hamlets at Houlton and Burkhardt, and adjacent to Bass Lake. There is a small mobile home park which provides a community septic system to residents which is an option to those seeking more affordable housing in the town. An additional 3% of the land is identified as having a proposed development, and these areas are all guided for low-density residential uses (3-Acres).

Parks and Conservancy
The parks designation encompasses a large portion of the land in the Town particularly the area along the southern Town boundary. This land use designation includes the areas designated as active and passive parks currently protected as state, county, or Town parkland. Although there is a large quantity of parkland, much of the land is not accessible and is located a significant distance from many of the

residents. The State park area requires payment before entering and is likely to serve as a destination park rather than a neighborhood or community park. Likewise, the County Park also charges a fee, however the scale and proximity of the park makes it more of a neighborhood or community park. Currently there is one active park located at the Town Hall which provides a ball field and youth recreational facilities. The Town owned parkland makes up less than 1% of the total land in the Town. (More discussion on parks can be found in Chapter 7 Community Facilities)

Commercial
Less than one percent of the Town's land is dedicated to commercial, retail, and/or light industrial uses. The commercial uses in the Town comprise a small portion of land and are primarily concentrated in Houlton and Burkhardt. There are several home occupations throughout the town which provide various services as well. Currently, throughout the Town, there are uses such as: an auto repair services, septic sewer maintenance, a cheese factory, a restaurant and bar, convenience stores, and other uses.

Government Utility
There is a small portion of land in the Town used for the Town Hall, Fire Hall, cemeteries and Houlton Elementary School. The Town Hall is the primary gathering space for Town residents and provides space in which the Town can conduct business. The Fire Hall is adjacent to the Town Hall and provides space for the fire and rescue team and houses their equipment. The Elementary School is a part of the Hudson School district and is located in Houlton.

LAND USE CONFLICTS

There are no significant land use conflicts in the Town and the majority of the land remains in agriculture, residential, or parks, open space or some combination of the preceding in the Town. The largest conflict is the location of residential developments, as they exist, and the proposed natural resources areas that should be preserved. The Natural Resource Inventory identified a significant amount of land in the Town that is of high natural resource significance. The Natural Resource Inventory also identified key corridors that could keep the connectivity of natural resources and wildlife habitat in tact. The conflict arises because much of the land within the corridors has already been developed into 3-acre parcels. Therefore, these areas cannot truly be preserved because they are in private ownership. However, the corridors and natural resource areas that are not disturbed can become areas to concentrate efforts of preservation in.

The other potential land use conflict is at Houlton where the new interchange and bridge will be located. Currently this area is largely agricultural uses, with a small commercial area, the mobile home park, the elementary school and other single-family residential uses. These uses will need to be coordinated with the upcoming expansion and relocation of the bridge and proposed road alignments. Although currently there are no conflicts in this area, once the road is relocated and demands increase this area will need to be carefully addressed. This area will be carefully considered and planned for as a part of the land use plan prepared in this document.

GROWTH AND DEVELOPMENT

Historical Development

Historically the Town has permitted 3-acre lots to be developed anywhere in the Town provided the land was not guided for conservancy or was not a part of parkland. This regulation allowed for nearly the entire Town to be developed in 3-acre lots and permits nearly every area to intensify. The Town added 303 households between 1990 and 2000 and current estimates suggest that an additional 280 to 592 households will be proposed for the community. Since 1995, when the last plan was adopted, nearly 1,000 acres of land have been developed into 3-acre lots located throughout the Town. Historically, growth has not necessarily occurred in a contiguous manner, mostly due to the Town's desire to stay rural and the fact that the residents have individual septic systems.

A few commercial establishments were introduced since the last plan; however, these businesses have primarily been service industries and have not been businesses that provide everyday services and needs.

Historic Landmarks

Landmarks can be described as man-made buildings and structures that reflect the culture, history and/or significant architecture of an area and its people. The Town of St. Joseph has a variety of important landmarks, some of which are on the National Register of Historic Places:

- Lewis Farmhouse
- Stillwater Bridge
- Relyea House (Thelen) and Barn

Current historic preservation regulations do not prohibit the destruction or alteration of any buildings on the National Register. If the owner of a building conducts mitigation measures, he/she could, in fact, demolish or alter a historically significant building. Such mitigation measures may range from preserving the facade of the building to taking photographs of the historically significant features of the building to be catalogued at the local historical society.

The State of Wisconsin also maintains a database of buildings, structures and objects that illustrate Wisconsin's unique history. The database is called the Architecture and Historic Inventory (AHI). While the inventory is not a comprehensive listing of all potentially significant or unique structures within Wisconsin, most properties became part of the Inventory as a result of reconnaissance surveys conducted by students and professional historic preservation consultants. Inclusion in the Inventory does not provide any special status, rights or benefits to properties or their owners. However, the community may want to examine ways to keep these buildings structurally sound so that future generations may be exposed to the community's past.

The hamlets of Houlton and Burkhardt each contain a number of homes and other structures dating to the late 1800s and early 1900s. Each hamlet played a role in the development of the Town of St Joseph and surrounding areas. Early businesses, such as the Bass Lake Cheese Factory, are still located and operating in the town.

In Houlton, older homes include those along Church and State Streets, a former bar and hotel located at the corner of County Rd E and State Street, and a number of homes along the St Croix River Bank both north and south of the current Stillwater Bridge. The Holcomb home on Co Road E and the former Joyce home, both located near Houlton School are original farmsteads, as is the Floyd Anderson farmstead at 39 Peterson St. There are also several older limestone homes in and around the hamlet of Houlton such as the home found at 1461 Pine Tree Lane. The Town has several 100-year plus homes and structures in various locations that add significant value to the Town's landscape.

Much of the hamlet of Burkhardt, located along County Rd A in the southeastern corner of the Town, contains a number of homes and structures in close to their original state. Among them are Redeemer Lutheran Church at 1097 Co Rd A; the Willow River Inn, a early hotel, at 1106 Co. Rd A; a home at 1110 Co Rd A; the Christian Burkhardt residence (now Burkwood) at 615 Old Mill Road. Several homes located on either side of Old Mill Road from 604-617, were built in conjunction with the Burkhardt Mills, Burkhardt Farm and the Wisconsin Power and Light Co developed by Christian Burkhardt.

In the outlying areas of the Town are located original homesteads such as the Kriesal farmstead located at 88 Hwys 35/64 and an adjacent Kriesal farm at 132 Hwys 35/64, the "Frawley homestead" on 145th Avenue, several homes south of River Road on original farmstead property, the Beer property at 1150 Co Rd A. The town had a number of country schools which have been remodeled into homes.

Land Development

The current Comprehensive Plan and zoning designations allow for any parcel of land in the Town to be developed into 3-acre residential lots if the parcel is located in the Agriculture/Residential land use. This land use designation comprises nearly the entire town with the exception of the areas that currently provide commercial, public/semi-public uses, or industrial uses. Therefore, there is approximately 10,400 Acres of land in the Town available for development. This is nearly half of the Town's total land area. This means that, if current development patterns persisted, the town could accommodate over 3,000 more households while still providing limited commercial, office, or retail spaces. The demographics analysis suggests that the Town will increase between 280 and 890 households over the next 10 years which can easily be accommodated at the desired densities. It will be essential for land development to occur consistent with the goals and policies of this document to ensure that that rural character in the town is preserved.

There will be several factors which influence the Town's ability to attract commercial, retail, or office space. First and foremost, a retailer is likely to be interested in locating around the major thoroughfares through Town to ensure that there is enough visibility to the passerby. In addition the demand for such services will increase as the households in the Town increase, and as other land uses are introduced. The Town is interested in attracting a technology campus, Business Park or some specialized use in the area around Houlton. This would introduce a new land use, more jobs, and additional residents into the community. These types of facilities would have the added benefit of creating a natural demand for such services as restaurants, coffee shops, or other congregating areas to support the facilities. The amount of demand will rely on the number of employees at such a facility, the number who choose to live in the community, and where the employees live. There may also be increased demand for denser development near the campus, as well as development that is provided at an affordable level.

Although the Town is not currently served by sewer, it still would be preferable for development to occur in a somewhat contiguous manner to ensure that land is not prematurely developed. Contiguous development will help the Town preserve large open tracts of land, and will encourage development patterns that are consistent with current land use patterns. Efforts should be made to ensure development around Houlton is carefully planned to see that land uses are efficient, and that the preferred type of development occurs.

Land Prices

There are several land uses currently in the Town which contribute to the varying land prices in the Town. However, after reviewing several properties using the St. Croix County assessor values, the following information was collected. Existing land values range between approximate $15,000 per acre and $25,000 per acre. There are several reasons for the large range including the natural resource value associated with a particular piece of land, the ability to develop a property, presence of buildable land, etc. This range is likely to increase over time and will adjust for inflation.

LAND USE PLAN

This Land Use Plan focuses on providing additional areas for residential, commercial and light industrial growth in the Town of St. Joseph. The Land Use Plan and associated map (Figure 8-2, *Future Land Use Plan*) describe the future land use designations for the Town. The designations guide the Town's future land use form and they provide a general framework for growth and development. The goals and policies stated in this plan will provide the framework from which the Town can develop land development controls. The Land Use Plan map illustrates the land use categories for which the policies will apply. The land uses will each be described to help ensure that the types of uses and developments are consistent with the vision for the Town. The Future Land Use Plan was developed using the natural resources inventory. The Future Land Use Plan with the natural resources overlay can be found in Appendix B.

Objectives

The Future Land Use Plan accomplishes several objectives: (a) it clearly represents the existing land use pattern and location of existing developments, (b) it provides clearly defined areas that the town would like to preserve as important natural resources, (c) it supports the continuation of rural land uses and rural characteristics as desired by the town, (d) it encourages a land use pattern that is cognizant of the unique characteristics of the Town. The land use and growth recommendations contained in this Plan provide for a balance between these components. It is the intent of this Plan to facilitate or create a community within which these elements exist:

- Housing options to encourage a diversity of residents,
- Rural character and a unique place,
- Adequate parks and community facilities,
- Business and commercial opportunities to residents and visitors,
- An efficient transportation system.

Basic Planning Provisions

In addition to the goals and strategies, there are a number of basic principles that are important to implementing the Land Use Plan as a whole. These are described below:

- Work with the County to encourage zoning that is consistent with this plan.
- Update the Subdivision Ordinance to be consistent with the elements of this plan.
- Create ordinances that support the goals and objectives laid out in each section of the plan.
- Ensure adequate roadway connections for new developments, specifically in the Preservation Residential areas.
- Work to create a comprehensive Parks and Trails plan to ensure the interconnectedness of neighborhoods and residents with other Town amenities.

- Work cooperatively with surrounding municipalities and the County to plan development of the Town's service areas and staging.

Physical Character

There are five major elements that define the physical character of the Town: (a) development pattern (intensity and use), (b) major road pattern, (c) neighborhood design, (d) future growth pattern of major community facilities/open space, and (e) location and nature of business and commercial areas. Several guiding principles have been established for each element as follows:

Pattern of Development and Neighborhood Form

- Promote innovative design and conservation techniques in key natural resource areas.
- Create connectivity between neighborhoods in and around Houlton and Burkhardt to promote a small 'village center' feel.
- Encourage the preservation of large agricultural tracts to enhance the rural character in the Town.
- Encourage open or green space in new residential neighborhoods particularly in the Preservation Residential areas.
- Explore options for workforce housing and more compact options to increase housing diversity.

Road Pattern

- Promote the development of roadways that provide connections throughout the town.
- Establish collector roads through the Town's key growth areas.
- Encourage a diversity of roadways so that not all residential areas are served by a cul-de-sac or through roads, but a variety of options and choices are available to residents.

Neighborhood Open Space/Community Facilities

- Strategically locate community and neighborhood sized parks and open space.
- Plan pedestrian and bike corridors that connect commercial areas, parks and other points of interest.
- Continue and plan for upgrading and maintaining parks and open spaces.

