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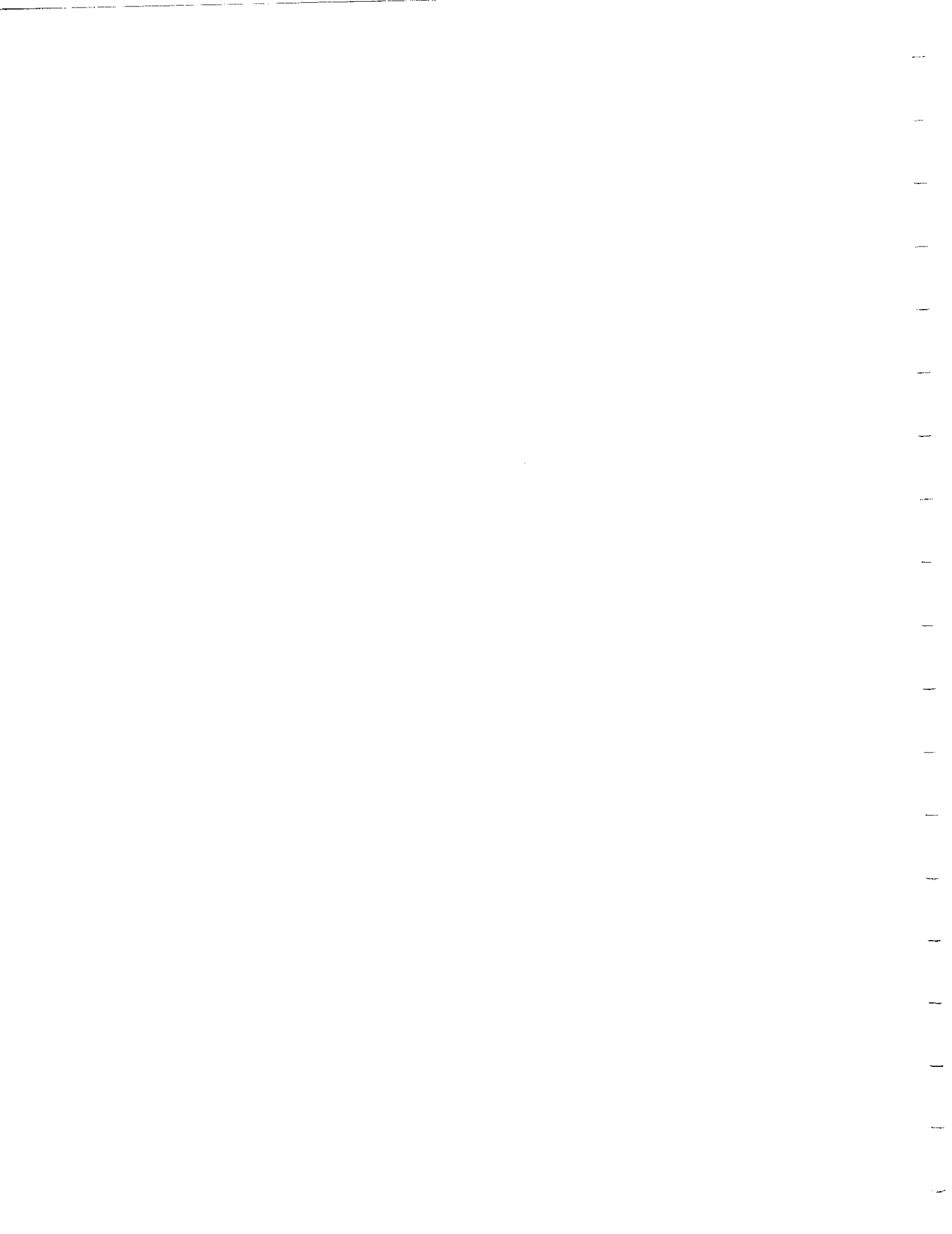
PEPIN COUNTY PRESERVATION PLAN



AGRICULTURAL PRESERVATION PLANNING PROCESS

PEPIN COUNTY

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CHAPTER I

INTRODUCTION

Pepin County, Wisconsin is located in western Wisconsin.

Commercial agriculture is the largest single land use activity within Pepin County. In 1976, Pepin County had 124,000 acres in farms owned by private land owners. This represents approximately 84% of the county's total land area.

Forestry is next important in land use, with 6.17 percent of land devoted to forestry as a commercial enterprise. Approximately 36 percent of the land is in forest, and is considered as part of the farming operation.

While agriculture dominates the county, local development pressures will increase in the future. The county is experiencing development pressures from Eau Claire, Twin Cities and Menomonie, plus local pressures.

The current population of Pepin County is 7,319 people, therefore the county has experienced a three percent growth since 1975.

Development pressures in the county are from housing and small business development. The Durand area business area is expanding into the Townships of Waubeek and Durand. As an example, six business have located in the Waubeek Township in the past six years. Also, two plotted areas for homes have been created and now are selling lots. Fourty rural homes are now in the township.

Durand Township is experiencing a similiar growth pattern. The township has 90 rural non-farm homes plus a trailer court.

Albany and Lima Townships have people who commute each day to Eau Claire for employment and have purchased rural property.

Pepin and Stockholm Townships have had some development. People from the Twin Cities, Wabasha, Lake City and Red Wing have purchased rural lands for residential use and commute for employment. However, this is still rather limited. Frankfort and Waterville are most rural townships with high percentage of farmers. Tax problems arise when there is conflict in and use between farms and rural non-farm residences.

Rural residents from Durand Township recently tried to annex to City of Durand because of high taxes and limited services in the townships. Each year a group of either farmers or home owners protest taxes and land appraisals.

Zoning and land use studies have been completed in Waubeek Township and are being proposed in Durand Township, this may help to reduce the land use conflict in future years.

What can be done to accomodate this expected development without jeopardizing the agriculture lands of Pepin County? How can we reduce the impact of rural development upon the farm owner of Pepin County? What can be done to reduce the likelihood of increased rural land use conflicts? What can Pepin County do to maintain the present quality of land resources, and yet have favorable development?

The solution for Pepin County lies at least in part in better planning, more equitable taxation, and more consistent zoning policies concerning agricultural lands. The Pepin County Agricultural Preservation Plan addresses itself to these needs.

The Pepin County Agricultural Preservation Plan identifies all prime agricultural lands, areas of special environmental significance and also transition or holding districts where future urban development will be encouraged. The plan also includes goals and policies concerning the preservation of all agricultural lands within the county.

Finally, the plan includes a program consisting of goals and policy statements. The Pepin County Agricultural Preservation Plan will seek to manage future land use within the county in conformance with the goals and policies. The plan will meet requirements as defined within sections 91.51 - 91.65 of the Farmland Preservation Law. The goals and policies will be administered by the County Board of Supervisors and Townships with technical assistance from county agencies.

CHAPTER II
THE PROCESS

The Agricultural Preservation Planning process is the procedure involved in the completion and implementation of the Pepin County Agricultural Preservation.

The Pepin County Agricultural Preservation Planning process took an approach that each town has unique characteristics of farming and that local farmers are one of the best sources of knowledge as to what the problems, trends and needs of farming are in the county. The process was based on the participation of local farmers and the Technical Advisory Committee (TAC)

The TAC consisted of the University Extension Agent, County Zoning Administrator, SWCD Coordinator and Soil Conservation Service Technician, plus assistance from the Department of Natural Resources, Forester and Game Warden and the Mississippi River Regional Planning Commission personnel. The TAC worked with the County Agricultural and Zoning Committee to draft the proposed plan and coordinated the information hearings in each township. Members of the TAC are the program leaders for the planning process.

The University Extension Agent was appointed by the Agricultural Committee to provide leadership in the planning process. As program leader the Extension Agent secured background information, resource data and drafted elements of the plan for the Township and County Agricultural Committee to review.

The Zoning Administrator was in charge of the mapping process, determining the soil mapping, natural resource areas and the special features to be presented.

The SWCD and SCS personnel provided information on soils, land features, soil classifications, present land use and assisted with mapping of soils based on the Pepin County Soil Survey.

Part time help was employed to assist with mapping and clerical work with the planning process.

The initial draft of the Pepin County Farmland Preservation Plan was completed in November, 1978. The plan was then sent to four adjacent counties, Dunn, Buffalo, Pierce and Eau Claire on December 15, 1978. A formal hearing on the proposed plan was held in the courtroom, Courthouse, Durand, Wisconsin on February 6, 1979. The Pepin County Board of Supervisors accepted and approved the plan on April 17, 1979.

Public meetings were held in each of the eight townships in the county between January 6, 1979 and February 5, 1979. The meetings were widely publized in the local press, area newspapers, TV and radio programs. The Extension Agent made individual contacts with township board officials prior to meetings to explain the purpose of the problem. A special invitation was sent to farmers already signed up under the program. Attendance at the township meetings was reasonably good. We had an average of 15 people per meeting, the low was 10, and the high was 35. The meetings were attended by farmers, landowners, town officials and in a few instances real estate agents and homeowners. The reaction to the plan was one of acceptance with only limited amount of controversy. Farmers accepted the goals and policy statements and background information in a routine manner. The primary discussion consisted of the preservation program and the possibility of County Zoning.