Business Districts

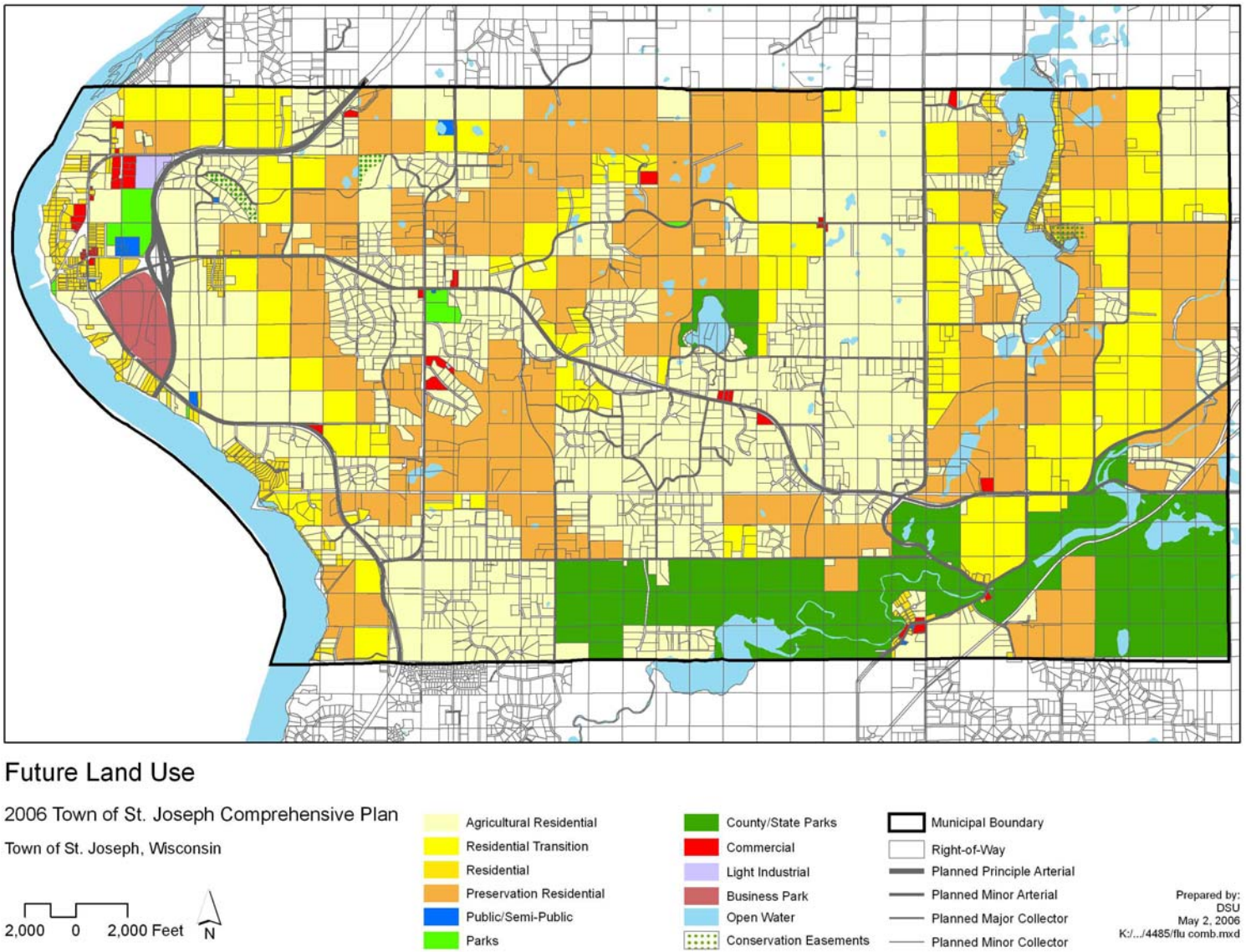
- Guide commercial and light industrial expansion primarily to areas with adequate transportation access and infrastructure availability.
- Strengthen existing commercial areas and introduce small-scale retail services and commercial uses in the village center.

The following table shows the future land use allocation in the Town. These quantities correlate with the areas designated on Figure 8-2.

TABLE 8-2
Town of St. Joseph
Future Land Use Plan
2006

Land Use	Acreage	Percentage
Ag Residential	7,553	36%
Residential	411	2%
Preservation Residential	5,666	26%
Residential Transition	2,911	14%
Commercial	115	<1%
Business Park	157	<1%
Public/Semi-Public	32	<1%
Town Parks	106	1%
County/State Parks	2,401	10%
Water	1,588	8%
Light Industrial	30	<1%
Total	**20,970**	**100%**

FIGURE 8-2
Future Land Use Plan
Town of St. Joseph
2006



FUTURE LAND USE DESIGNATIONS

The future land use plan helps to identify areas where the Town would like to see growth, and those areas in which the town would like to maintain its rural character. The Town was dedicated to creating a land use plan that responded not only to citizen preferences but was cognizant of significant natural resources in the area. Of primary concern was maintaining overall densities in the Town at 1 dwelling unit per three (3) acres across the residential landscape. The three acre density is preserved through the majority of districts with small exceptions in the Residential land use designation in which smaller lots and higher densities will be considered. The following descriptions indicate the type of uses and land use patterns likely to occur within each of the proposed districts.

Ag/Residential

The primary use in the agriculture/residential district is active farmlands, farmsteads, and large-lot single family residential. In the future, the Town has identified 7,553 acres of 36% of the Town's land area to remain in agricultural productions and large-lot residential uses. The Ag/Residential land use preserves three acre lot minimums, and some large tract agricultural lands. The land in this designation may be developed when, and if, the owner is interested into 3-acre lots. The Ag/residential district has been allocated in areas that are currently large tract farmsteads that are active. A portion of this land is expected to maintain the agricultural uses.

Residential

The residential district is guided for 411 acres or 2% of the land in the Town. The Residential land use designation refers to those properties not developed at the 3-acre minimum. This includes areas around Houlton and Burkhardt, as well as around the lakes and the river where smaller lots have been permitted. The Town also identified two parcels just north of the new bridge interchange which could accommodate a denser development pattern and may be suitable for a senior complex or other lifecycle housing campus.

Preservation Residential

The Town worked through an extensive process during the Comprehensive Plan preparation to identify key natural resource areas and connections within the Town. This work was the foundation for developing the Land Use Plan. The Preservation Residential land use responds specifically to the natural resource areas and corridors. The land uses in the Preservation Residential areas will be dedicated to creative subdivision and development techniques that seek to preserve a larger portion of the natural resources and corridors for the enjoyment of the whole Town. This area will include lots that are smaller than in the Ag/Residential district due to the preservation of open space and natural resources through a variety of tools. The land use pattern in this area will primarily be residential uses and open spaces that preserve natural resource amenities for the entire town. The Land Use Plan guides approximately 5,666 or 26% of the land in the Town for this designation. Over the past several years the Town has experienced increased growth pressure and this trend is projected to continue. The realignment and expansion of the bridge will increase accessibility to the Town and demand is expected to increase as accessibility improves. The overall density of this designation will remain at 3 acres but will allow the development of smaller

lots in conjunction with preservation of significant natural resource areas. Although lot sizes in the preservation residential land designation may vary, lots will not be smaller than 1.5 acres in these developments.

Residential Transition

The Residential Transition area serves as a buffer between the Preservation Residential land uses and Ag/Residential Uses. The purpose of this land use is to provide an area in which it might make sense to develop with innovative techniques, or it might make more sense to develop the land with conventional subdivision techniques. This district allows for the flexibility in which to use such tools for subdivision, and allows for the Town to respond to development in a way that truly considers the elements of the landscape when allowing development to occur. There is approximately 2,911 acres or 14% of the land guided for transition uses.

Commercial

The land designated for commercial uses comprises approximately 115 acres of land or less than 1% percent of the Town's land. The commercial land use is not expanded in the land use plan, and the amount of commercial property is expected to remain consistent with the current quantity of commercial land in the Town. The Town is interested in maintaining and enhancing current commercial properties to better serve existing residents.

Business Park

The Business Park designation is approximately 157 acres or lass than 1% of the Town's land and is identified as one contiguous area. This designation was created to identify a specific area in which the Town would like to see a specialty campus or master planned development. This area would likely have a technical campus, medical campus, or business park of some sort with a mixture of business uses in the future. The area was strategically placed adjacent to three major thoroughfares through the Town to encourage visibility and accessibility.

Light Industrial

Currently, the Town has minimal light industrial uses which are identified on the existing land use map as a part of the Commercial uses. The Town has identified a small area in which light industrial uses would be compatible with adjacent land uses. This area is also located in the village center area and will likely be the most compatible location for such uses. The Town has identified approximately 30 acres or less than 1% of the Town's land for light industrial uses.

Public Semi-Public
The Public/Semi-Public designation identifies areas that have institutional uses such as Houlton Elementary School, the Town Hall, Fire Hall, and the Family of Christ Church to name a few. This land use designation is approximately 32 acres of land or less than 1% of the Town's land and is likely to remain a small portion of the overall total land use until population increases enough to demand additional services.

Town Parks
The Land Use designation Town Parks refers to property either currently owned by the Town for parks, or land which the town is interested in for future park land. The Town has approximately 34 acres of existing park land, and identifies another 72 acres for future use around existing Houlton Elementary School. The total Town park land, existing and future, is approximately 106 acres which is approximately 1% of the land in the Town.

County/State Parks
The land use designation County and State Parks designates land within the Town's boundary that is not owned or maintained by the Town. This park land is accessible to residents, but charges a fee for use. Approximately 2,401 Acres of land is in this designation which is approximately 10% of the land in the Town.

LAND USE PROJECTIONS

Discussions with respect to land use suggest that the majority of the Town will maintain its 1 unit per 3-acre density across the town. Based on the population and household projects discussed in chapter three of this document the following land use projections can be made. In addition the total town area can be used to measure the growth against and identify the amount of land that will be available after the 2020 timeline. The following table describes the amount of land that will be used for residential uses in the town according to projections made in Chapter 3. This considers the change in households through 2020.

Projection Method	Households	Density	Total Acreage
Exponential	1478	1 DU:3 AC	4,434
Straight-line	558	1 DU:3 AC	1,674
State	566	1 DU:3 AC	1,698

The Town is expected to grow between 558 and 1,478 households through 2020, which suggests that limited amounts of commercial and retail uses can be supported by such populations and households. It is likely that the Town could attract some small niche businesses as well as some highway businesses that would be located at the new bridge intersection. The town currently has designated an additional 157 acres as Business Park in the Future Land Use Plan. This land is likely to take a while to develop and as a result the planned

business park area may take a while to fill up or to be used. The Town also has identified an area that would be appropriate for light industrial uses. This area is approximately 30 acres and would face similar challenges to those of the retail/commercial businesses. Nevertheless, it is expected that the increase in population and households over the next decade will encourage the development of some retail/commercial opportunities as well as light industrial uses.

As shown in the Future Land Use Plan calculations, the amount of land available far exceeds the expected demand, and as a result, for the short-term (10-15 years) the Town should experience similar growth patterns as currently occurring, and should be able to maintain the rural quality of life that is enjoyed by current residents particularly if tools that the support the goals and policies in this plan are implemented. To support this statement, the following Table was developed to show the projected land uses in 5-year increments. This data demonstrates the quantities of land projected to be used for commercial, industrial and residential uses. The quantities identified below give an estimate of the expected growth in the Town.

TABLE 8-3
20-Year Projections
Town of St. Joseph

Land Use	2005	2010	2015	2020
Residential	5,139	6,225	7,485	8,883
Agriculture	11,191	10,043	8,773	7,364
Commercial/ Business Park	110	162	214	267
Industrial	0	10	20	30

POLICY PLAN

The purpose of the land use policy plan is to develop a set of goals and policies that directly support how the Town would like to develop and use land in the future. The Town has the ability to shape and guide growth in the manner in which it prefers, and the subsequent goals and policies will help identify a way to encourage a development pattern that is consistent with the Town Vision.

Land Use Goal #1: Promote and encourage a development pattern that is responsive to the Town Vision.

Policies:

1. Work with developers and land owners to encourage development that responds to the rural, small town character.
2. Develop and enforce community site planning/architectural standards that are responsive to the rural character in the town.
3. Plan for residential growth that directly responds to the natural resource inventory.

Land Use Goal #2: Encourage a diversity of land uses within the Town to provide business development, living, and recreational opportunities in the Town.

Policies:

1. Develop ordinances that support the new land use designations identified in this Plan.
2. Work with land owners to ensure that the land uses designated in the plan are understood and accepted.
3. Work with adjacent Towns and jurisdictions to ensure that land uses are consistent with neighboring communities.

Land Use Goal #3: Enhance and encourage the preservation of open spaces and agricultural lands to maintain the rural character.

Policies:

1. Create land protection tools that support the preservation of important natural resources and agricultural lands.
2. Work with agencies, adjacent jurisdictions, the county, and state to identify ways to preserve open spaces in the most effective way.

3. Create developer's agreements that specifically address the desires and demands according to the residential land use in which the development is located.

Land Use Goal #4: Create and develop a Town Village that provides business and residential opportunities.

Policies:

1. Create a Village Plan that responds to the business and residential needs of current and future residents.
2. Develop design guidelines for the village that the support the small town character.
3. Work with adjacent jurisdictions to ensure that the development proposed in the Village will not conflict with adjacent towns and cities.
4. Attract small business owners to the Village to maintain the rural, small town character of the Town.
5. Work to make the Village a destination with attractive businesses and structures.

INTRODUCTION

In many ways, formal adoption of the Comprehensive Plan is the first step in the planning process, rather than the last, because it establishes the policy direction for the community, describing its objectives and methods to achieve them. Without continuing action to implement and update the Plan, Town efforts will have little lasting impact. Goals, strategies, principles and other recommendations are contained throughout this Plan. This chapter outlines further steps to put this Plan into action. The following steps should be taken to ensure subsequent policy development is consistent with this plan and that the plan is supported through all of the Town's adopted documents and maps.

To effectively implement the Comprehensive Plan, the Town of St. Joseph should:

- Review and revise several of its regulatory measures that can enforce the Plan's policies and recommendations, such as the Zoning Ordinance and subdivision regulations;
- Identify and implement tools for protecting and managing natural areas and corridors for the future.
- Prepare design guidelines and standards, specifically related to the business park, to ensure that the desired uses and development locate in the Town;
- Work with surrounding municipalities to ensure that development and planning is done in a coordinated and efficient manner.
- Actively involve local residents in ongoing planning discussions and decisions;
- Review and update the Plan itself as needed to reflect local aspirations and changing opportunities.

Each of these requirements is briefly discussed below.

ZONING ORDINANCE

Current Zoning is administered through the County, and in order or this Plan to be fully implemented local control would be more effective. By obtaining zoning control at the local level the Town would be able to regulate how land is used within the Town thereby allowing for consistency with this plan. An official zoning map would divide the community into a series of zoning districts, and the text would clearly describe the regulations for use of land within these districts including permitted uses, lot sizes, setbacks, density standards, etc. It could also include design and property maintenance controls.

Implementation Steps

- During the Comprehensive Plan implementation, the current zoning map should be compared to the adopted Future Land Use Plan map in order to clearly document valid discrepancies between the two.

- Work with the County to identify an effective method for gaining Zoning authority in the Town.

- If zoning authority is obtained in the Town, draft and create a zoning ordinance that is consistent with the goals and policies of this Plan.

SUBDIVISION REGULATIONS

The Subdivision Ordinance regulates the development of land and the provision of public facilities within the community. Properly enforced subdivision regulations, coupled with zoning, can ensure proper physical development and adequate public facilities. They normally prescribe standards for street improvements, lot layouts, water and wastewater, and other development standards. Subdivision regulations can also ensure that the costs of public improvements within growth areas are borne by the developers and the new residents as appropriate rather than by the established community. The Town of St. Joseph's subdivision regulations should be reviewed against the recommendations of the new Comprehensive Plan, and revised and modified where necessary.

Implementation Steps

- Review and update the Subdivision Ordinance to implement and enforce the guidelines of the updated Comprehensive Plan.

NATURAL RESOURCE AREAS AND KEY CORRIDOR PROTECTION

The Town of St. Joseph recognizes that some areas in the Town contain highly-valued natural resource and open space areas. These areas are identified on the Natural Resource Inventory and Map. In order to protect and manage these areas to ensure that they remain healthy and of high value for future generations, the Town recognizes that it needs to adopt some specific tools and approaches to protect these resources and the natural connections between them.

The Town also recognizes that these tools need to be flexible, to address the condition of specific resources and properties, and the needs of property owners. The tools need to allow for creative approaches to the design of developments that respect the land and its resources, the rights of landowners, and the needs and values of the community.

In early 2006, The Plan Commission, Natural Resources Task Force, Town Board and residents reviewed a variety of approaches that may be used to protect, manage, and restore natural areas, resources and corridors. The Task Force members researched a range of approaches used in other communities, evaluated their pros and cons, and discussed these approaches with the Plan Commission. These approaches are often organized in two categories:

- ***Voluntary, incentives-based approaches ("carrots")*** focus on landowner decisions about properties. The Town and other governments can support these activities through recognition, providing cost-share assistance, reducing taxes, reducing development requirements, awarding density bonuses, or other incentives.

- ***Regulatory approaches ("sticks")*** use ordinances or other rules to require protection of natural resources

The Town Plan Commission/Board recommended that the following tools be identified in the Comprehensive Plan as those that may be implemented to protect and manage the Town's natural resources:

Implementation Steps

- The Town will encourage and identify incentives that support **stewardship actions** by individual landowners (such as prairie and woodland restoration, buckthorn control, habitat enhancement, etc.)
- The Town will encourage **voluntary open space-oriented design** of private developments. The designs will need to include feasible, sustainable approaches to wastewater and stormwater management that protect water and natural resources.
- The Town will support **registry programs** (like Century Farms or Prairie Registries) that help to preserve open space and natural resources
- The Town will encourage landowners and developers to **donate or sell Conservation Easements** that protect open space and natural resource areas. The town will require that an appropriate organization such as a Land Trust, public agency, or homeowner's association manage the area under easement, and will require appropriate management practices, such as the control of exotic species.
- The Town will encourage private landowners and developers to **donate or sell land** for open spaces and parks that includes significant natural resource areas. The Town will identify appropriate areas for future parks and open space, and accept donation or dedication of land in these areas or in high-priority natural resource areas, to ensure that the size and type of land accepted is appropriate for use as a park/open space. The Town will accept cash in lieu of land dedication in other areas as development occurs that requires park dedication.
- The Town will explore the potential use of **Purchase or Transfer of Development Rights** mechanisms to protect open space and natural resources.

Regulatory Tools

- The Town will support the County's existing **Shoreland and Floodplain regulations** to protect natural resources.
- The Town will develop a new **Subdivision Ordinance** that includes the following provisions to protect natural resources:
    i. Environmental inventory and assessment
    ii. Wetland controls, including standards for wetland buffer protection

iii. Storm Water controls and best management practices
iv. Tree/Woodland protection
v. Natural Area protection
vi. Update Park Dedication element of Impact Fee

- The Town will develop an **Open Space Ordinance** can provide for protection of natural resource areas and allow for flexibility in site design, while maintaining a minimum density appropriate to a rural town. The ordinance may set a minimum development size and other criteria to assure that the resulting open space is ecologically significant and managed appropriately to ensure its long-term viability.

The Task Force evaluations of each of the voluntary and regulatory tools reviewed for this plan are included in the Attachments to the Plan.

DESIGN GUIDELINES

The Town does not have design or architectural standards to support their goals and policies identified in this plan with respect to the Town Village and Business Park. The Town is dedicated to preserving the quaint, rural, small-town character as well as introducing services and businesses into the Town. As a part of this plan, the preference for small businesses and specific architectural preferences emerged. The Town should consider developing a set of design and architectural standards that directly support the goals and policies developed as a part of this plan.

Implementation Steps

- Develop design and architectural guidelines that support the goals and policies of this plan.
- Perform a market research study to identify potential business opportunities in the Town to help define the needs of such businesses.

INTERGOVERNMENTAL RELATIONSHIPS

As the Town grows it will be imperative to facilitate relationships with adjacent jurisdictions, the County and the State to ensure that the Town is growing in the most efficient and compatible way. The Town would like to become a sustainable community that can work within the larger regional context. The relationships with adjacent governmental jurisdictions will help the Town understand the regional context, and identify ways to develop and grow more efficiently.

Implementation Steps

- Continue to interact with adjacent municipalities to identify efficiencies and areas of improvement.
- Work with the County and State to ensure that goals and policies of the Town are consistent with those of the larger region.

- Perform a market research study to identify potential business opportunities in the Town to help define the needs of such businesses.

CITIZEN INVOLVEMENT

This comprehensive planning effort has begun to establish a dialogue among local residents and elected officials concerning the future of the community. Wide publicity has been given to this Comprehensive Plan with resident involvement in the planning discussions. Because this Plan will affect everyone in the community, everyone should have the opportunity to contribute to its implementation.

Implementation Steps

- Make available copies of this Plan for the public to review and discuss. This may include making copies available for review at the Town Hall, the Government Center, public libraries (Hudson, Somerset, and New Richmond), and on the Town's Internet web site (www.townofstjoseph.com). Individual sections of the Plan may be suitable for dispersal to those interested in moving to or doing business in the Town.
- Ensure open zoning and subdivision processes.

REVIEW AND REVISION

Comprehensive planning is a continuous process and thus the Plan should be monitored and updated when necessary. The Plan Commission and Town Board should carefully review proposed changes and their implications and actively seek citizen comment on such proposals. If changes are found to be appropriate, they should be formally added to the Plan by legal amendment. This process should include review at the Planning Commission, a Public Hearing process and ultimately approval by the Town Board. Such amendments should also be submitted to the state for record and review. In addition, every five years, the entire Comprehensive Plan should be reviewed and modified to ensure that it is an up-to-date expression of community goals and intentions.

Implementation Steps

- Each year, the Plan Commission and Town Board should review the contents of this plan, discuss emerging facts that have a bearing on the accuracy of the Plan projections, discuss land use and development activities within the last year and those on the docket for the upcoming year, and suggest an annual agenda of planning activities to assist in the implementation of the Plan.
- Review the Plan in five years, and again in ten years to determine whether the Plan recommendations are still current. Revise those sections that are determined to be in need of an update.

ISSUES AND CONCERNS – MARCH 10, 2005

Accomplish	Preserve	Avoid
Keep towers in one spot Budget Preserve "quietness", i.e. no freeway noise Establish potential area for housing and areas for industry Let St. Joe be a model for what is beautiful Develop which would fit our land the way it is Preserved land Fair taxes Avoid rapid growth and increased taxes Plan for nature based tourism as an economic base Low density lighting Proper land use that fits into the surrounding area Planning to accommodate new river crossing development Developers must live in their developments Update demographics for 2005 – I believe things have changed greatly since 2000 Realistic goals/planning not an ideal that no one can afford Achieve social integration with new and old Create an area to build wind generators to supply clean power and revenue for our community Too dense housing units Would like to see Burkhardt developed as a planned village – with some charm. Avoid becoming another Woodbury!! Please Avoid urban blight Avoid more dense development The old Stillwater Beach (south of bridge on Wisc. Side) Beautify fix up, maintain, use Preserve wetland and environmental areas Open recreational areas More open "park" land	Preserve good character, classy structures; plan for the common good – so that residents or visitors feel proud of how we plan "High standard" development All the wildlife by large wood lots Wildlife Wildlife Preserve wildlife Wildlife Wildlife Wildlife – deer, turkeys, pheasant, black bear, coyote, bluebirds Wildlife Wildlife Preserve wildlife Recreational opportunities Preserve parks and rec areas Parks (plus improve) Access to Bass Lake, Perch Lake, Willow River Public hunting land Land for parks Bike and hiking availability Existing park on St. Croix Preserve the small business already here Preserve restrictions on commercial development Preserve the commercial areas within town Preserve the towns businesses we have and add more to support our taxes Preserve the land make lot sizes big – not too many neighborhoods Preserve larger lots – 5 acres or larger 3 acres minimum (at least) (could be more) 3 acre lot size 3 acre minimum lot size preserve/increase lot size minimums from 3 to 5 acres preserve 3 acre lot size minimums Preserve St. Joe for single family homes on large	Would not like hunting laws to change because of development Preclude tourist attraction growth (e.g. Apple River tubing enterprises) Light rail transit Loss of diversity – natural and cultural Huge, high commercial signs Transitory population Too many transit workers A good system to what developers should develop land. There are good developers and horrible, and St. Joe should have some system A good system to what developers should develop land. There are good developers and horrible and St. Joe should have some system. Avoid long waits for health clinic service Do not look like Woodbury Lot size no smaller than acres Do not raise taxes too much to fast, balance with new. No oversized malls – keep it County like No ten story high buildings Hap-hazard building styles for commercial property. Have covenants as to style – like siren in their rebuilding after the tornado Avoid houses that don't have architectural variations (different styles rather than same house row after row) Avoid no track housing No cluster development No mega malls Gated communities Pollution creating companies to be eliminated Avoid pollution ground water with too many septic system Avoid noise and air pollution Avoid cluster housing Avoid low income developments

Accomplish	Preserve	Avoid
Have parks within the neighborhoods. Not so much "lakes/ponds", but hiking walking paths	lots	Big housing developments (no more settlers Glens)
Old dumpsite on valley view made into ball fields	Homes in wooded areas	High density housing
Preserve environmental corridors	Preserve 3 acre minimum lot size	High density housing
Preserve nature	3 acre lots	High density housing
Some parks and recreational areas	3 acre or larger lot sizes	Avoid turning town into exclusively castles (keep a mix of housing continuum)
Keep woods	3 acre lots	Lots of a size that can be maintained easily
Protect wildlife – ban hunting	Rights of the individual landowner – no excessive restrictions	Avoid being told what you can do with your property
Preserve wildlife	People's rights	Avoid restrictions on business development – let them develop
Prairie restoration and wetland restoration	The wishes of your taxpayers	Being taxed out of St. Joe township
Preserve the rural feel and look by respecting the land and environment	The wishes of the people. Anything that will slow development	Avoid continually raising taxes – we are being driven out of our houses because we can no longer afford to live in them.
Wilderness	Preserve the voice and wishes of the people in St. Joe	Avoid "big box" stores
Open land	Not condemning and for financial benefits of developers – parks and bike paths	Big strip malls
Leave forested areas	Preserve civility, sense that we can together not separate camps , winner take all	Too many bars
High value on open space	Local control of growth	Having a cheese curd stand on every corner
Lots of natural space	Not County	No strip malls
Open space	My rights; not being told how I can divide my land	Scattered large stores
Much green space	Towns ability to govern ourselves without the County telling us what do to	Business/shopping parks
Green space	More residential development	Avoid busy shopping areas
Centrally located parks and green space	Rights to develop my land as I would like	No more liquor licenses
Planning for wildlife recreation	Preserve the right to disagree and still get along	Large commercial enterprises
Land set aside for nature	Our independence in making zoning and planning decisions	Over commercialization
Preserve "natural aspects of township – via parks, preserves, etc.	Good relations respectful development of policies and ordinances	Wal-Mart
Preserve wooded park space where existing, by density per capita (as it grows)	Preserve freedom from special interest groups	Shopping Centers
Achieve – top 5 – accomplish	Preserve community input regarding planning	No commercial property
Maintain open space	The rights of the people of the town	Big box stores
Open land	Preserve freedom from state/county mandates	Major shopping center with big boxes
Set up more parks and recreational areas	Control of your own land	Big franchise shopping – Walmart, Kmart, JC Penney
Require playground parks in large developments	The rights of the people	Shopping malls and stores
Set aside land for public parks	Houlton and Burkhardt as town centers	Avoid shopping centers without trees and grass and greens
Reserve open space	Keep St. Joe a small town	Avoid shopping malls
Dog park		Large shopping malls
Horse/dog park		
Ball park at old dump site		
Parks/recreation		
Recreational space – parks		