Farmers were split 50-50 as to whether each township should zone for agricultural purposes. Some farmers were very interested in zoning to preserve farmland and to obtain maximum tax credits. However other farmers were more cautious about exclusive agricultural zoning and preferred to proceed only with a preservation plan. A minority of farmers were totally opposed to any form of planning or zoning and strongly disapproved of the Farmland Preservation Program. Although, a strong educational effort was made prior to the township meetings, considerable time was utilized in providing background information about the State Preservation Program and how the county would become involved.

It appeared that greater interest was shown in this area, plus the maps, then with the preservation plan.

Landowners generally accepted the preservation plan with minor reservations, because it is voluntary. Township officials and County Agricultural Committee generally agreed to have the Preservation Plan adopted and forego Zoning for a 2-5 year period.

A number of farms are not eligible for the program because their farming incomes are too high. Also, if the benefits were not greater than \$400 they were not applying for Farmland Preservation credits, also, farmers on the lower economic status were filing for Homestead Tax Relief and foregoing an interest in Farmland Tax Plan.

"If a published plan is to be effectively implemented, it is important to involve farmers and other citizens in the planning process." ¹

Every effort was made by the technical panel to involve all segments of the community in the Agricultural Preservation Planning Process.

1. Barrows, Johnson, Planning to Preserve Agricultural Lands

CHAPTER III

GOALS AND POLICIES

Agricultural Preservation planning goals and policies are the most basic part of a county agricultural preservation plan.

Goals utilized within the plan establish those values to preserving farm land that are accepted by both public officials and citizens within Pepin County.

Agricultural preservation policies represent those courses of action whereby the goals can be reached. The goals and policies incorporated into the Pepin County Agricultural Preservation Plan represent a starting point for the later development of the more specific sections of the plan.

GOAL I -- AGRICULTURAL LAND

To preserve lands suitable for agricultural crop production having high yield potential.

POLICY

To recognize the value of agricultural land and to preserve those areas identified as agricultural land by prohibiting non-ag uses on those lands.

GOAL 2. -- LAND USAGE

All land within Pepin County shall be considered as non-replaceable and land usage within the county shall be compatible with the natural environment.

POLICY

1. To prohibit development within areas where natural barriers to develop exist. (Areas with poor soil characteristics for on-site septic system performance, floodplain, etc.)

2. The environmental character of Pepin County is an asset and a major reason some people choose to live within the county. The preservation of this character will be emphasized when considering any future proposals for development.

GOAL 3 -- FARM LAND

To encourage the preservation of farm land for future production as a viable economic unit.

POLICY

Recognize the value of agricultural lands and keep them in agricultural production and use.

GOAL 4 -- WOODLAND

To encourage and promote high value woodland cover on lands suitable for forestry.

POLICY

1. Recognize the value of forestry lands and preserve those lands identified as potential and existing forest lands.
2. Maintain a high value woodland cover by encouraging good forestry management practices.
3. Harvest more of the existing trees.
4. Find a market for low quality oak and poplar not now being used.
5. Find new uses for available wood fiber.
6. Provide secondary processing plants to convert local lumber to higher value products.

GOAL 5 -- RURAL AND URBAN GROWTH

To encourage rural and urban development within the county by expansion within the existing towns and villages and discouraging further scattered residential growth within the rural unincorporated areas of Pepin County.

POLICY

1. To channel future industrial, residential, and commercial development within those areas of Pepin County that have the capacity to provide the necessary services.
2. To provide for development within existing village service

areas and also those fringe areas where future services (utility extensions, road construction, etc.) are planned for future expansions.

3. To prevent scattered development and sprawl without discouraging desirable rural development.
4. To insure the most efficient and organized development which will not be detrimental to the social, physical and economic well being of Pepin County.
5. To encourage within communities the proper balance between the different types of land usage (industrial, commercial, residential, agricultural and open space) which will meet the present and future needs of the county's residents.
6. To direct any future rural residential development toward existing platted sub-divisions within Pepin County.
7. To create cooperative relationships with all of the incorporated towns and villages of Pepin County in developing designated areas for future growth.

GOAL 6 -- HOUSING

To encourage within Pepin County housing that provides a suitable living environment for all residents of the county.

POLICY

1. To encourage future residential development within existing communities where adequate public services are and can reasonably be made.
2. To encourage adequate housing by the public and private sector needs of Pepin County.
3. Have the Zoning Committee through use of subdivisions, regulations, building codes, zoning ordinances and sanitary codes promote quality development.
4. To recognize the value of all existing residential neighborhoods within Pepin County to encourage improvement efforts within all such areas.
5. To encourage a broad range of housing types so that a choice is available to all residents of Pepin County.
6. To support housing for both low and moderate income families living in Pepin County.

GOAL 7 -- PRIME AGRICULTURAL LAND

To preserve those agricultural lands within Pepin County identified as prime agricultural by the Pepin County Technical Advisory Committee

on Agricultural Preservation.

POLICY

1. To discourage any type of development, not agriculturally related, within those agricultural lands classified as prime agricultural within the plan.
2. To prevent wherever possible, rural land use conflicts which can eventually jeopardize farming operations in the county.
3. To encourage those conservation practices within the agricultural community which can improve the quality of water and land.
4. To encourage the continuation of the family farm as the basic productive unit.
5. To preserve land in productive farm use which is not designated for future non-agricultural development.
6. To where ever possible protect the agricultural tax base in Pepin County.

GOAL 8 -- INDUSTRIAL DEVELOPMENT

Pepin County should expand and diversify industrial development.

POLICY

1. The area needs to assist industries and encourage industrial expansion in the county.
2. Industrial parks should be planned in a desirable manner to be compatible with good land use.
3. Development of one or more industrial parks in the county. At this time there are no such facilities located in the county to attract industry. This park or parks should have sewer, water and electricity, plus a location near a transportation route. Included in this facility should be warehouse space needed now for some industries already in the county.
4. There is a need for development of new sources of employment in the county. One possible source is the development of agri-business at the wholesale and marketing level of animals and farm produce. Most of the agricultural product is processed out of the county. Although the unemployment rate is approximately 6%, there are many people under employed who are in need of better job opportunities.

GOAL 9 -- COMMUNITY FACILITIES

To improve the community facilities in Pepin County.

POLICY

1. Development of improved hospital, nursing home and doctor's clinic. The present facilities do not meet State Code.
2. Development and improvement of the highway mileage in Pepin County, and surrounding counties. The hilly terrain causes winding, crooked and steep highways, which produce difficulties for trucking operation in the county.
3. There is a need for improvement of the county's sewage plant and for improvement of the water systems. The present systems in the county are already operating at full capacity and can not handle any new demand.
5. The County doesn't utilize the Mississippi River as a source of transportation. There is a need to develop facilities that would enable industries to use the river, one of the cheaper sources of transportation.

GOAL 10 -- FIRE FIGHTING FACILITIES

Provide adequate fire fighting facilities for the county needs.

POLICY

1. Both fire stations in the county have a Class 7 rating, and should try to attain at least a Class 6 rating.
2. A sufficient number of fire stations should be developed in the county so that all areas are within six miles of a station that serves them.

GOAL 11 -- PRESERVATION OF SIGNIFICANT NATURAL RESOURCES, OPEN SPACES SCENIC, HISTORICAL AND ARCHITECTURAL AREAS

To provide adequate and accessible recreation opportunities for the area citizen.

POLICY

1. To maintain an outdoor recreation program that protects the natural environment and provides for public enjoyment of the area resources through the use of recreation facilities.
2. To formulate an action agenda plan to meet the determined need or unsatisfied public demands for outdoor recreation facilities in the County and municipalities.
3. To have a program that enables the County and municipalities to continually maintain and improve their recreation programs.
4. To have a program that is designed to enhance the area's economy wherever possible.

5. To consider the impact on the local economy of the many visitor and tourists in the area that utilize the County and municipal outdoor recreation facilities.
6. To encourage the private sector to provide certain quality services and facilities for outdoor recreation enthusiasts.
7. The Outdoor Recreation Plan should be supported by county residents to preserve and develop natural resources, these resources are identified. See Maps.
8. Pepin County needs to publicize current tourist's attractions and develop other tourists sites.

GOAL 12 -- PRESERVE SIGNIFICANT HISTORIC BLUFFS ALONG THE MISSISSIPPI RIVER

Pepin County does have a series of scenic bluffs along the Mississippi River extending from Pepin to the county line above Stockholm.

POLICY

1. The Zoning Committee will continue to regulate the development of the Mississippi bluff area with the present zoning ordinances.

GOAL 13 --CITIZEN INPUT

To encourage the maximum amount of citizen input into the completion of the Agricultural Preservation Plan.

POLICY

1. To meet with each of the eight town boards within Pepin County concerning the general development plan and to hold public hearings during the process of completing the plan.
2. The committees will through the media inform land owners and public officials of the progress and development of the Preservation Plan.

GOAL 14 --SOIL AND WATER CONSERVATION PRACTICES

The Pepin County Soil and Water Conservation District will provide as much assistance available, but it remains the responsibility of the landowner to take the initiative in developing and carrying out a conservation farm plan within the guidelines and

standards of the District. Consideration will be given where the landowners have taken the initiative and acted in good faith, but the District has not been able to provide the necessary assistance.