Accomplish	Preserve	Avoid
Park land Open recreational spaces, no fee areas Open space No more parks Avoid industry – keep St. Joe the haven it is away from hustle and bustle Light industrial development by new freeway corridor to create jobs for w/residents Land for light industrial for Houlton and Burkhardt Want to see area set aside for industrial Limit and prevent medium to large industries or businesses A business park with trees Plan industrial growth so it improves tax base but doesn't "take over" or detract from rural area Allow zoning for 1 light industrial park Land for small industry for jobs and tax revenue Add an area for commercial and light industrial development Large corporations based here would be nice Connected retail stores One large building center in one section Mainstream shopping centers Establish a shopping community with major grocery store and related business. Like the style used in Maple Grove Some service businesses in town Small business development Additional commercial development serving only the St. Joe community or not at all Want to see an area for more small businesses in town Small clean convenience store Local small businesses Keep retail and commercial development in clustered areas; 1 or 2 Provide for a business area in clusters	Preserve a small town atmosphere – Osseo White Bear example Small town feeling Our identity Houlton Small town community Small town/Country atmospheres Small town feel Small town intimate friendly place to live Small town atmosphere Small town atmosphere Small town/country living Small town feeling Small town atmosphere Keep this a "bedroom town" to the twin cities. Limit industry to 0 or less!! Bedroom community feeling Rural small town feel Preserve land/trees/forest not just wetlands Clean environment/property Preserve Perch Lake Preserve environmental assets Lakes/streams/rivers Preserve land (not just wetlands) i.e. preserve prairie land, wetland riverways, forests, etc. Wildlife –fauna, riverway eco system Preserve clean water, clean air, clean lakes, farm land, green space Preserve 3-lakkes area as open space (on Co. E. not positive this is in St. Joe) Wetlands The beautiful nature and wildlife that is here Natural resources Environmentally sensitive lands Preserve a buffer along the river Lots of trees rural nature of area Preserve trees, plants, views, flowers, greens Trees Trees and prairies	Avoid building too much commercial property that would sit empty most of the time. Commercial development Avoid strip malls – urban sprawl (we are already surrounded by it) Avoid strip mall development along new highway Avoid big box stores – Home Depot, Lowe's, Walmart, etc. Don't want a lot of commercial buildings No big box retailer superstores Strip malls and shopping malls No Perkins or Old Country Buffet restaurants Avoid large commercial development Expansion of commercial business in St. Joe Avoid commercial and industrial development No shopping centers Large chain stores Unplanned commercial areas that are not aesthetically pleasing Avoid high density housing Avoid low income housing No affordable housing No low income or affordable housing Low income housing and crime Low income housing Apartments No high rises or multiple housing units Multiple family housing Avoid multiple housing Avoid subdivisions that will have an impact on existing land owners like new roads and wider roads Large apartment buildings Avoid high density housing that paints the _____ with roofs Massive low income or "affordable" housing which will result in more schools and taxes No ten story buildings

Accomplish	Preserve	Avoid
Small centers for shopping	Preserve trees, plant more	No crowded housing
Shopping with adequate transportation	St. Croix River, Willow River	Matching complexes/houses
Commercial development should be smaller convenience scale. The larger stores are close enough	Preserve our pretty landscape, trees and wetlands	Apartment buildings
Would like to see a well planned commercial area near the bridge	Trees	Low quality track homes
More commercial growth	Wetlands, natural habitat for wildlife, etc.	Our farm to be an island midst ticky-tacky development
Any commercial development in village areas (Houlton, Burkhardt)	Wildlife and natural habitat	High density housing (like city lots)
More restaurants	Open space – by buying it (not cluster housing)	High rise buildings
Improve the village cosmetics across from Houlton gas station such as mini-mall	Pollution free lakes and river	No condos/high rise
Central town (shops)	Our natural resources	Cookie cutter housing
Delivery services (dry cleaning, restaurant, grocery, delivery, etc.)	Natural habitats and hills	Too many "cracker box houses"
Gas station with a little convenience store	Preserve parklands and recreational areas	Track homes lined up on tree-less fields
Small business offices to offer us accounting, lawyers and other personal services, vet clinic	Nature	Avoid apartments of the larger scale
Businesses that aren't "cold"	Private ownership of green space	Avoid multiple dwellings
A few good restaurants etc.	Preserve wildlife and wetlands	Avoid high rise development
Minimize commercial development	Rivers and lakes	Low quality housing structures
No strip malls	Our wetlands	No apartments
Shopping in New Richmond, Somerset, Stillwater (not in St. Joseph)	Preserve environmental areas: steep slopes, woodlands, wetland areas	Avoid developments like the town homes for rent on U
Avoid creating concrete strip malls	Woods/wetlands	Cul-de-sacs
No commercial development	Wildlife habitat	Too many low income family homes – trailer park community
Bike trails	Clean drinking water	High density development
Walking/biking trails (not side of road, paved trail)	Clean streams	No multiple dwellings
Parks and walking paths	Preserve our water resources	Busy residential streets
Provide trail system	Environmentally sensitive areas	Avoid traffic jams
Establish walking and bike trails throughout the community	Open spaces	Expressways – 4 lane highways wider County Road E
Develop a town wide park system that is connected with pedestrian, bike paths	Beautiful scenery and waterfalls	Roadway bottlenecks
Running/biking paths	Preserve our wetlands	Avoid large roads/streets
Walking and biking paths	All wetland areas undeveloped	4 lane highways
Parks and trails through woods	Viewscape of mounds	Traffic
	Land for wildlife	Traffic noise
	The water ways and streams	Get rid of the 25 mph speed limit for Hudson
	Preserve wetlands and wildlife	Avoid adding stop lights
	Wooded areas	Traffic jams
	Good quality ground water	Avoid large population and traffic
	Open spaces	Avoid cul-de-sacs
	Wooded areas	Bad roads
	Nature recreation	
	Wildlife and forests	

Accomplish	Preserve	Avoid
Bike trails Hiking trails Mains, sewage No city sewer/water Utilities such as mains sewage City water – sewer Low density lighting Low density development Limited development A sound, sustainable plan that limits growth Have people pass through live in New Richmond Slow growth Control growth Preserve rural character 10% growth rate per decade Controlled growth Less development Show housing growth Maintain sense of "small town" Keep the rural atmosphere Less roads Bigger lots Keep rural setting Spaces for kids to gather Planned growth Slow growth (population) of community Slow and steady growth If possible: curtail housing developments Hold development to a slow pace Maintain St. Joseph's rural character, i.e. maintain some farmland Keep rural Rural setting Keep rural Preserve rural flavor of St. Joe Country/woodsy feeling Maintain rural atmosphere Slow development Orderly development but not dictated to the	Natural resource areas for wildlife Preserve the trees Tree lines, open fields, limited housing developments Cleanliness of Bass Lake Connection of environmental areas (corridors) Open space Willow River and wetlands for recreational purposes Recreational space – trees, wetlands Preserve the rural, farm woodsy, natural character of St. Joe Preserve/protect wildlife habitats Preserve woods, lakes and ground water Preserve wildlife habitat Perch Lake Green space for wildlife Natural wetlands, prairies, and woods Preserve prairie lands, wetlands, forest Woodlands when building Preserve the rural character. Don't let developers knock down trees and name streets after them The beauty of St. Joseph Preserve as many woods as possible Wetlands Clean rivers Perch lake use for all Preserve nature Green Preserve the environment to maintain the natural wetland sites and habitats Current recreational use of parks, i.e. no motors on Perch Lake Woodland and wetland areas The open spaces and forest areas Preserve nature, wetlands, etc. Preserve access to St. Croix River, Apple River, and other waterways (creeks etc.)	Too much traffic Widening County Road E to 4 lane highway Unplanned and poorly maintained roads Avoid traffic congestion Congested roadways Don't need lots of roads Avoid traffic congestion Freeway style traffic Avoid 4 lane highways Narrow streets – keep things lit – walking paths Avoid long lines of cars at choke points (bridges, e.g.) 4 lane highways Traffic jams Avoid transportation mistakes (misalignments, no alignments, poor access management) No bottlenecks (with transportation) Make streets wide enough Traffic congestion Traffic congestion Avoid heavy traffic routes and high speed zones Landowners that develop then leave Take the money and run options Avoid sewer and dense development – no annexation to Somerset and N. Hudson Don't want to look like what is across river Don't want over building, like a Woodbury Avoid underestimating how fast St. Joseph will grow Avoid development that is unplanned A city Turning this into a city – I could have stayed in St. Paul if I wanted City life Haphazard building and development Too much to fast growth Over building Looking like a Oakdale/Woodbury area Too many housing developments Avoid becoming Woodbury

Accomplish	Preserve	Avoid
large land owners – work with them to develop aesthetically pleasing developments whether houses, clusters, industrial or commercial, and with trees Increase in population without over crowding No overcrowded areas Stable community Restrict growth Keep lot sizes at least 1-2 acres Reduced lot size in certain areas No change to 3 acre minimum lot size 3-5 acre minimums 3 acre minimum lot size Minimum lot sizes Achieve to keep 3 acre lots Preserve 3 acre lots Maintain space between homes (3-5 acres) Adequate spacing between neighbors 5 acre lots with trees 5 acre minimum lot size 3-5 minimum acres per household so we are not a Woodbury Keep lots a minimum of 3-1/2 acres 3-4 acre lot sizes. Not smaller Limit on minimum acreage for houses Minimum lot sizes, e.g. 5 acres Maintain 3 acre or larger lots Larger minimum lot size 10 acre minimum size lots Bigger lot size (10 acres) Cross section of housing (price range, etc.) Mix of housing cost ranges Multiple subdivision styles Keep our growing population here by having senior living. Not trailer homes but 3 level building or one level town homes 55 and older Various housing concept Plan areas for housing and types of housing High-rise buildings	Preserve hunting season access Keep wetlands wild Keep the trees and forest lands Lots of trees The Willow River Preserve nature Preserve rural atmosphere Preserve the darkness at night, keep it a rural area Rural character Rural life (3 acre lots) Rural characteristics Quietness of life Character of land The rural character – people coming from the metro find peace and relief in St. Joseph Rural integrity Quiet Rural feeling Rural community Rural fee Preserve tranquility The rural community The rural, slow paced life. Coming to St. Joe is like going to a cabin in the country. Not having to look at a neighbor's house Rural atmosphere Rural community Rural community "pass through" town atmosphere Rural character Rural community Preserve our way of life as it is today, independence rural Public hunting land Rural Rural atmosphere Serenity The undeveloped feel of the community, skip	Avoid fast growth Avoid over development Avoid becoming Woodbury or Hudson Township Subdivisions in St. Joe Large subdivisions in open farm land Over development Looking like "Woodbury and Oakdale" Avoid "growing" houses on beautiful farmland The Woodbury look (massive townhouse complexes) High concentration of housing throughout town – Woodbury Becoming Woodbury Uncontrolled development of the remaining farmland Uncontrolled growth Woodbury type housing Becoming another Woodbury Too much housing Creation of the "eastern Woodbury" Development in the environmental corridors Polluting the Willow River and its banks More degradation of our natural resources Taking away our natural areas such as forested areas Losing wildlife Developers encroaching on wildlife areas Avoid loss of trees/woods Loss of rural nature Avoid filling in wetlands Avoid building a bunch of developments without parks, open spaces etc. planned throughout town Avoid development of natural areas – woods, water, prairie Avoid dictatorial platitudes (taxes and ordinances) from the County Too much bureaucracy – clear ordinances and procedures

Accomplish	Preserve	Avoid
A few attractive and tall (10 story plus) apartment buildings and office buildings	the parks and trails	Avoid town following special interest groups on important decisions
More residential subdivisions	The rural character of St. Joseph	A few town officials making all the decisions
Affordable housing	Quiet nights few lights to see stars	Avoid rules that are not realistic – put yourselves (those that are the rulers) in other people's shoes
Affordable housing	Rural atmosphere	Avoid government dictating how I can use my land
A comprehensive plan that maintains a balance between development and preservation	Preserve rural feeling, farms and woodlands	Ignorance of what large and long term landowners desire that may be their retirement
Reduction of individual agendas	Preserve rural character	Avoid new residents dictating or voicing opposition to what long time residents desire which may be developed
Community by in for proposals	Open spaces, agricultural areas	Avoid those who own 3-10 acres deciding what can be done with those who own 20 or more acres
Sense of agreement between farmland and housing	Preserve the quietness we have by not over building	Restrictions of property rights
Plan for managed growth that balances new and long term residents	Preserve rural flavor	Loss of productive land
Compromise – there is room for options - we have a beautiful community with an ideal location. Preserving natural beauty through good design and planning with trees. Room for all: industrial, commercial, home based, clusters	Preserve quiet	Loss of farmland
Flexible and adaptable – offering options to land owners	Rural wooded	Loss of farmland
Balance growing – commercial vs. residential vs. farm	Quiet	Don't eliminate farmland – avoid development it all
Keep taxes in check	Rural setting	Loss of farmland and green space
Holding trees	Rural atmosphere	Petty, intolerant people
Balance between housing development, green space, and industrial/commercial areas.	Preserve rural character i.e.: gravel roads – don't pave everything in sight	Fighting about issues – try to find common ground
Respect for changing desires of land owners, tiers and neighbors in that order	Preserve farm land	Small minded people who do not want the City to move forward and progress
Fairness for farmers wanting to sell while being sensitive to the beauty of the area	Preserve farm land	Rampant tax increases
Retain landowner rights	Preserve some beautiful farms, but not too many	Avoid high taxes
Plenty of trees for home sites	Agricultural land – rural character	Avoid taxes going out of sight
Trees please – everywhere and grass, wild where no development, trimmed and kept where developed	Preserve farmland and woods (keep real working farms)	No impact fees
Put aside reasonable land for agriculture	Preserve farmland for those that want to continue farming	Higher taxes
Keep farmland	Farm land "open space"	Higher taxes
Agricultural land	Farm land	Increased taxes
Help small farms and keep their properties	Farms – keep them growing	Higher taxes
	Farmland	Huge debt (fiscal responsibility in development)
	The farms	Higher taxes
	Farmland that the farmer wants to preserve	No higher taxes
	Farms and old farm houses	
	Farm land	
	Farm land	
	Some farm land or wild land	
	Farming as a viable business	
	Farm land	
	Agricultural/rural character	
	Preserve agriculture land throughout township	

Accomplish	Preserve	Avoid
Encourage agriculture A new bridge Build a big enough bridge and get busy, build it now A good size bridge, Brooklyn Park "610" wasn't big enough and they need to rebuild New bridge New bridge New bridge ASAP Privacy home sites Houses built in wooded areas and not in the open Homes in woods Zoning process Reasonable zoning No wack-o ordinances Land use restrictions Less building restrictions Reasonable, realistic zoning – that is fair and not just bound by rules for the sake of rules Good law enforcement Services emergency Ensure services, fire department, etc. has enough funding to grow with community Equal services to all areas Want to see us with our own police protection Good tax structure Property tax controls Stop property taxes from growing Lower taxes Lower taxes Control of property tax escalation Everyone pay their fair share, new and old, developers, etc. i.e. roads Want to see more businesses in town to help support the tax structure in town Preserve good educations Schools should match student growth (lead time planned)	Preserve agricultural and wood land Farm land Farm land Agriculture Preserve the historic river valley Keep St. Croix River beautiful The waterway of the St. Croix Preserve our sense of community Community feel Preserve independence – we don't have to look like a suburb Preserve the slower rate of growth Preserve low population Simplicity – we don't need to grow like other communities – we can set the tone and the direction and the limits Preserve slow rate of growth Wider roads, ex. River Road, Valley view, rolling hills Preserve gravel roads – don't blacktop the township Minimum traffic Preserve small, narrow roads (River Road was a good example of repaving without turning into a big highway) Low crime rate Preserve low crime rate Friendliness Preserve the wonderful, friendly people Residential character with wide diversity of housing type – not just single family homes on 3 acre minimum lots Residential character without commercial development Preserve education Good schools The bridge Preserve Stillwater lift bridge Preserve progress – keep it coming and make	Avoid tax increases High property taxes High taxes Higher taxes Taxes Heavy industry Industry – keep St. Joe rural – a place to get away from hustle and bustle of life Industrial and commercial development scattered everywhere Heavy industrial zone More industrial smoke stacks Commercial and industrial development Large, clean cut business buildings with acres of blacktop parking Heavy industrial Air pollution – industry Large industrial complex Avoid industrial parks Industrial development Less industry Avoid scattered industrial development Avoid taking away the 3 acre minimum lot size Avoid less than 3 acre lots No less than 3 acre lots Do not lower minimum of 3 acre lot size Small lots 1 acre lot sizes Avoid reducing land minimums – keep at 3 acre minimum for homes Smaller than 3 acre lots Avoid small housing acreage sizes below 3 acres Lots under 3 acres Smaller lot sizes Avoid city-like development – maintain 3 acre minimum or cluster development Cluster development No cluster Avoid cluster development

Accomplish	Preserve	Avoid
Create our own high school Keep grade schools close to home areas Education opportunities for our parks Good utilities Utility upgrades Cluster housing developments Allow conservation development More cluster housing Provide for conservation development Provide for conservation development Control housing development with site sensitive, environmental, cluster design Zoning to include cluster housing development Would like to see less large lot developments – more cluster developments with open space Vote for cluster developments Some availability for cluster style development Cluster housing Green spaces – so clustered housing areas Cluster housing with natural, open space; do not require bituminous roads Don't let developers push us around Keep it a township that has a say in the future Listen to the wants of the people of St. Joseph That we define our growth rather than letting outside demands or pressures dictating how we grow No arbitrary rules, i.e. be flexible on important issues and zoning and take each issue on its own issue open-minded Let the whole town make decisions (not just the Board) Avoid present town board from making these decisions exclusively that will impact us forever Focus on where we are going as a community (so Planning Council doesn't have to be arbitrary) Growth that is integral not pushed from outsiders	this a more attractive place to live My ability to freely take walks at midnight Preserve scenic roadways Preserve access roads to small farms by paving them (specifically for winter use) Preserve the fire department. (May even need another one or two stations) Preserve water table Continuity of old to new Fall festival at town hall A tourist free area Quality of life Preserve homesteads Preserve the desire to live in St. Joe because it is a friendly green place that welcomes opportunities, home based business, industry, farming (with its smells) and residential development – there is room for all The rural peace and beauty at an affordable price Preserve my ability to afford to live here Balance on house/small industry Lake The trees The space The community plans together and are not ruined by big housing developers The country living, enjoying your land The small town community where people are proud of their homes and respect their land Preserve farmer's wishes (even though they may have changed). Preserve trees, grass, greens, flowers 5 member town board Preserve the rural country appearance Preserve lower cost housing Preserve rivers and water ways to natural beauty Preserve the seclusion along the Willow River Preserve the trees	Cluster housing developments Cluster housing No cluster housing Cluster development Avoid cluster housing Cluster housing Avoid cluster housing Avoid having housing that is tightly clustered No cluster developments Tamarack Village shopping center No cluster housing Too many "cluster" developments Clustering of housing Avoid cluster housing Cluster development Over population Over population Completely developing all land for housing Over building homes (quantity) Development that exceeds infrastructure Avoid high population Restrictions or lot sizes a City lot could be ½ acre Avoid a one-size-fits all development plan (avoid having arbitrary 3-acre minimum lot sizes everywhere) (be creative – create neighborhoods) 3 acre only lots Whole town eventually divided into 3 acre minimum lots Creating one town divided into 3 acre lots Large class rooms in schools Avoid large class sizes. Make a big school at first not 2nd hand Build onto Houlton school – no new schools Avoid deforestation of large existing tracts; but segment them to permit small residential clusters Treeless developments Loss of trees

Accomplish	Preserve	Avoid
Honest and open town government Citizens of St. Joe have a sense of control over growth and development Listen to the residents/people seek their involvement – don't just pass rules Good transportation net (infrastructure) Orderly traffic – roads Better roads Plan need for infrastructure – roads, water, etc. Add roadway lighting along 35 Safe roads Planning – move traffic through township without bottlenecks Mass transportation to reduce traffic Good access to major highways To keep road building at a affordable rate Road the same Safe roads at sane speed Transportation free flow Plan roads Good road structure Planning for roads and property access No low income housing No affordable housing or multi units Strong sense of community shared by all Provide for community living Well facilitated community input for this process Planning workshop – lots of public input and participation What do you want to be achieved in planning process? Would like to see Houlton be developed into a village – similar to Lake Elmo or Fields of St. Croix Become like Afton Improve downtown Houlton Qualities of low density development Landowner guidance for attractive development Visually pleasing houses not Woodbury Landscaping surrounding commercial buildings –	Preserve the quality of our well water sources Preserve attractive and pollution free shorelines Preserve rural character through planning of development Preserve Bass Lake Preserve tree and open spaces – cluster housing is ok if there is ample open space Good water from our wells Small farms Good families and friends Small site of industry/shipping No industry or shopping centers	Loss of trees Clear cut housing or subdivisions with paved roads Avoid raping the land when building – leave trees and plant more Avoid houses on open tracts with no trees Avoid clear cutting trees when developing housing or commercial areas Houses too close and no trees between Trees and woods down Excessive cutting down of trees Avoid trashy looking farms and trailer parks No more houses with aluminum siding Avoid too many RV's, cars, boats, snowmobiles, campers, parked here and there – some restrictions placed in residential areas particularly Houses that maintain many cars on lots – standards of upkeep on property Ugly building Avoid junky looking areas – reinforce clean up No more parks Parks and bicycle trails that aren't needed No recreation places No more parks or bike paths No bike trails – we have enough parks Avoid snowmobile, ATV, dirt bike trails Avoid more towers High wires and towers Avoid permitting for towers other than existing, multiuse antenna forms Avoid overhead power lines No water and sewer Water and sewer Avoid city sewer and water Large buildings Buildings Do not lose character of area Losing our country flavor Avoid increased crime

Accomplish	Preserve	Avoid
softened structures High standards for housing Orderly, well planned developments Avoid high density housing Avoid crowding and cheap housing		Avoid big city crime

SURVEY OF VISUAL PREFERENCES – MARCH 10, 2005

Image	Average Score	Image	Average Score
	5.3		5.0
	5.3		5.0
	5.2		4.3

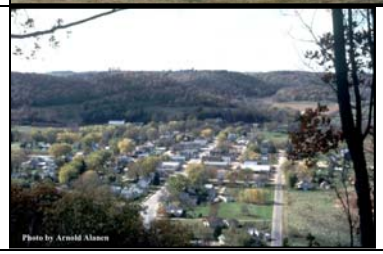
Image	Average Score	Image	Average Score
	4.2		2.6
	3.6		2.1
	3.4		2.1
	2.9		2.0

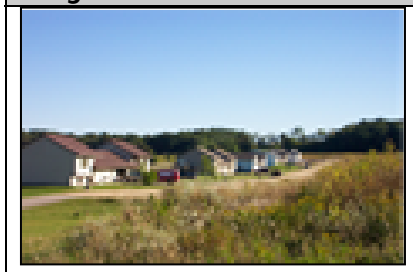
Image	Average Score	Image	Average Score
	1.9		1.0
	1.0		2.8
	2.7		2.5

Image	Average Score	Image	Average Score
	2.2		2.0
	2.0		1.9
	1.9		1.9

Image	Average Score	Image	Average Score
	1.7		1.6
	1.4		

OPEN HOUSE – MARCH 20, 2006

Approximately 95 residents attended the open house held on March 20, 2006. At the meeting, residents were asked to identify their preferred development scenario based on an approved 3-acre development plan. The Town prepared 3 additional alternatives that utilized 5-acre lots (Image A), the approved 3-acres (Image B), a 1.5-2 acre development plan (Image C) and finally, ½ Acre lots (Image D).