POLICY

1. The District will review all contract units reported by the District or SCS staff judged not meeting the allowable soil loss standard.
2. The District will judge whether or not the standards of the conservation farm plan have been met. The landowner shall be notified and given an opportunity to appeal the decision before the District Supervisors. If the landowner fails to appeal the decision to the supervisors or the supervisors feel that reasonable effort was not made to comply, the Agricultural Land Preservation Board shall be notified.
3. The following minimum standards of Pepin County Soil and Water Conservation District in regards to Conservation Farm Planning for compliance to Farm Land Preservation Act shall be followed:
 - a. The land will be farmed on a sustained use basis which is within the allowable soil losses as established by the Soil Conservation Service.
 - b. Contract units already meeting the allowable soil loss standard shall only need statements that this is being met.
 - c. Once a contract has met the allowable soil loss standard, every reasonable effort shall be made to keep within the standard. Adverse weather conditions and crop failure beyond the farmer's control may be considered as exceptions.
 - d. Conservation practices applied shall be maintained in an operative condition consistent with purposes and design. Conservation practices can be removed with concurrence of the Soil and Water Conservation District if a more affective practice is applied or the soil losses don't exceed the allowable standard. This standard does not relieve the farmer of commitments made through the ACP cost-sharing program.
 - e. A conservation farm plan shall be required beyond the life of the Farmland Preservation Contracts.

CHAPTER IV
BACKGROUND INFORMATION

REGIONAL LOCATION

Pepin County is along the western border of Wisconsin, about halfway between the northern and southern boundaries of the State. Two rivers form part of it's boundaries. The Mississippi River is on the southwest and separates the county from the State of Minnesota. The Chippewa River forms part of the eastern boundary. Durand, the county seat, is located 62 miles southeast of St. Paul, Minnesota and 170 miles northwest of Madison, the State capital.

SURFACE FEATURES

Pepin County, the second smallest county in the state, has a total area of 237 square miles and a gross area of 151,680 acres of land. Out of this total acreage of land, 124,000 acres is suitable for agriculture. There is approximately 9,600 acres of water and about 39,000 acres in farm woodlands, for a total of 124,000 acres of agricultural lands.¹

SETTLEMENT AND DEVELOPMENT

The land for Pepin County was acquired through a treaty with the Sioux Indians in 1837. At first the area was part of Dunn County, but in 1858 the present boundaries were set. The name of the county was taken from Lake Pepin, which was named for an early French explorer.

In 1841 the first permanent settlement was made near the present site of the Village of Pepin. From this area settlers moved up the Chippewa River into other parts of the county. Pepin became a permanent settlement in 1854, and in 1855 the town of Durand was laid out.

1. Soil Survey, Pepin County, U.S. Department of Agriculture, SCS

The first settlers established creameries, feed grinding mills and carding mills along the small streams. Lumbering was important and many of the logs for the lumber industry were rafted down the Chippewa River from other areas.

Local transportation was by wagon or by boat on the Mississippi and Chippewa Rivers until 1882, when the railroad was extended into the county.

Early agriculture in the county consisted mainly of growing wheat. The production of wheat declined after about 1880. Dairying became the main source of income on the farm. As a result the acreage in corn, oats, tame hay and pasture increased. About 80% of the farm income comes from the sale of dairy products. Pepin County has a high density of dairy cattle per farm. Remaining farms raise livestock and cash crop. The main crops grown in the county are corn, oats, hay and pasture. Special crops such as snap beans, potatoes and green peas are grown on farms for sale to processing plants.

CLIMATE

The climate in Pepin County is characterized by moderately long cold winters and short, but warm, summers. Rapid temperature changes are common as the prevailing winds are not tempered by any large bodies of water. Winter temperatures often drop to sub-zero levels, while summer temperatures may climb to 100 degrees F.

The average frost free period generally extends from May to October, permitting a normal growing season of approximately 140 days. The shortest growing season reported for this area is 110 days and the longest 197 days. The date of the last killing frost in spring has varied from April 23 to June 6.

The amount of snowfall in a season varies widely. The range

is from more than 100 inches to less than 20 inches. The average date for the first snowfall of one inch or more is November 19.

Rainfall is adequate and well distributed for crop production. Storms of high intensity and long duration are not uncommon. The mean annual precipitation is slightly greater than 29 inches most of which (62%) occurs during the five month growing season when moisture is most needed. The wettest month is June.

SOILS

Most of the soils of Pepin County are deep or moderately deep, are gently sloping, and are silty or loamy. Many of the soils are moderate to high in fertility, but most of them are acid. Crops on these soils respond well if lime and fertilizer are added. The fairly large tracts of wet soils along the Mississippi and Chippewa Rivers are important recreational areas.

There are seven soils associations found in Pepin County: ²

- (1) Seaton-Fayette-Dubuque Associations
Silty soils of rolling uplands underlain by limestone
- (2) Bertrand-Jackson-Curran Association
Silty soils of stream terraces
- (3) Burkhardt-Dakota Association
Loamy soils of stream terraces
- (4) Loamy Alluvial Land-Arenzville-Orion Association
Nearly level soils of flood plains
- (5) Plainfield-Sparta-Gotham Association
Sandy soils of stream terraces
- (6) Norden-Urne-Hixton-Boone Association
Loamy soils of rolling uplands underlain by sandstone
- (7) Gale-Norden-Seaton-Fayette Association
Silty soils of rolling uplands underlain by sandstone

See Table 2 and 3 for Soil Classification Map and Profile View

PRIME AGRICULTURAL LANDS

Out of a total number of 151,680 acres in Pepin County, 91,372 acres are classified as Class I, II, III and IV by the Soil Conservation Service. These soils make up approximately 60% of the total land area of Pepin County.

Soil classes I -IV generally are the basis for agricultural lands in Pepin County. Dairying is the main type of agriculture.

Soil classes V to VII are limited to cultivated crops. They have better utilization for pasture. Class VIII is unaccepted for agricultural purposes.

Table 1 on page 19 gives a breakdown of the capability classes or agricultural productivity for Pepin County as identified by the Soil Conservation Service.

Class I soils are soils identified by the SCS as having few limitations that would restrict this agricultural use. These soils are nearly level, generally well drained and have no significant problems related to this agricultural use.

Class II soils are identified as having some limitations which would require some conservation practices.

Class III soils have severe limitations that require conservation practices. They can be cultivated safely with special precautions.

Class IV soils are identified as soils with severe limitations that require careful management.

Class V soils are suited mainly to pasture due to permanent limitations such as wetness, overflow or stoniness.

Class VI soils have limitations that make them generally unsuited for cultivation and limit use to pasture, woodland or wildlife.

Class VII soils are soils with very severe limitations that restrict their use to pasture, woodland or wildlife.

Class VIII soils is land with very severe limitations that restrict it's use to recreation and wildlife. ¹

GEOLOGY

Almost all of Pepin County was covered by the ice sheet during the Wisconsin glaciation. The county is mostly in the western upland province of Wisconsin. In general, the western upland is a plateau, capped with limestone, in which streams have cut deep, steep sided valleys. The terrain is some of the most rugged in the state. In contrast, the central plain, which is generally north and east of Durand, consists of smooth to undulating uplands and of areas of sandy and gravelly outwash underlain by eroded weak Cambrian sandstone.

The Chippewa River has cut a broad, flat valley through the county, in a northeast-southeast flow, to create part of the eastern border of the county, while the Mississippi River forms the western boundary of the county.

1. See Table 4 for cross section showing geology and associated soils

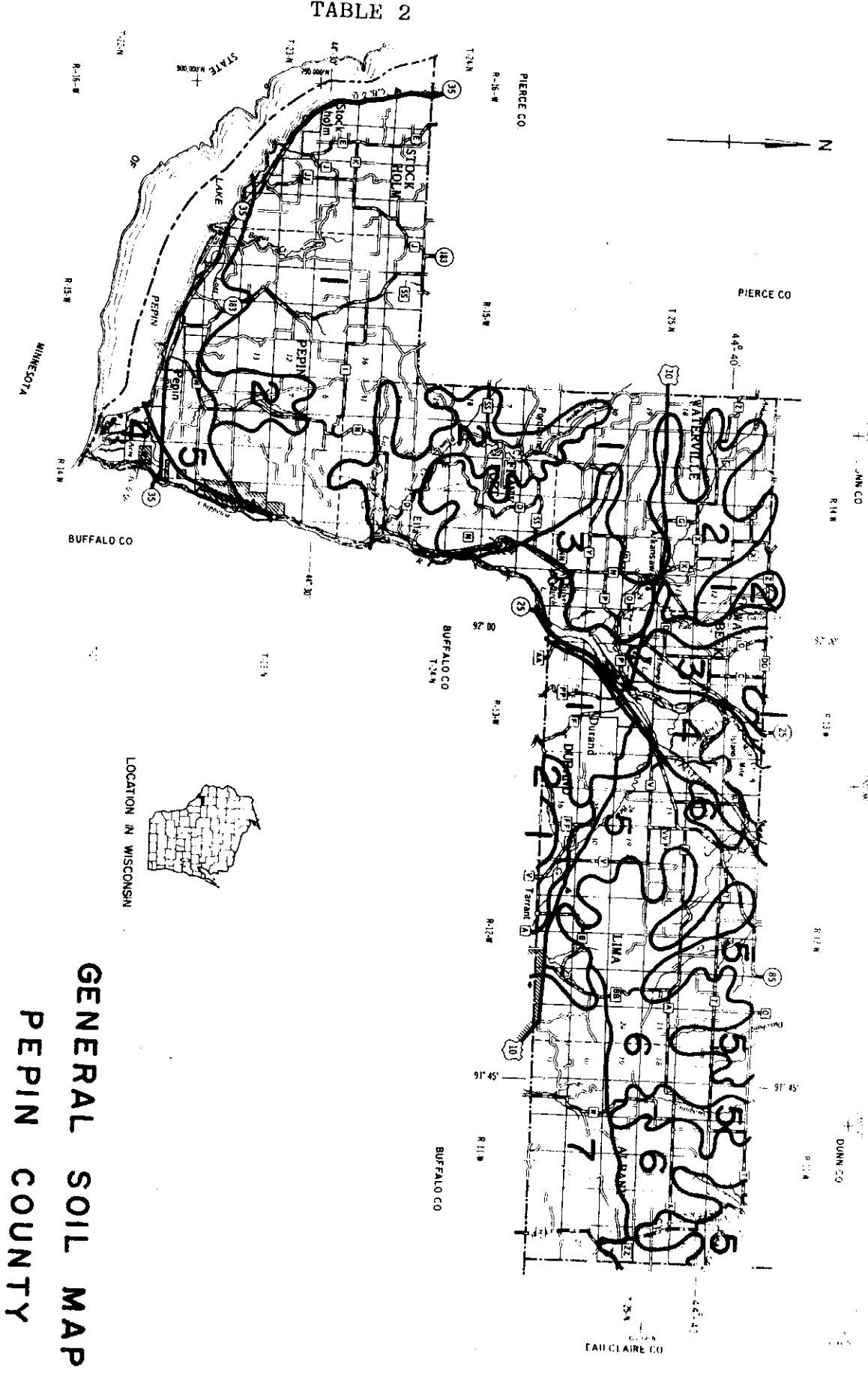
TABLE I
 AGRICULTURAL CAPABILITY CLASSES - PEPIN COUNTY

1

CLASS	TOTAL ACREAGE
I	3,188
II	23,006
III	29,373
IV	35,805
V	8,499
VI	19,662
VII	31,804
VIII	343
TOTAL	151,680

1. Source: Soil Conservation Service, Pepin County, Wisconsin Soil Survey

TABLE 2



Source: Soil Survey, Pepin County, Soil Conservation Service, USDA

SCALE 1/196,000

GENERAL SOIL MAP
PEPIN COUNTY

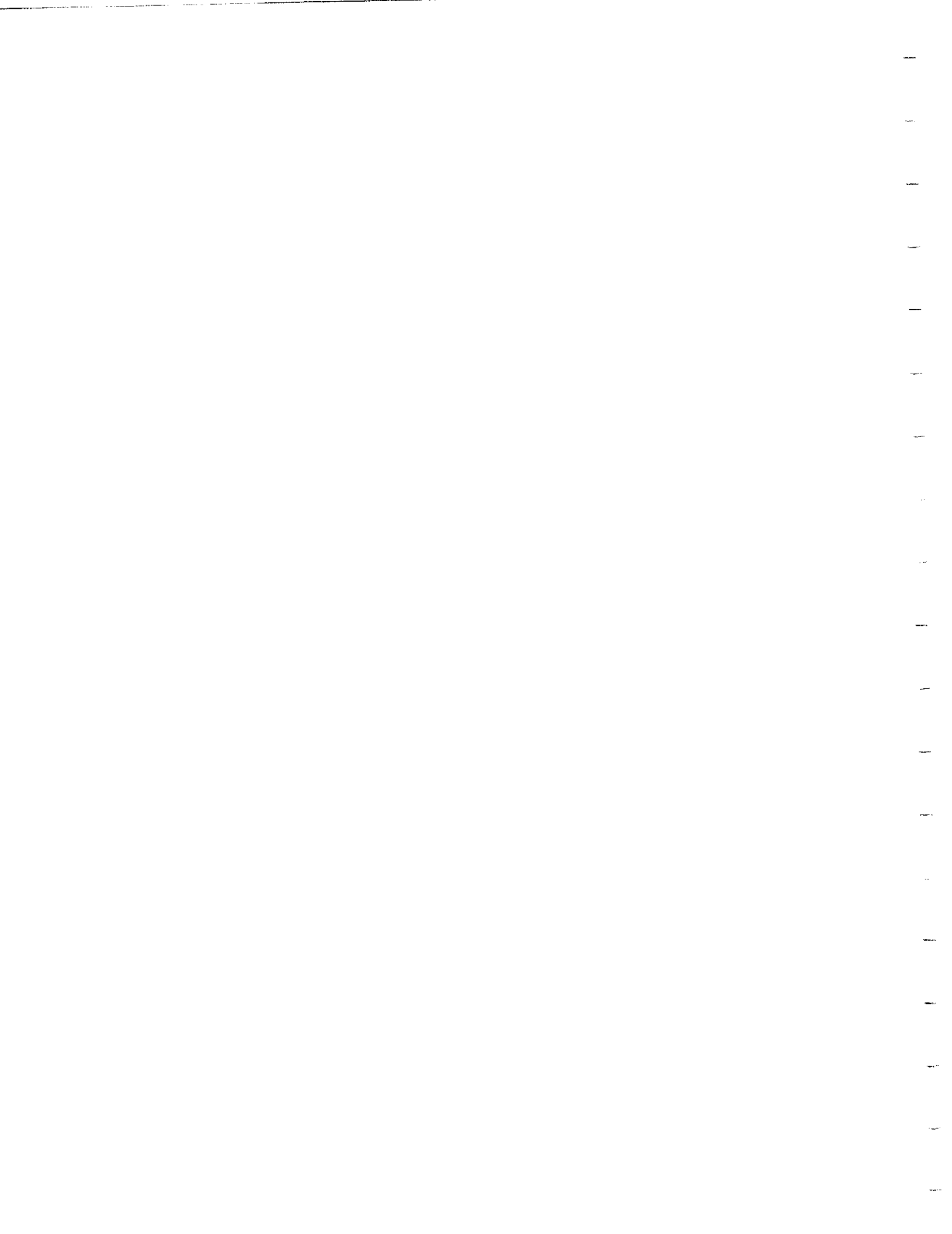




Table 4

PEPIN COUNTY, WISCONSIN

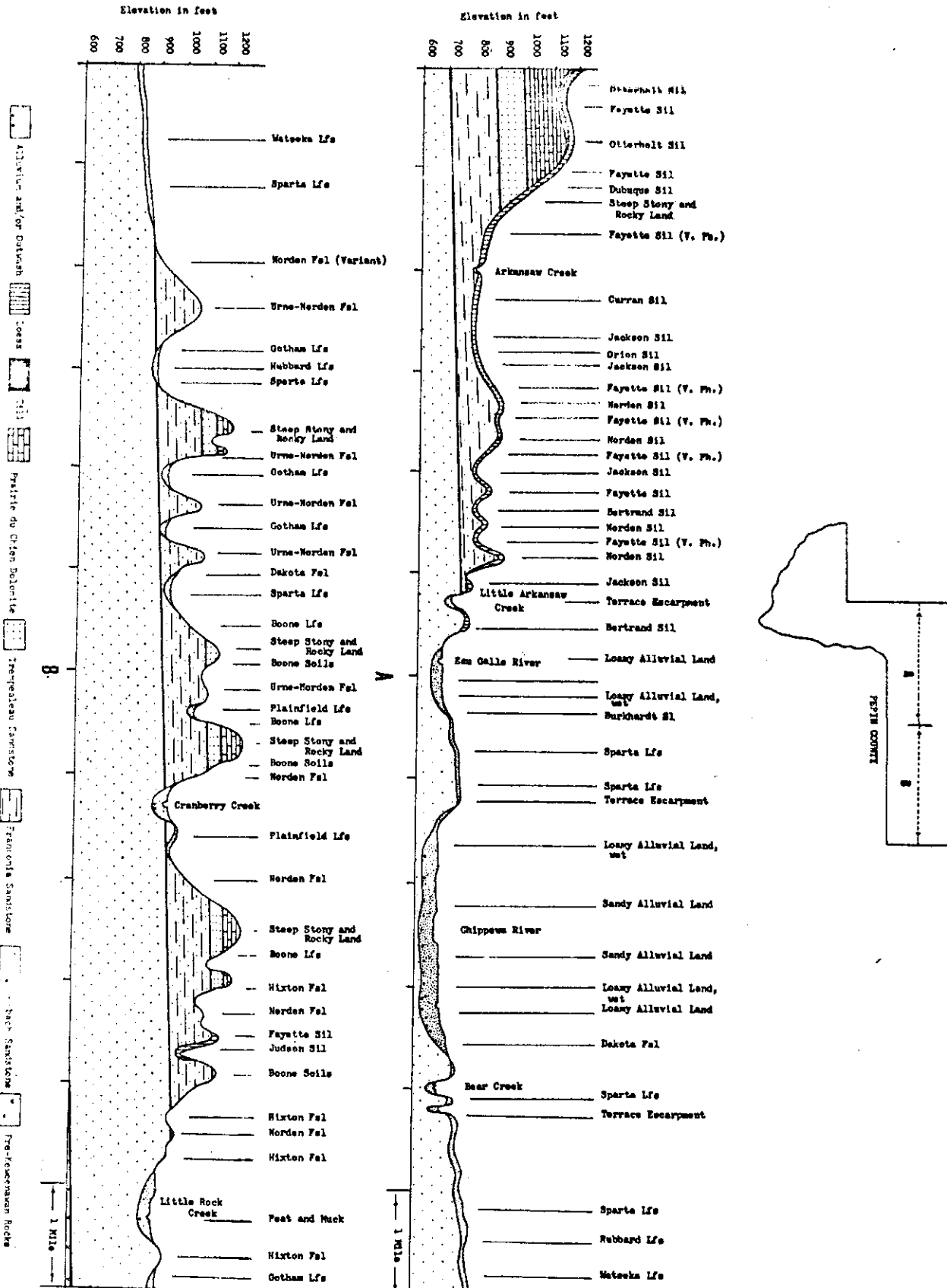


Figure II.—Cross section showing the geology and the associated soils in Pepin County.