Image A: 5 Acre Lots, 5 Acre Density
16 Votes
13 Lots, 6 Acres ROW,
10.7 Acres Conservation Easement
Privately Held Conservation Easement

Image B: 3 Acres, 3 Acre Density
24 Votes
20 Lots, 6 Acres ROW,
10.7 Acres Conservation Easement
Privately Held Conservation Easement

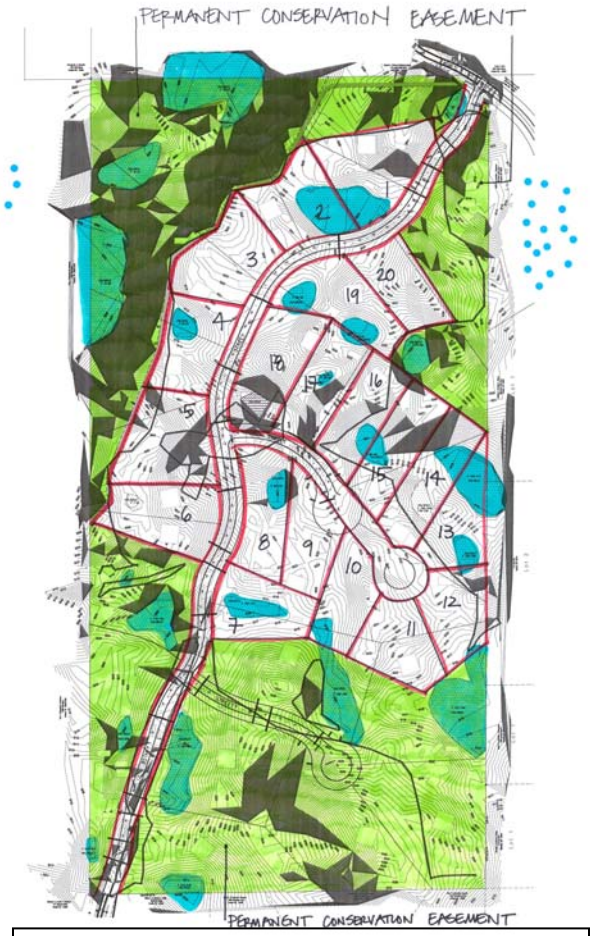


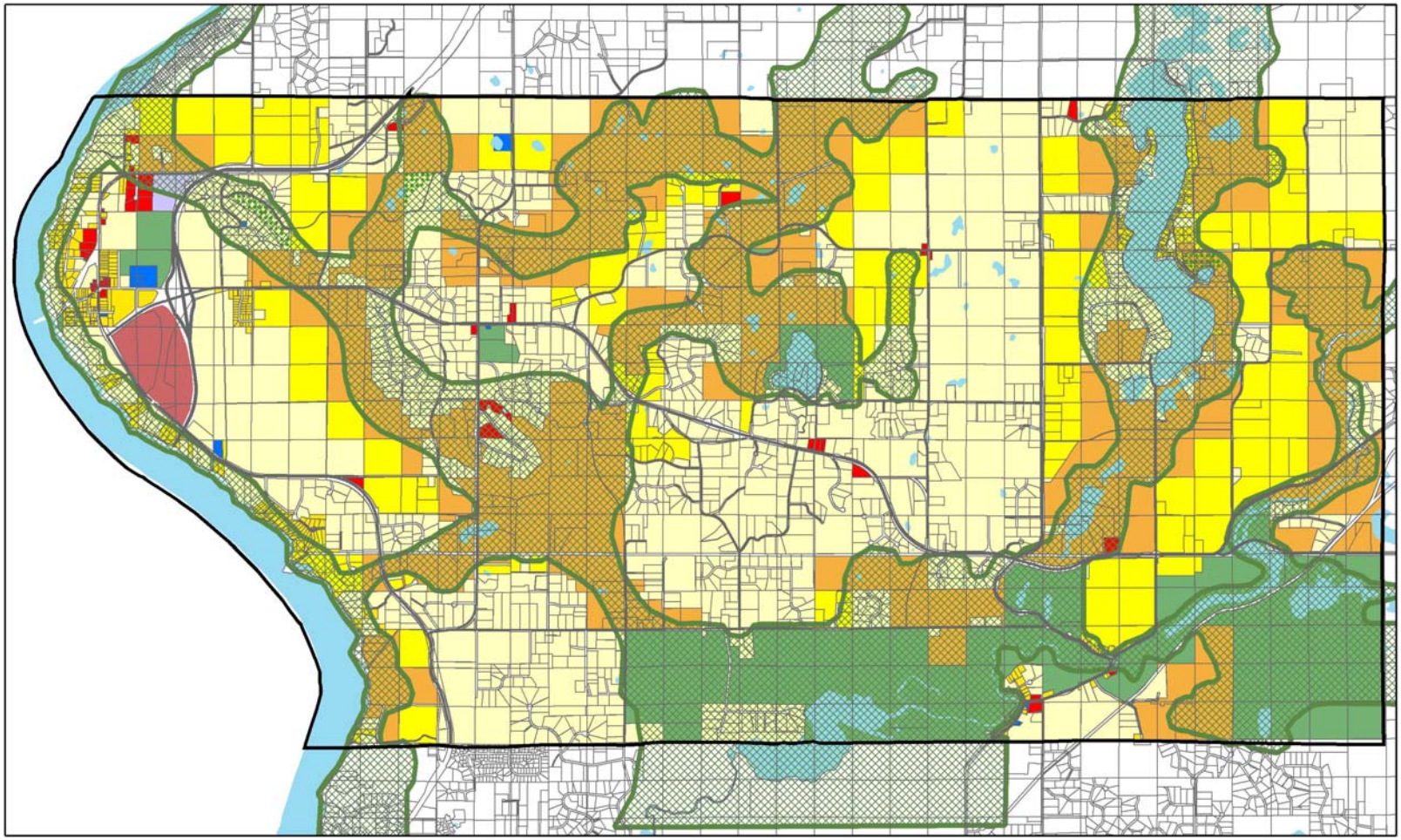
Image C: 5 1.5-2 Acres, 3 Acre Density
19 Votes

1.5 Acre Lots
20 Lots (30 Acres), 6 Acres ROW,
44 Acres Open Space

2 Acre Lots
20 Lots (40 Acres), 6 Acres ROW,
34 Acres Open Space

Image D: 0.5 Acres, 2.75 Acre Density (Per the County)
13 Votes

20 Lots + 5 Bonus lots (12.5 Acres), 5.5 Acres ROW, 62 Acres Open Space



Natural Resource Corridors

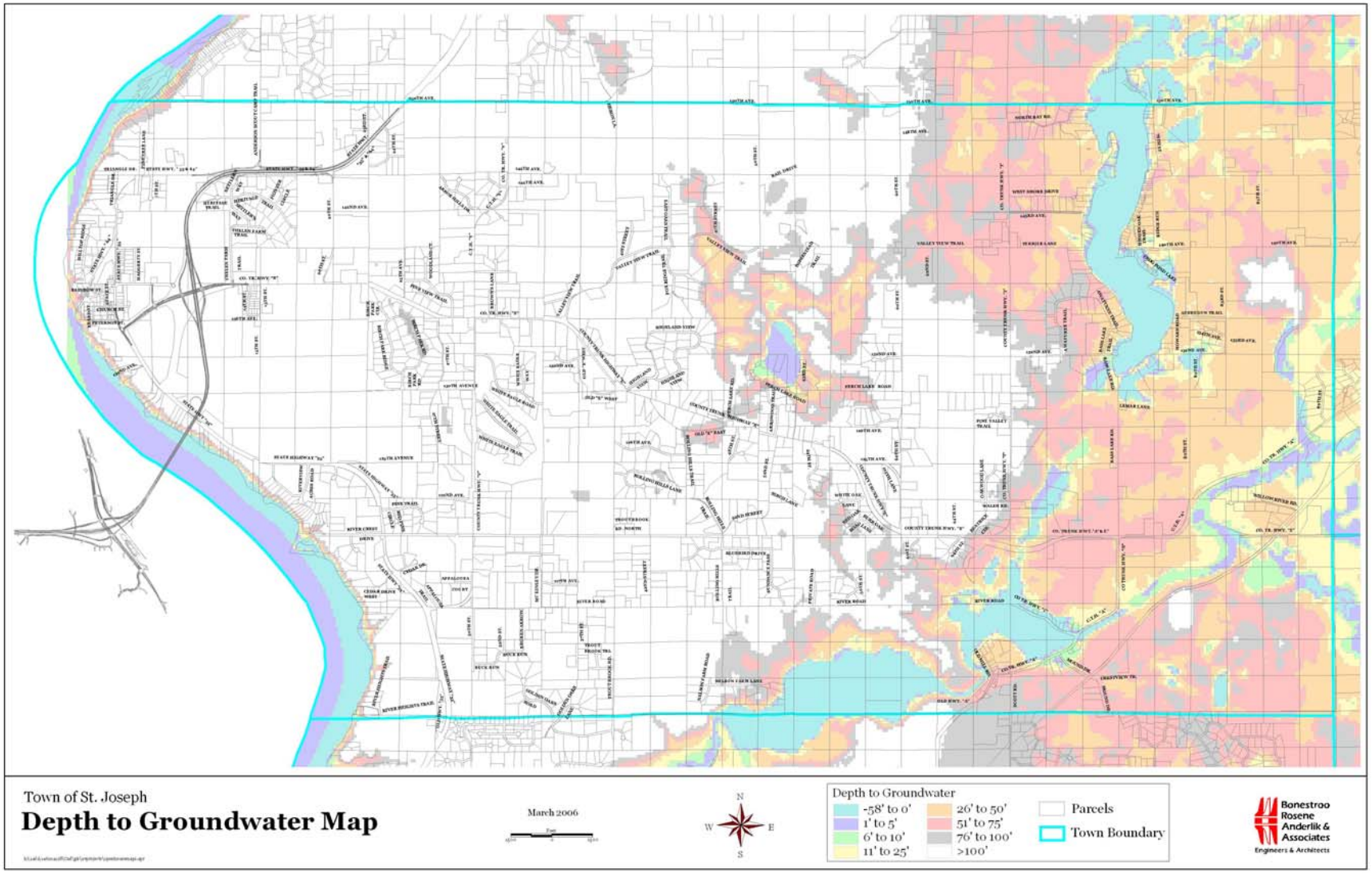
2006 Town of St. Joseph Comprehensive Plan