Source: Soil Survey, Pepin County, Soil Conservation Service, USDA

AREAS OF SPECIAL ENVIRONMENTAL SIGNIFICANCE

The most striking topographic area is the Mississippi bluffs. The Mississippi River is bounded on both sides by bluffs that rise 300 - 500 feet above the level of the river. These limestone bluffs are some of the most rugged in the State and are considered natural beauty in the area.

The only protection the forested areas have is the existing zoning ordinances. The subdivision sanitary provisions of the ordinance do provide sanitation controls over any development of the bluff area.

Other areas of significance are the forested hills of the county. Forest lands in addition to scenic appearance, are an excellent cover for steep hillsides and soils not suitable for agricultural use. The county doesn't have a specific ordinance protecting the forest areas, however, subdivisions and septic tank provisions would apply and regulate any development of these lands.

The county has a number of flood plains which in themselves are of scenic interest and also provide wildlife habitat cover. These areas are located in the Mississippi, Chippewa and Eau Galle River Flood Plains. These areas are controlled by the County Flood Plain and Shoreland Ordinances in order to prevent development of industrial and commercial enterprizes.

AGRICULTURE IN PEPIN COUNTY

Agriculture is the largest income producing business in Pepin County. The number of people in farming has declined, but the output per individual farm has increased. Mechanization, improved management practices have increased production

during the past several years.

STATISTICAL FARM DATA

<u>LAND IN FARMS IN PEPIN COUNTY</u>		1
1977128,000 acres
1971135,700 acres
1964136,675 acres
1950138,042 acres

<u>NUMBER OF FARMS</u>		
1977580 farms
1971620 farms
1964641 farms
1950818 farms

<u>AVERAGE SIZE OF FARM</u>		
1977220.7 acres
1971218.9 acres
1964213.0 acres
1950168.8 acres

Pepin County agriculture has followed the state wide pattern regarding the number, size and total acreage of its farms. The number of farms is steadily slipping, currently we have 580 farms in the county, consolidation of farms is continuing.

The total amount of land in farms has also been decreasing, from 136,000 acres in 1964 to 128,000 acres in 1977. In recent years the average size of each farm appears to be getting larger at 220.7 acres, this is due to mechanization and improved productivity by each farm.

The main crops of Pepin County are corn (for grain and silage), oats and alfalfa. The number of acres in corn for grain has increased from 13,700 in 1971 to 17,100 in 1977. The total acreage of corn for silage has increased from 4,100 in 1971 to 4,600 in 1977. Total acreage in oats has slipped from 10,600 acres in 1971 to 9,199 in 1977. Total acreage in alfalfa is 21,000 acres in 1977. Corn acreage has increased because of its value as livestock feed for dairy cattle.

The total acreage in 1977 for soybeans was 3,500 acres, approximately 24.1 bushels per acre. Soybeans have been grown for many years as a cash crop in the county. Acreage depends on price outlook for soybeans in comparison to corn.

Pepin County's livestock production has also been increasing. In 1971 the total number of all cattle and calves was 23,500. In 1977 the number had increased to 24,500.

Pepin County, the second smallest county in Wisconsin, also has enlarged it's dairy industry. In 1971 it ranked 57 among Wisconsin counties, by 1977 it had risen to 54.

1 Wisconsin Agricultural Statistics

Processing local farm products is vitally important to Pepin County. Because of the relative lack of manufacturing in the county, many jobs and much of the manufacturing is related to it's agricultural products.

AGRICULTURAL LAND AND BUILDING VALUES

Value of land and buildings	dollars	<u>1969</u>	<u>1974</u>
Average per farm	\$1000.	16,802	32,420
Average per acre	dollars	30,660	61,753
		135	273

The value of agricultural land in Pepin County has increased every year at a rate of approximately 20% or more due to inflation, and this has caused concern about taxation and the opportunity for young people to get started in farming.

ACREAGES OF CROPS IN PEPIN COUNTY -- 1977

Corn	21,700	Soybeans	3,500	Peas	450
Oats	9,199	Alfalfa hay	21,000	Sweet Corn	50
Barley	100	All other hay	1,600	Snap Beans	800
Wheat	500	Potatoes	50		

Corn acreage is high in the county and is used primarily to feed dairy cattle.

NUMBER OF MILK COWS -- 1977 2

1969	8,916
1977	9,900

The number of milk cows increased in the eight year period. Dairy cow production continues to increase with improved management. Herd size has increased significantly with steady expansion by a smaller number of farms. Milk prices have been relatively good in recent years. This factor is important in increased cow numbers.

During this eight year period marketing of milk has changed to bulk pickup by major cooperatives. Over 70% of the milk sold is marketed through one of the major dairy co-ops. There is not a fluid milk processing plant operating in Pepin County. Milk from the area is processed at major co-op plants located in western Wisconsin and Minnesota. Farmers have joined major co-ops to improve their bargaining position for milk sales.

LIVESTOCK MARKETED

<u>Year</u>	<u>Hogs</u>	<u>Brood Sows</u>
1969	12,890	1,284
1977	8,600	1,000

Swine numbers have decreased over the eight year period because of increased dairy. Farmers are involved in both finishing and feeder pig production. Many hogs are marketed through farmer cooperatives for both finished and feeder pigs. Hog numbers have declined because farmers either specialize in dairy or hogs.

BEEF COWS

Beef cows number 1,030 according to the 1974 census. In addition part-time farmers and some dairy farmers have beef as supplementary income. Beef numbers have leveled off and will probably remain at the present levels because of high number of dairy farmers.

FARM POPULATION

1950	3,769
1968	2,551
1973	2,370
1975	2,380

There has been a continued decrease in farm population. This reflects the larger size of farms within the county. In many instances smaller farms have been purchased by larger units.

FARM OPERATORS

Although there are fewer farm operators, there are more rural residences being constructed each year. In some of the townships the number of more farm rural homes exceed the farms.

MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD - PER \$1000

1969	7,161	Average per farm - Dollars	-	13,068
1974	11,138	Average per farm - Dollars	-	21,215

FORESTRY

After agriculture, forestry is the next most important use of land in Pepin County with 6.17 percent of land devoted to commercial forestry.

Approximately one-third of Pepin County is in forest, however it is considered a part of the farming operation.

With this much land in forest, good forest management is essential, both economically and aesthetically.

In 1969, there were 38,869 acres of land in woodland including woodland pasture in the county, with 44,300 acres in forest.

\$25,000 worth of forest products were sold in 1969 compared to \$38,000 in 1964.

Pepin County, unlike much of the surrounding area, never had huge stands of white pine for lumbering. Woodland cover is mainly oak, with smaller amounts of elm, maple and basswood.

The large percentage of woodland cover serves several purposes:

1. Checks soil erosion
2. Improves ground water
3. Improves wildlife habitat, e.g. deer, fox, grouse, rabbit racoon, squirrels, skunks and woodchucks.
4. Improves aesthetic environment
5. Provides a marketable crop

As a marketable crop, trees are not used to their fullest potential in Pepin County. At the present time the main products are ties and saw timber. Woodland harvesting could become a greater economic asset to the county.

PEPIN COUNTY WOODLAND COVER ¹

	<u>ORIGINAL COVER</u>	<u>EXISTING COVER</u>	<u>FORESTATION</u>	<u>REMARKS</u>
1. Wetlands	100% BH*	74% BH 26% LB*	Common	
Uplands	NA	14% BH 64% Oak 8% Aspen 3% Pine 11% UB*	Limited	Much of the oak is changing to an NH type; acreage has increased due to many new plantings and little cuttings in existing stands

DEFINITIONS:

Forest cover: BH-Bottomland Hardwoods (Elm, ash, soft maple, river birch, and swamp white oak)
 LB-Lowland brush
 UB-Upland brush
 NA-Not available
 NH-Northern Hardwood

Forestation: Common-One-third to two-thirds in commercial use.
 Limited - One third or less in commercial use.

SCENIC RESOURCES

Pepin County, with the Mississippi River for its western boundary, enjoys some of the most beautiful scenery in Wisconsin. The Great River Road, which traverses the country from the Gulf of Mexico north to Canada, follows the Mississippi River along the edge of

1. Department of Natural Resources, Division of Conservation, 1967

Pepin County. At this point in its course, State Highway 35 is a part of the Great River Road. This roadway along the Mississippi attracts many outsiders to the county, especially in spring, summer and fall. It is estimated that about 2800 sightseers come into the county each weekend.

The topography of the region offers the sightseer unsurpassed scenery, with wide expanses of river, breathtaking views from bluff tops and a panoramic view of picturesque Wisconsin farmlands.

There has been little planning and promoting of this potential with few motels or resort facilities anywhere in Pepin County.

There are approximately 400 miles of scenic roadways in the county.

In 1970, pleasure driving and sightseeing headed the list in order of preference of recreational activities. The same two past-times head the projected list for 1980.

POPULARITY OF ACTIVITIES IN PEPIN COUNTY IN ORDER OF PREFERENCE ¹

<u>1970</u>	<u>1980</u>
Pleasure driving	Pleasure driving
Sightseeing	Sightseeing
Swimming	Swimming
Boating	Boating
Fishing	Fishing
Picnicking	Picnicking
Camping	Camping
Hunting	Hunting
Golfing	Golfing
Snowmobiling	Snowmobiling
Skiing (Cross country)	Skiing (Cross country)
Nature Walking	Nature Walking
Water skiing	Water skiing
Hiking	Hiking
Canoeing	Canoeing
Bicycling	Bicycling
Horseback riding	Horseback riding

PARKS AND RECREATION

Outdoor recreation is a big industry in Wisconsin and is becoming an ever greater economic asset to Pepin County and the surrounding area. Wisconsin is ranked high as a recreation State with its abundance of natural resources and its proximity to large population centers.

Although recreational demands in the Mississippi River Region will not be as great as in some other areas of the state, the number of visitors from outside the region will continue to increase. The potential for development of natural resources for recreational activities is great. Some of the potential park sites many require construction of water retention dams to realize their maximum value for recreation. It is important that the region make a strong effort to develop resources and provide supporting facilities such as motels and restaurants.

Pepin County has seven locally owned parks, namely, Arkansaw Creek, Silver Birch, Holden Park, two parks in the City of Durand, Stockholm and Pepin. There is 531 acres of parks at present and land acquisition is underway for a state park on Lake Pepin, south of Stockholm. Expansion of existing park sites is possible in all cases. Outdoor recreational activities, however encompass more areas than park sites alone, so that needs exist in the areas of swimming, hiking and camping.

Past trends in the county have been to develop an insufficient number of outdoor recreation facilities. With projected population growth, it is estimated that an additional 2,400 acres of parkland will be needed by 1990. ¹

1. Department of Natural Resources

URBAN GROWTH

At the present time urban growth is at best a minor factor in Pepin County. The county is classified by U.S. Census definition as 100% rural and the population trends do not indicate a sufficient influx of people to merit any change in the rural status.

The employment of residents in the county indicate a strong rural base. The employment pattern found in the county is not significantly different from other western Wisconsin counties. Agriculture is the predominant economic activity and the average farm size is 220 acres. The major manufacturing and service employment center is Durand. There are only three incorporated communities in the county and Durand is the largest with a 1970 population of 2,103. Farm products and forest industries are the predominant manufactures with some machinery building becoming established.

POPULATION

Pepin County's population has remained stable during the last 20 years. From 1960 to 1970 there was a slight decrease in population, according to the U.S. Census figures. Estimates by the Mississippi River Regional Planning Commission project that by 1990 Pepin County will have a population ranging from 6,875 to 7,280. This will continue the present stability or be a slight decrease.

During the time period between 1950 and 1970 census, Pepin County experienced a definite increase in the number of people over 65. Listed below are the figures showing this trend.

<u>YEAR</u>	<u>1950</u>	<u>1960</u>	<u>1965</u>	<u>1970</u>
PEOPLE	801	975	900	1,111

This increased number of persons over 65 has given the county an aged population of fifteen percent -- an increase of four percent.

Within Pepin County, the only population growth has occurred in the City of Durand and in the area immediately surrounding it. Population of Durand in 1950 was 1,961 and by 1960 reached 2,039. The 1970 census count was 2,103. A general plan of Pepin County prepared by Candeub, Fleissig and Associates, Planning Consultants, for the Mississippi River Regional Planning Commission in 1969, designated Durand as a growth center for the county. The two other communities in the county have had the following population trends:

	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1975</u>	<u>1978</u>
PEPIN	840	825	747	776	714
STOCKHOLM	174	106	99	130	129

Pepin County is one of the two counties in the West Central District of Wisconsin that is ranked 100 percent rural, using the U.S. Census definition of rural.

Pepin County experienced less out-migration in the decade between 1960 - 1970 than it had during the previous decade, this was due to better farming and local job opportunities, plus more people retiring in the county.

Population statistics reveal that Pepin County is a county of the very young and the elderly. During the past 5 years, the county experienced an increase of more than 300 people aged 65 and older. In a county where the total population is 7,319, 1,111 are 65 and older, the aged population has risen from 11 percent to 15 percent in the past two decades.

HOUSING

Pepin County's population has changed very little from the 1960 - 1970 period, and is not expected to change significantly in total numbers during the next 10 to 20 years. The county is basically rural, and a large percentage of the residents are employed in

in agriculture or forestry related industries.

Median family income in 1970 was \$7,663. Overall density per housing unit is 3.38 persons per household in the county. Home construction activity for the 1965 - 1970 period consisted of an average of 31 units per year. Mississippi River Regional Planning studies show that there is an adequate supply of houses in the area in the \$30,000 to \$50,000 range. Whether these units are conveniently located or meet particular demands, however merits research beyond that conducted here. The bulk of the building activity in the past has taken place in the incorporated areas and it is expected to do so in the future, only at a reduced rate. Most of the housing needs appear to be for the low income and elderly.

Inflationary trends are making it increasingly difficult to rent or buy especially for those with low incomes and families. Many elderly now occupy units too large for their needs, but suitable apartments are scarce.

Low income and elderly housing is most needed in the incorporated areas. There are many units, several of which are vacant that lack full plumbing facilities. Aid of some kind is needed to assist in constructing improved septic and well systems for the rural housing units. Should these improvements be brought about, these units would have more appeal and possibly reduce the demand for new units. A rehabilitation program would help improve the quality of the present housing stock and also make the currently vacant, yet habitable units appealing to prospective renters or buyers. Rentals are needed in the \$75 to \$250 price range, the size of the rental unit ranging from 1 to 3 bedroom.

Future housing activity in the area is somewhat dependent on a

proposed power plant about 10 miles northeast of Durand. Construction of the facility is to start within a few years and is expected to take 6 to 8 years and during construction employment could possibly be between 1000 to 2000 people. The Nuclear Power Plant proposed has been turned down by the Wisconsin Public Service Commission. If the proposal becomes a reality, the housing situation in the area particularly in Durand, could change drastically and create acute shortages even though they may only be temporary. This demand for rentals will likely increase the emergence of mobile home parks. The permanent employment force at the plant is expected to be approximately 175 people. It is these people that may in the long run place pressure on the supply and demand of single family housing in the area. A possible solution may be to provide additional detached units if the demand is there or to provide elderly housing which would in turn make original units available to the market. Currently many elderly are living in units that are much larger than they need.

Forty two housing units for the elderly have been constructed in the county by the Pepin County Housing Inc., a nonprofit organization which includes the members of the Pepin County Housing Authority. The Authority, because of demand is building an additional 36 units to accommodate requests. The construction of the 36 units has taken place within the corporate limits of Durand, Arkansaw and Pepin. This construction has not made an impact on agricultural land use in the county.

PARKS AND RECREATION

Additional programs for the youth in the various communities of the county are needed. Additional park space is needed in the City of Durand.

Development of overnight camping facilities should be encouraged. As the recreation industry expands, it could provide a substantial boost to the local economy. At the present time there are no facilities that attract significant number of tourists.

All present parks in the county can be expanded as needed, but other recreational needs exist that have not yet been met. Substantial needs in the areas of swimming, hiking, nature walking and camping exist and should be examined.

EDUCATION

The county has three school districts that are located in the county, namely Durand, Arkansaw and Pepin. Serving the county in a minor capacity are the Plum City and Mondovi school systems. The Durand school is the largest of the three schools serving the City of Durand, Townships of Durand, Lima, Waukeek and portions of Albany and Waterville. Arkansaw and Pepin school system are located in the western part of the county and serve Waterville, Frankfort, Stockholm, and Pepin Townships, plus the Village of Pepin and Stockholm.

The schools are now experiencing slight declines in enrollment, however, all have experienced need for additional facilities due to the growth and changes in programs. Unless there is a influx due to the projected Northern States Power Plant at Tyrone, there will not be a noticeable change in student enrollment of the county school system.

EXISTING AND FUTURE PUBLIC FACILITIES

The facilities statement will include transportation, fire protection, health facilities, police, libraries, and sanitation.

TRANSPORTATION

Pepin County has a total of 471.5 miles of highway. The county has 146.7 miles of county trunk highways and 76.3 miles of state and federal highways. The county also services many of the town roads in the county because of lack of equipment in the townships.