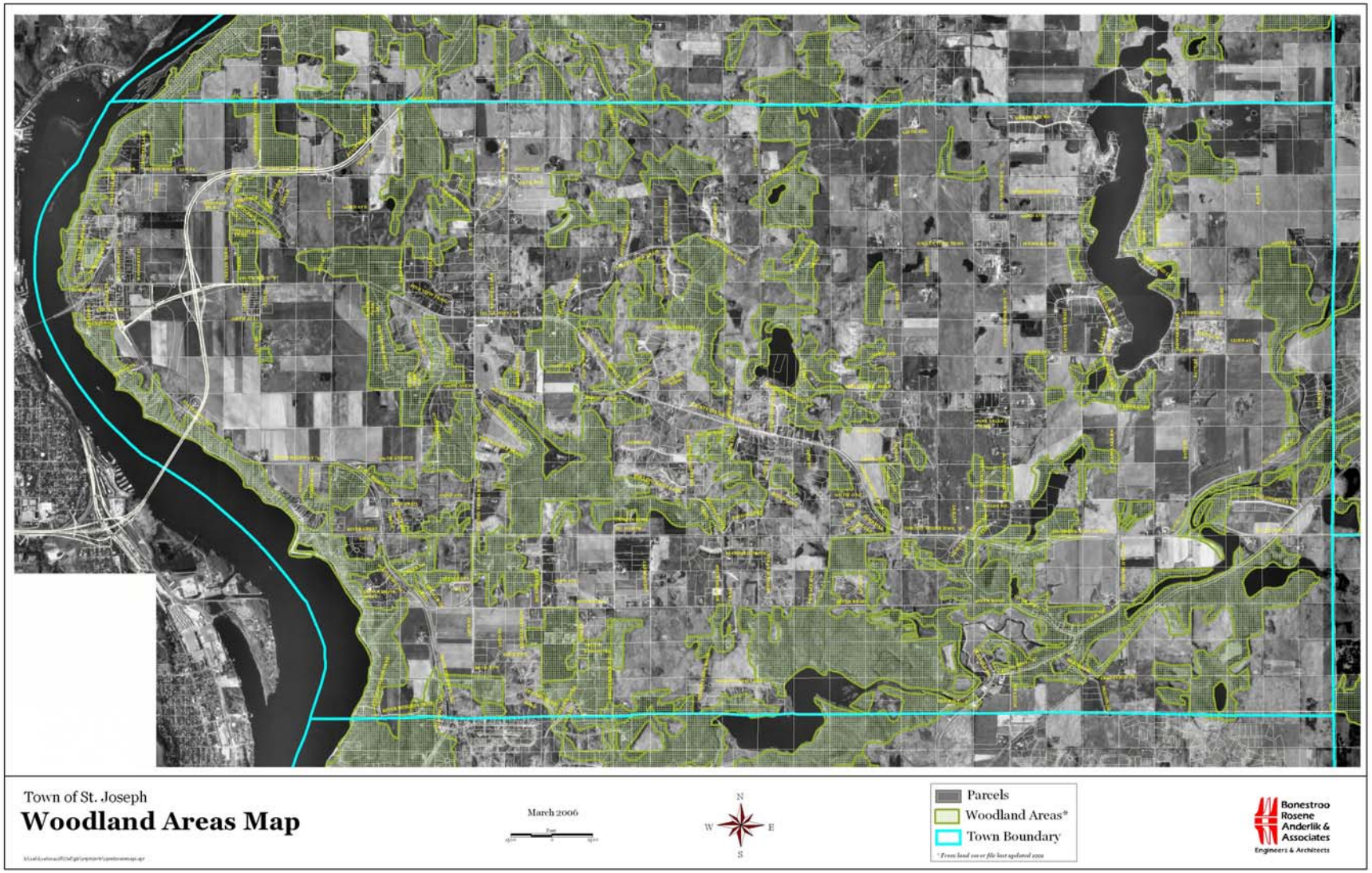
Town of St. Joseph, Wisconsin

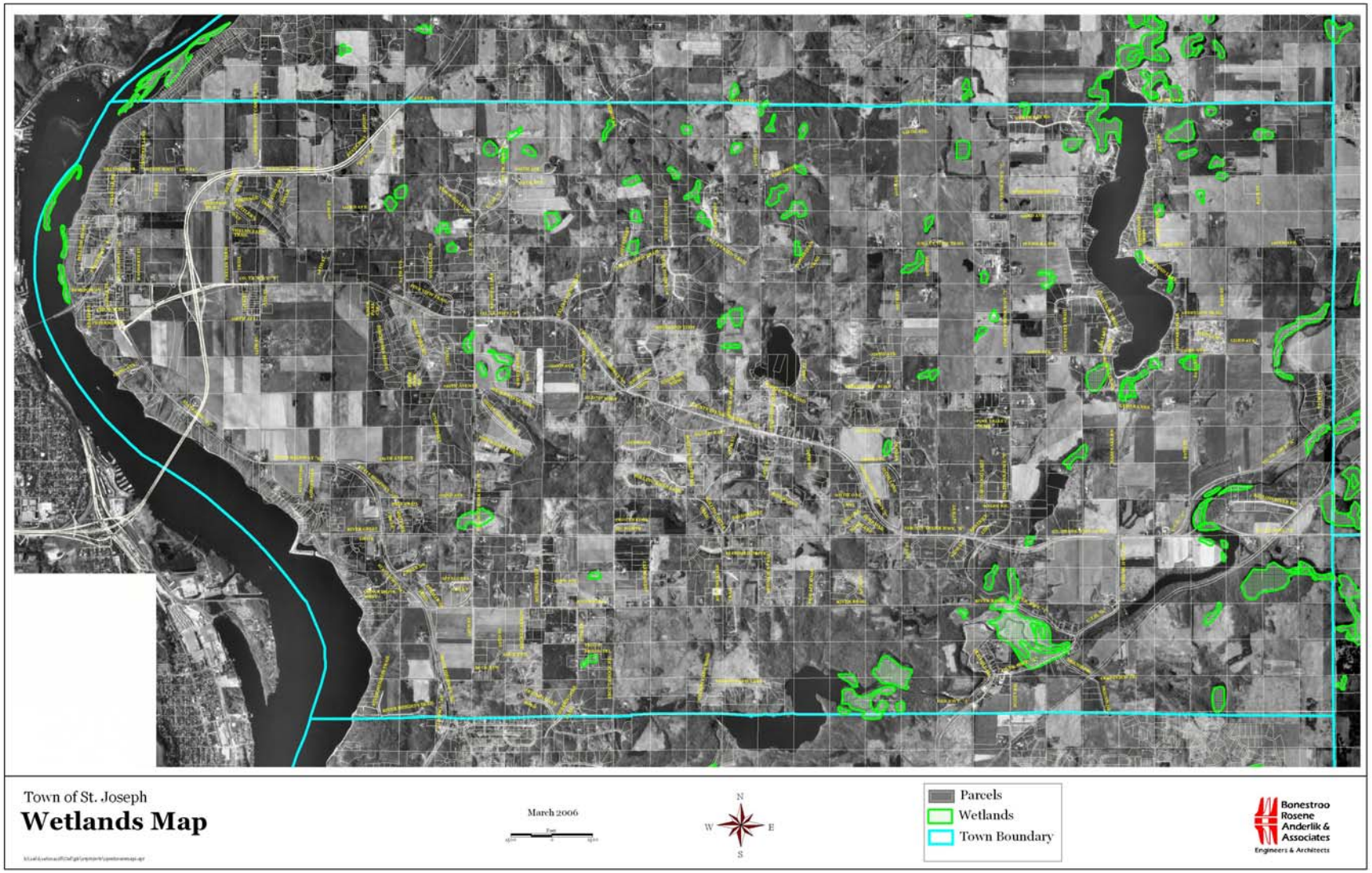
2,000 0 2,000 Feet N

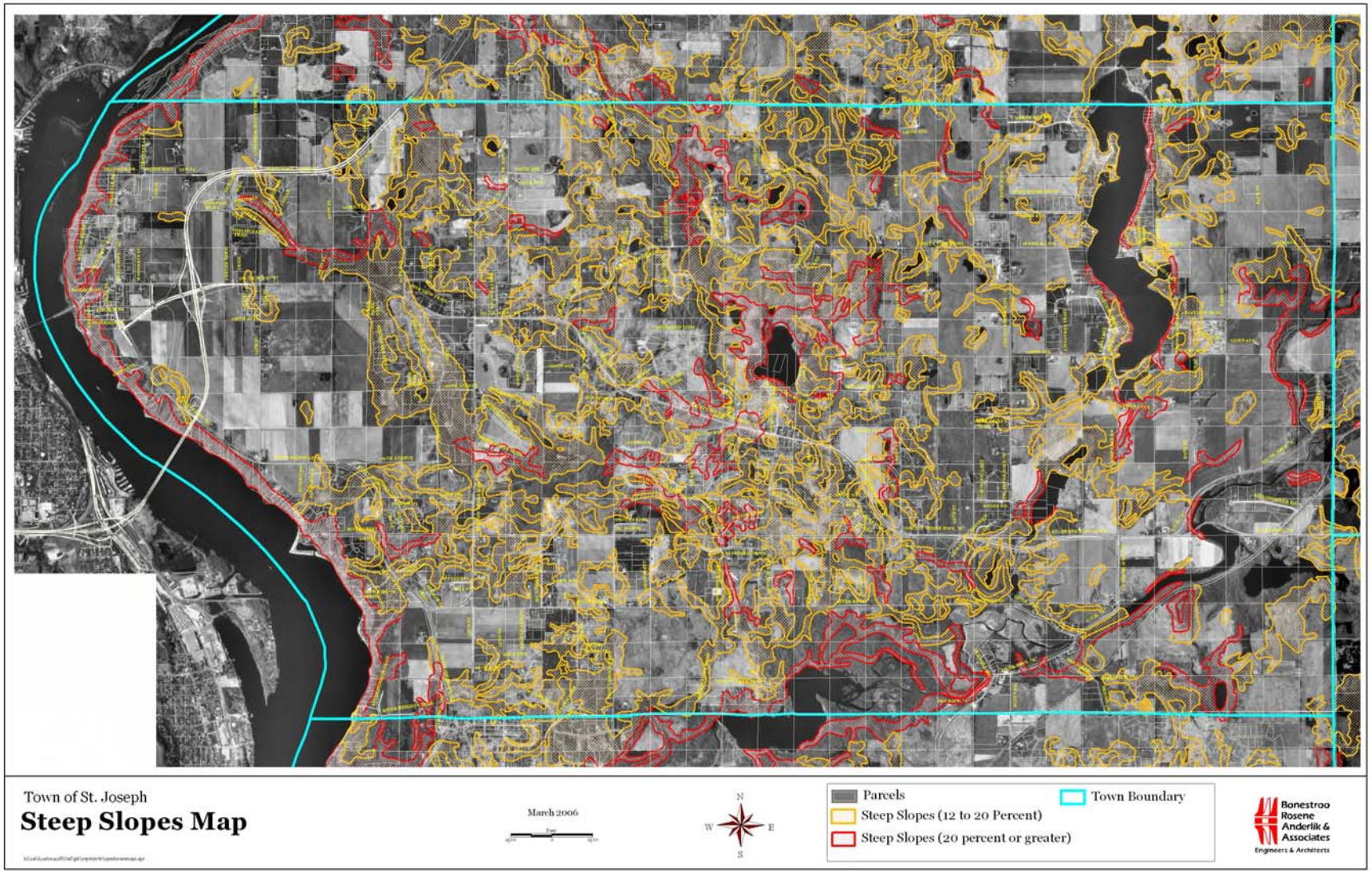
- Agricultural Residential
- Residential Transition
- Residential
- Preservation Residential
- Public/Semi-Public
- Parks
- Commercial
- Light Industrial
- Business Park
- Open Water
- Conservation Easements
- Natural Resource Corridors
- Municipal Boundary
- Right-of-Way
- Planned Principle Arterial
- Planned Minor Arterial
- Planned Major Collector
- Planned Minor Collector

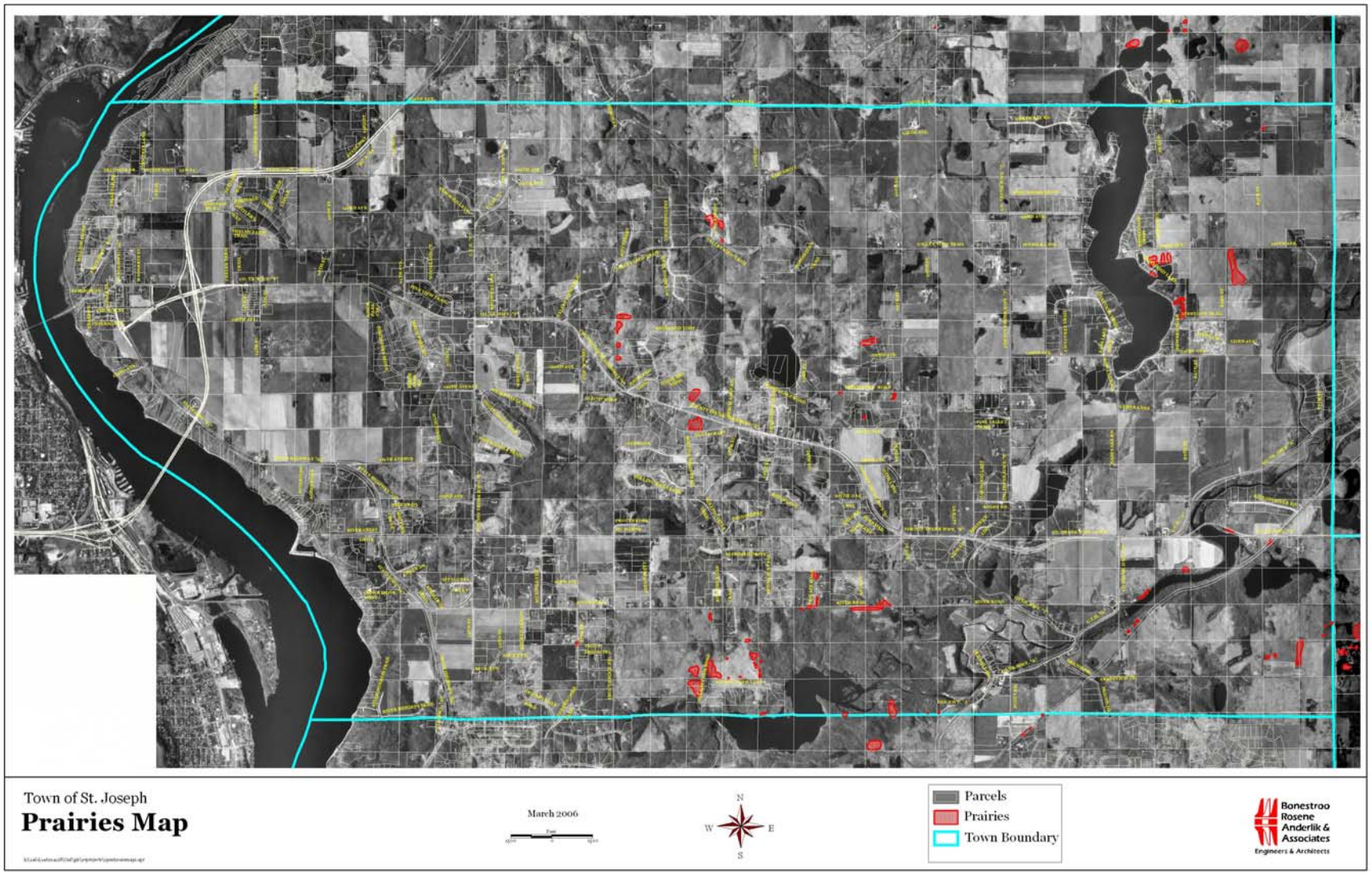
Prepared by:
DSU
March 27, 2006
K:/.../4485/natural areas.mxd