As could be expected in a rural county, much of the total highway mileage is rural. According to the State Department of Transportation, Highway Division, 93.4 percent of the total highway mileage in Pepin County is classified as Rural Highway System mileage. This portion of the county's total mileage is 421.5 miles. The major arterials of the Pepin County, U.S. Highway #10, Wisconsin #85 and Wisconsin #25 intersect at Durand. This city of 2000 has been proposed by the Mississippi River Regional Planning Commission as an Industrial Growth Center. Durand has limited rail service.

Prior to the early 1950's only a small percentage of the highway mileage in Pepin County was surfaced. In the last twenty years, the Pepin County Highway Department has concentrated on improving the quality of highways, mainly by putting in new bases and surfacing or resurfacing most highway mileage.

The highways of Pepin County are in overall good shape. About 50 percent could be classified as being in good condition. The remaining mileage is in fair condition. Only a small portion of the highway mileage is in poor condition. The main traffic routes which converge in Durand are all in good condition.

Projected improvements in Pepin County in addition to the normal improvements, are passing lanes on Highways #85 and #10 and resurfacing of the same highways. Passing lanes are badly needed on both of these because of the extreme curvature of the highway caused by the hilly nature of the county.

Traffic on occassion backs up considerably behind slow moving traffic. For essentially the same reasons-- to facilitate faster traffic-- resurfacing is also needed.

AIR

At the present time we do not have a airport located in Pepin County, however it has been relocated about seven miles south of Durand. Commercial air service is available at Minneapolis International Airport, 80 miles to the northwest, and at Eau Claire 35 miles to the northeast.

RAIL

Pepin County is serviced by the Chicago, Milwaukee & St. Paul which services the City of Durand, and the Burlington passes through the lower end of Pepin County.

WATER

The Mississippi River is an excellent vehicle for barge traffic. Barge traffic, an inexpensive means of shipping is routed past the county to and from Minneapolis - St. Paul 80 miles away. At the present time, there are no adequate facilities in the county to handle barge traffic, but adeuate sites are available. Development of these sites is needed, however local interest has not been strong enough for site improvements. Because the Burlington Nörthern runs along the river and lake, Pepin County has an excellent transportation option not available to many other counties.

HEALTH FACILITIES

Recent moderization of the Chippewa Valley Area Hospital in Durand has qualified the hospital to meet federal hospital standards. Current capacity of the hospital is 44 beds. According to West Central Planning Council it is the only hospital in the county.

A joint City-County Committee has been investigating the need for either upgrading the present hospital or building a new facility. This program is in the planning process.

Concentrated efforts by citizens and local officials during the past several years have resulted in the construction of the new Durand Clinic. Two doctors, two optometrist, and two dentists are based at the clinic. The clinic handles approximately 60 patients per day, with six to ten patients per day using the hospital facilities which are adjacent to the clinic.

There are two nursing homes in Pepin County, one in Durand and one in Pepin. Both of these homes are skilled nursing homes.

Although Pepin County does have many of the basic health services, there is still a need for additional physicians and dentist to serve the county. A larger medical clinic would provide more facilities within the county and would also help to maintain a medical staff. Land is needed for a building equipped with sewer and water. The City of Durand is examining sites within its corporate limits for a medical center.

FIRE FIGHTING FACILITIES

The trend in some parts of the Pepin County is to rely on fire fighting facilities outside the county.

The county has two volunteer fire departments within its boundaries in Pepin and Durand. Both are Fire Class 7 and both are adequate, but the Village of Stockholm does not have a fire station and the station at Pepin serves only the Village of Pepin.

It is desirable that all areas be within 6 miles of a fire station that serves them and this is not the case in Pepin County.

LIBRARIES

Pepin County is presently served by two public libraries, one located at Durand with 12,500 volumes and the other at Pepin with 3,300 volumes.

According to population base Durand should be developed as a Type III library.

Public libraries in Pepin County do participate in a regional library system known as the Indianhead Federated Library System, located in Eau Claire, Wisconsin.

Demand will require better facilities to provide higher quality library services to all persons in the county.

POLICE PROTECTION

All police, except the State Patrol, operate out of Central Dispatch, which is located in Durand. The county rural enforcement is handled by the Sheriff's Department which consist of four full time deputies and several part-time deputies. Traffic enforcement is handled by the Traffic Department, which consist of three full time patrolman and two part-time officers.

The Traffic Department is responsible for 471.5 miles of the total roads in Pepin County, of which 76.3 are State and U.S. Highways and 146.7 are county highways, the rest being town roads, city and village streets.

The City of Durand has four full time officers and some part-time men and the Village of Pepin has one part-time Village Police Officer.

In the event of the proposed Tryone Plant located on the Pepin-Dunn County line, a dramatic change in traffic pattern is anticipated due to the large number of construction workers commuting to and from work. This not only affects the Traffic Department for accident problems, but also the City expects a increased compliant load due to the workers spending more time in the city.

WATER AND SEWER

The Village of Pepin, City of Durand and unincorporated Village of Arkansaw are served by public sewer. Pepin and Durand have water, Arkansaw does not have public water.

The systems of Arkansaw and Pepin are adequate for present use and limited growth potential. The Durand system is inadequate and the community has applied for grants and loans to update their present system. The City of Durand has applied for funds from several sources during the past ten years. The expected cost of the new facility is \$700,000. Plans have been developed and re-worked for each funding agency, hopefully they will receive funding in 1979.

SOLID WASTE DISPOSAL

Pepin County is presently served by two sanitary land fills located at Pepin and in Durand. The Pepin landfill site serves the Village of Pepin and Pepin Townships. The Durand site serves the City of Durand, and Townships of Durand, Waubeek, Waterville and Frankfort, and parts of Dunn and Buffalo Counties. The Townships of Lima, Albany and Stockholm seek services for landfill purposes outside of the county. The landfill sites at the present

time are adequate for a 2 - 5 year period, however, planning needs to be done for future needs. The county and the Mississippi River Regional Planning Commission are investigating the need for future land fill needs and location of adequate areas. The county plans to cooperate with the local communities in developing future plans.

PRIVATE WASTE SYSTEMS

The sanitary ordinances are described in detail on pages sixteen through twenty six of the Zoning Ordinance of Pepin County. The county ordinance follows the State Standards in sanitary provisions of the ordinance. The USDA Soil Survey is a utilized basis for determining soils suitable for septic system purposes.

PUBLIC FACILITY

The public facility having the greatest problem is the sewerage system of the city of Durand. The city has on several occasions tried for state and federal funding to build a new plant to handle present needs. Also, the city is limited as to where it can expand due to the Chippewa River on one side and the hills on the other. Expansion will have to be in the townships of Durand and Waubeek. Pepin and Arkansaw public facilities are in reasonably good condition. Both villages have adequate water supplies and municipal sewage plants.

The city of Durand needs to consider land development for future medical facilities. The greatest need is to revitalize the hospital to meet state standards. Industrial park planning should be of prime concern, however, there is little public interest in Pepin or Durand for development.

This plan has utilized local officials, farm land owners at township and local area meetings as basis for developing the plan. There has also been major input from the Agriculture and Zoning Committee members. The primary people involved were the County Agricultural Agent, George Oncken; Dave Bylsma, Zoning Administrator; and major assistance from Betty Plummer, S.W.C.D. coordinator.

A grant of \$1700 was obtained from the Wisconsin Department of Agriculture to defray costs of developing the plan.

CHAPTER V MAPS

The mapping process of the Pepin County Agriculture Preservation Plan resulted in the completion of seven (7) separate finished products. Each product was a translucent mylar overlay that fixed over the 1" = 2000' town base maps provided by the Mississippi River Regional Planning Commission.

The maps prepared were as follows:

- (1) Soil Types in SCS Capability Units I - IV
- (2) Property from Platbook
- (3) Soil Suitability for On-site Sewage Disposal
- (4) Wetlands
- (5) Woodlands
- (6) River Bluffs
- (7) Recommended Preservation Districts and Transition Areas

Copies of the base maps and overlays at the 1 in. = 2000 ft. scale are stored in the office of the Pepin County Zoning Administrator.

Included with the text of this plan as "Appendix B" are 8 1/2 x 11" maps of each town showing the following areas:

- (1) Recommended agricultural preservation districts
- (2) Areas of special environmental significance
- (3) Transition areas

Each area was derived from information compiled in the initial mapping project. Areas of special environmental significance were developed from a Federal Insurance Administration's Flood Hazard Areas, and the river bluff areas defined as slopes of 12% facing the Mississippi and Chippewa Rivers and within 1500 feet of the ordinary highwater marks of those rivers. Transition areas included are -- parcels less than 35 acres in size -- parcels in uses other than agricultural or natural uses -- parcels marked for development through town zoning ordinances or local plans, and areas within 2000 feet of corporate limits or within 2000 feet of the edges of

of unincorporated high density residential development and showing suitability for on-site sewage disposal.

All remaining unincorporated areas are included within agricultural preservation areas under the assumption that little development is anticipated for the life of this plan, and that all land not in transition areas or in the environmentally sensitive areas is a part of some viable agricultural unit.