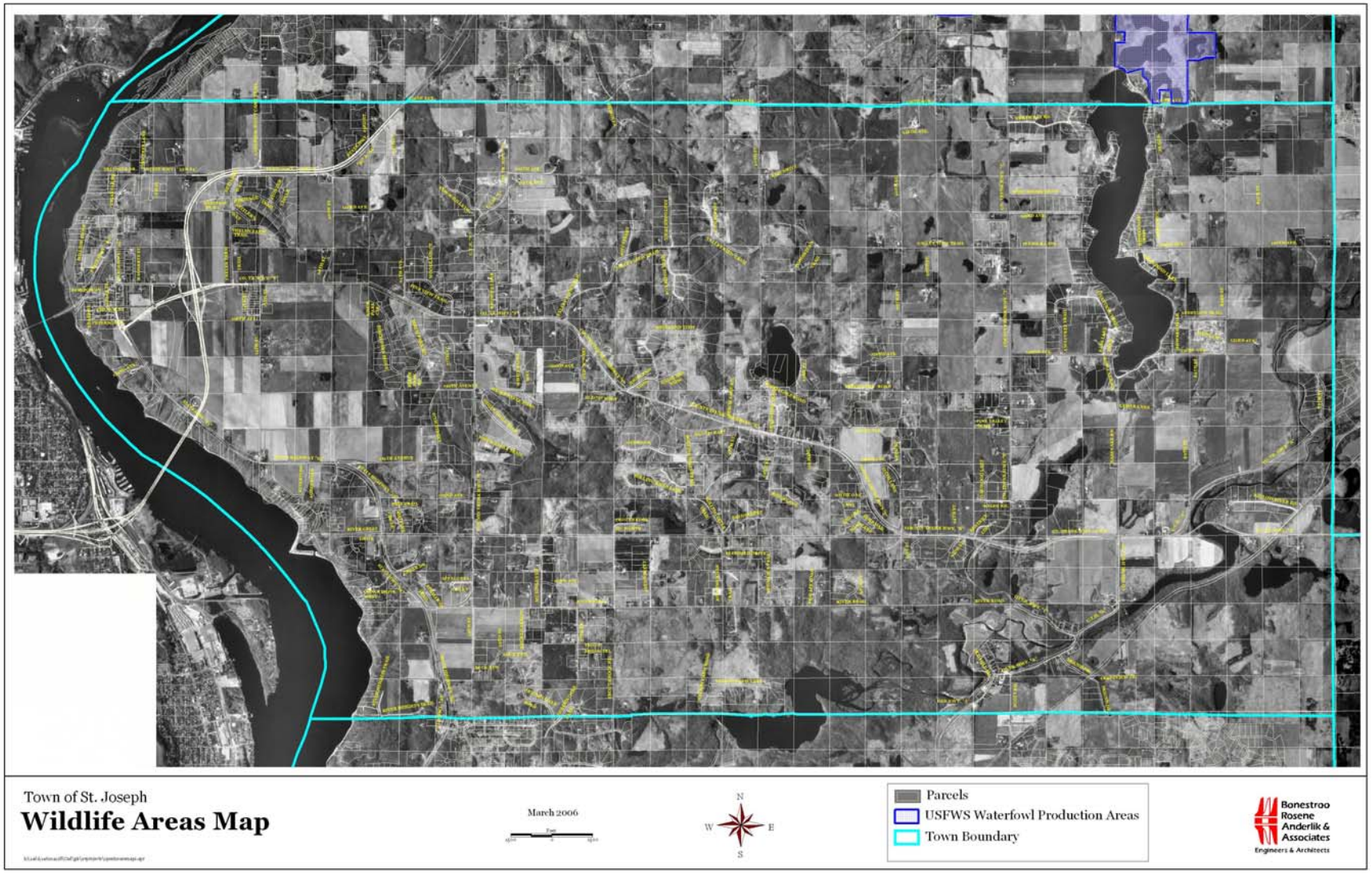

Town of St. Joseph
Depth to Groundwater Map
March 2006
N
W
E
S
Depth to Groundwater
-58' to 0'
1' to 5'
6' to 10'
11' to 25'
26' to 50'
51' to 75'
76' to 100'
>100'
Parcels
Town Boundary
Bonestroo
Rosene
Anderlik &
Associates
Engineers & Architects

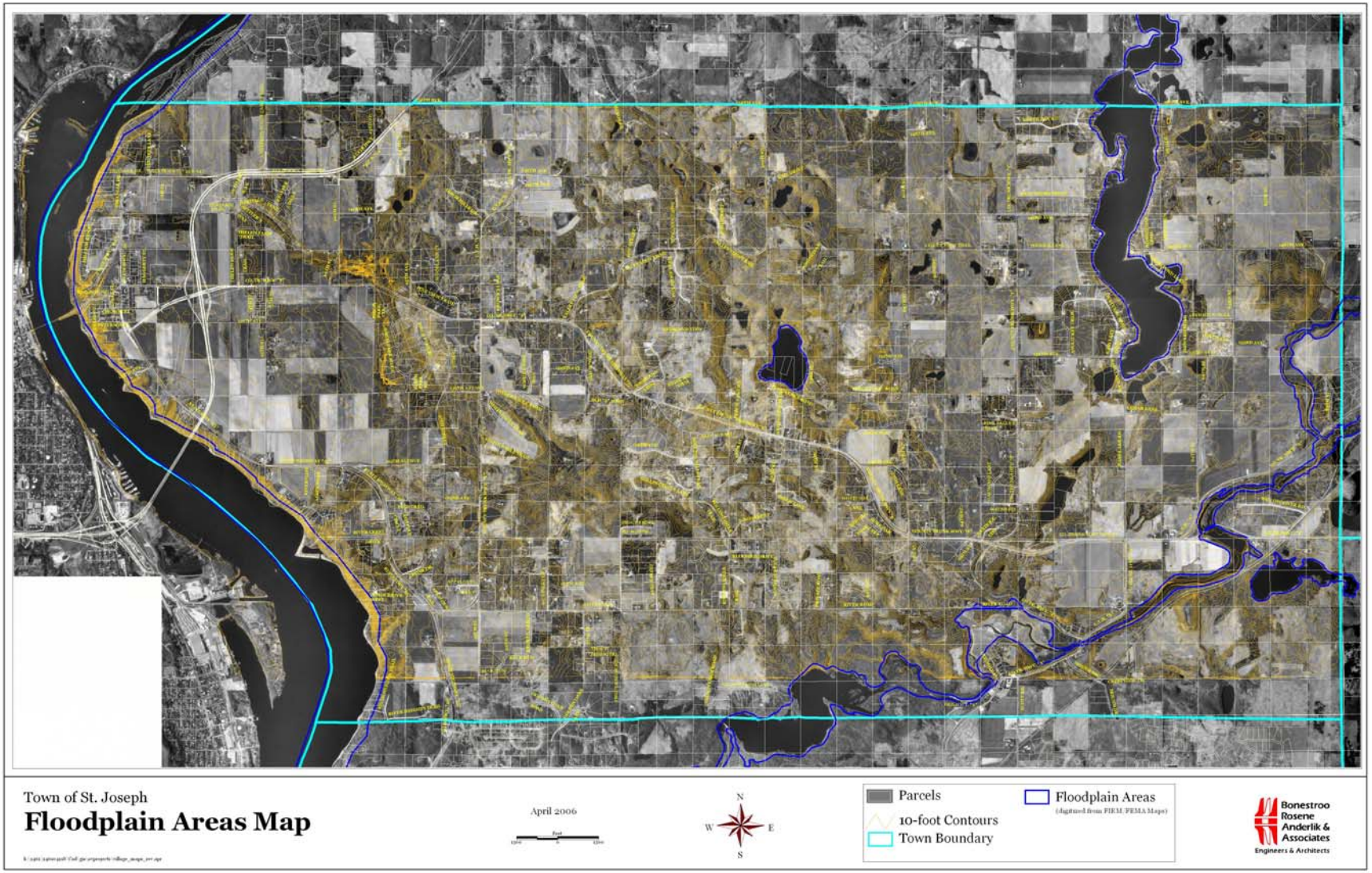

Town of St. Joseph
Woodland Areas Map
March 2006
N
W
E
S
Parcels
Woodland Areas*
Town Boundary
Bonestroo
Rosene
Anderlik &
Associates
Engineers & Architects

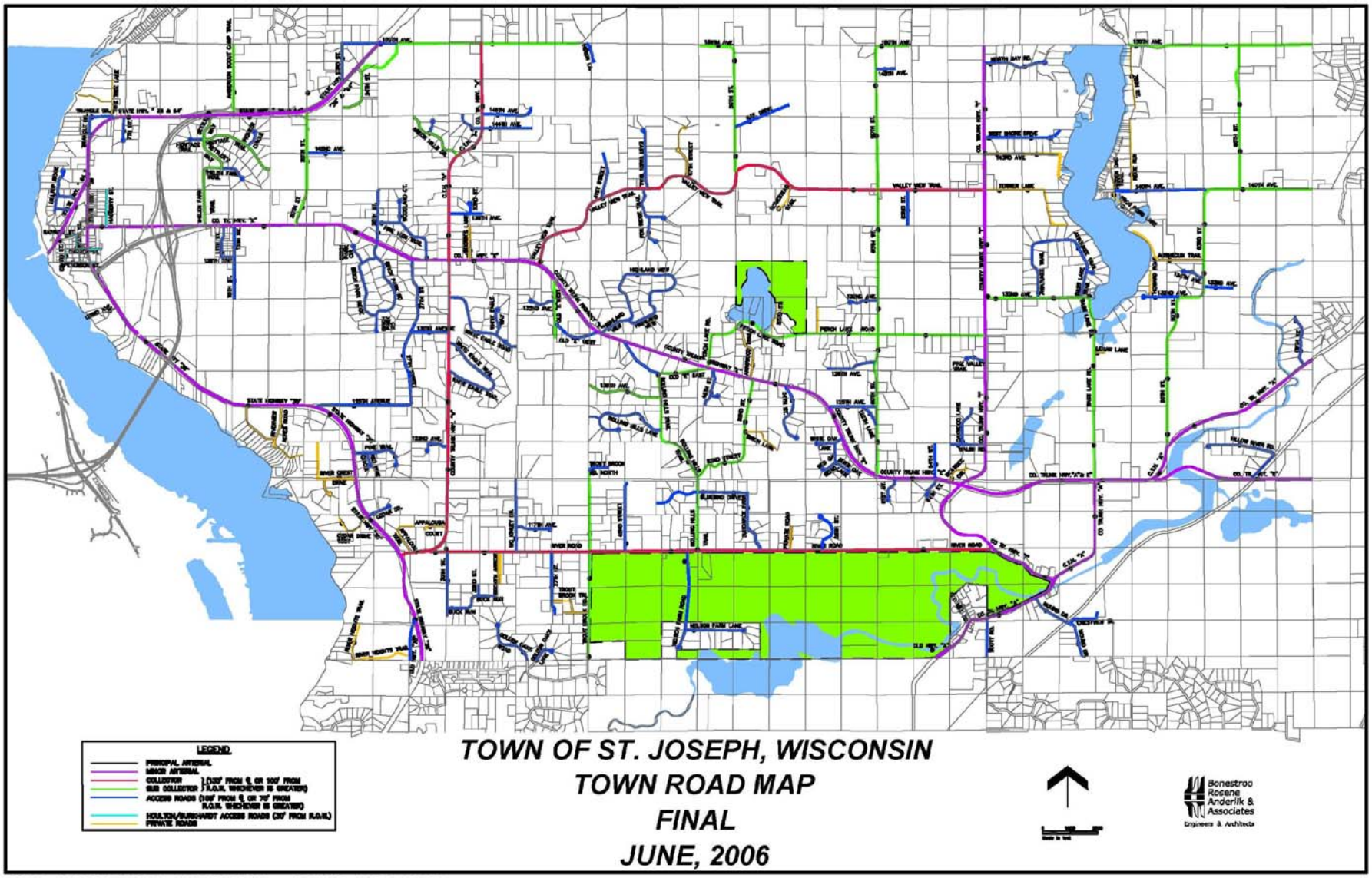

Town of St. Joseph
Wetlands Map
March 2006
N
W
E
S
Parcels
Wetlands
Town Boundary
Bonestroo
Rosene
Anderlik &
Associates
Engineers & Architects


Town of St. Joseph
Steep Slopes Map
March 2006
N
W
E
S
Parcels
Steep Slopes (12 to 20 Percent)
Steep Slopes (20 percent or greater)
Town Boundary
Bonestroo
Rosene
Anderlik &
Associates
Engineers & Architects


Town of St. Joseph
Prairies Map
March 2006
N
W
E
S
Parcels
Prairies
Town Boundary
Bonestroo
Rosene
Anderlik &
Associates
Engineers & Architects


Town of St. Joseph
Wildlife Areas Map
March 2006
N
W
E
S
Parcels
USFWS Waterfowl Production Areas
Town Boundary
Bonestroo
Rosene
Anderlik &
Associates
Engineers & Architects


Town of St. Joseph
Floodplain Areas Map
April 2006
N
W
E
S
Parcels
10-foot Contours
Town Boundary
Floodplain Areas
(digitized from FIRM/FEMA Maps)
Bonestroo
Rosene
Anderlik &
Associates
Engineers & Architects


LEGEND
PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR
SUB COLLECTOR
ACCESS ROADS
HOULTON/BURGHARDT ACCESS ROADS
PRIVATE ROADS
TOWN OF ST. JOSEPH, WISCONSIN
TOWN ROAD MAP
FINAL
JUNE, 2006
Bonestroo
Rosene
Anderlik &
Associates
Engineers & Architects