CHAPTER VI

IMPLEMENTATION STRATEGY

The Pepin County Board has taken the position of adopting a Farmland Preservation Plan and the use of existing ordinances to protect agricultural lands and natural resources of Pepin County. The County Board of Supervisors don't believe the residents of Pepin County are ready to accept exclusive agricultural zoning at the present time. They believe with additional education and change of public opinion, farmers and landowners will accept the exclusive agricultural zoning in three to five years.

The County Board plans to utilize existing land use controls as listed below.

LAND USE CONTROLS

On June 24, 1968 the Pepin County Board of Supervisors passed a zoning ordinance for all lands in the unincorporated areas in Pepin County. The zoning ordinance is primarily concerned with sanitation, flood plains, shorelands and subdivision developments.

This ordinance is centrally concerned with the orderly use of land in Pepin County, and was based on careful studies of land capabilities, including soils, topography, surface and underground water supplies, flooding and the provision of transportation and other governmental services and facilities. The following is a list of the key provisions in the Zoning Ordinance:

Sanitary Provisions:	Water Supply
Sanitary Provisions:	Waste Disposal
Sanitary Provisions:	Sewage Disposal
Zoning Provisions:	Dimensions of Building Sites
Zoning Provisions:	Setbacks
Zoning Provisions:	Removal of Shore Cover
Zoning Provisions:	Filling, Grading, Lagooning and Dredging

Zoning Provisions:	Nonconforming uses
Zoning Provisions:	Zoning District Maps
Zoning Provisions:	Conservancy District
Zoning Provisions:	Recreational Residential District
Zoning Provisions:	General Purpose District
Zoning Provisions:	Limited Rezoning to Achieve Smaller Lot Sizes and Setbacks
Subdivision Regulation Provisions:	Subdivision Regulations
Administrative Provisions:	Administration

IMPLEMENTATION OF THE PLAN

Five of the eight townships have accepted the 1968 County Ordinance concerning Sanitation, Floodplain, Shoreland and Subdivisions.

The primary tool the County has to control development is the Sanitary and Subdivision Ordinance. The Sanitary Ordinance applies to all properties in Pepin County. Soils must be satisfactory to pass the percolation test. There are specific regulations regarding the spacing and size of septic tanks for homes. This ordinance has particular meaning in low wetland areas and on steep and sloping building sites.

SUBDIVISION ORDINANCE

The Subdivision Ordinance attempts to control unrestricted building within the county. The purpose of the ordinance is to permit the construction of a number of buildings in an orderly manner. A subdivision shall be developed in a manner consistent with good land use. So far, two subdivision plots have been accepted by the county in the past three years.

Scenic easements are in affect along the Great River Road (Highway #35) and on Highway #25 north from Durand to Menomonie. The easements are to protect the scenic overlooks along the Mississippi River and the Chippewa River. These easements effectively

control development for limited area. Most of the easements are for a 20-30 years and this does preserve the natural resources for a relatively long time.

COMMUNITY ATTITUDE

The attitude of town officials, County Agricultural Committee and the Pepin County Board is that the plan is sufficient for needs of Pepin County landowners. Basically, this rural county with limited resource personnel and with the completion of the plan, will provide landowners with adequate guidance in the preservation of agricultural lands.

EDUCATION OF FARMLAND PRESERVATION

Education on land use and Farmland Preservation along with Zoning has been a continuous process by the Technical Advisory Committee, and specifically by the University Extension Agent. The public has received information concerning the Farmland Preservation Plan via the use of the radio, television, local newspapers, farm newsletters, organizations and township meetings by the Technical Advisory Committee. This has created an awareness of the need for agricultural land preservation. For an example, one township is zoned and another is planning to zone. At the other township meetings landowners were evenly divided for and against exclusive agricultural zoning. The other townships being primarily farmland are reluctant to have exclusive agricultural zoning. Hopefully this plan will be flexible and will meet the needs of local landowners and officials.

POSSIBLE EXCLUSIVE AGRICULTURAL ZONING

The Technical Advisory Committee discussed with each township

and County Agricultural and Zoning Committee the exclusive Agricultural District proposal as outlined by the State model, This was reviewed and provisions were discussed, however a majority of the County Zoning Committee preferred not to take any action on adopting this or any modified exclusive Agricultural District plan.

The State model is included in Appendix A as a reference for exclusive Agricultural Zoning in the eight townships of Pepin County.

ADMINISTRATION

Administration of the Farmland Preservation Plan will be by the Pepin County Agricultural and Zoning Committee. This committee will recommend to the Pepin County Board of Supervisors applications of farmers wishing to participate in the program. The committee is primarily farmers and they are concerned about good land use. Pepin County is an agricultural county, but does have limitations for farming.

The committee expects to preserve land in accordance with good soil and water conservation practices.

The educational programs and assistance in filing for contracts will be the responsibility of the University Extension Office, the Soil and Water Conservation District and Zoning Offices.

If legal action is necessary, the County would utilize the services of the District Attorney.

The committee has utilized the following resource materials in developing the Farmland Preservation Plan:

1. Pepin County Overall Economic Development Plan (OEDP)
2. Resource Conservation Plan (SWCD)
3. Pepin County Zoning Ordinance
4. Soil Survey, Pepin County USDA
5. Pepin County Agricultural Statistics
6. Pepin County Outdoor Recreation Plan
7. Mississippi River Regional Plan
8. Mississippi River Regional Housing Plan
9. Mississippi River Regional Population Estimates and Projections (1977)
10. Durand Development Plan, Prepared by Candeub, Fleissig and Associates
11. River County RC&D

APPENDIX A

I. EXCLUSIVE AGRICULTURAL DISTRICT

Section 1.0 Exclusive Agricultural District (A-1)

1.1 PURPOSE

The purpose of the A-1 District are to:

- (1) preserve productive agricultural land for food and fiber production.
- (2) preserve productive farms by preventing land use conflicts between incompatible uses and controlling public service costs
- (3) maintain a viable agricultural base to support agricultural processing and service industries;
- (4) prevent conflicts between incompatible uses;
- (5) reduce costs of providing services to scattered non farm uses;
- (6) pace and shape urban growth;
- (7) implement the provisions of the county agricultural plan when adopted and periodically revised; and
- (8) comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under s. 71.09 (11)

1.2 LANDS INCLUDED WITHIN THIS DISTRICT

This district is generally intended to apply to lands in productive farm operations including:

- (1) lands historically exhibiting good crops or capable of such yields.
- (2) lands which have been demonstrated to be productive for dairying, livestock raising and grazing
- (3) other lands which are integral parts of such farm operations
- (4) land used for the production of specialty crops such as cranberries, mint, sod, fruits and vegetable;
- (5) lands which are capable of productive use through economically feasible improvements such as irrigation.

1.3 PERMITTED USES

The following are permitted uses unless regulated as special exceptions under 1.4

1.31 Agricultural uses: Beekeeping, commercial feedlots, dairying, egg production, floriculture, fish farming, forest and game management, grazing, livestock raising,

orchards, poultry raising, raising of grain, grass and seed crops, raising of fruits, nuts, berries, sod farming and vegetable raising. (Source s.91.01 (1) Wis. Stats.)

1.32 Agriculturally - Related Residences

The only residences allowed as permitted uses are those which are to be occupied by a person who, or a family at least one member of which, earns a substantial part of his or her livelihood from farm operations on the farm parcel, or a parent or child of the operator of the farm.

Pre-existing residences located in areas subject to zoning under this section which do not conform to this paragraph may be continued in residential use and shall not be subject to any limitations imposed or authorized under s. 59.97 (10). Such pre-existing residences may be altered, repaired or rebuilt if destroyed but are subject to setback, height and other dimensional requirements.

1.33 Other Agriculturally Related Structures and Improvements

No structures or improvements may be built unless consistent with agricultural uses.

1.34 Permitted Utility Uses

Gas and electric utility uses not requiring authorization under s. 196.491 are permitted uses.

SPECIAL EXCEPTIONS

1.41 Agricultural related, religious, other utility uses which are not permitted uses, institutional or governmental uses which do not conflict with agricultural use and are found necessary in light of alternative locations available for such uses.

1.42 Standards Applicable to Special Exceptions

The Department of Agriculture and Consumer Protection shall be notified of the approval of any special exception. In passing upon application for special exceptions, the Board of Adjustment (Zoning Committee) shall consider the following relevant factors:

1. The statement of purpose of the zoning ordinance and the A-1 District.
2. The potential for conflict with agricultural use.
3. The need of the proposed use for a location in an agricultural area.
4. The availability of alternative locations.
5. Compatibility with existing or permitted uses on adjacent lands.
6. The productivity of the lands involved.

7. The location of the proposed use so as to reduce to a minimum the amount of productive agricultural land converted.
8. The need for public services created by the proposed use.
9. The availability of adequate public services and the ability of affected local units of government to provide them without an unreasonable burden.
10. The effect of the proposed use on water or air pollution, soil erosion and rare or irreplaceable natural resources.

1.43 Conditions Which May be Attached to Special Exceptions:

Upon a consideration of information supplied at the public hearing and a review of the standards contained in 1.42, the following conditions may be attached to the granting of a special exception: increased setbacks and yards; specifications for water supply, liquid waste, and solid waste disposal facilities; landscaping and planting screens, sureties, operational controls and time of operations; air pollution controls, erosion prevention measures; location of the use and similar requirements found necessary to fulfill the purpose and intent of this ordinance. Violation of these conditions shall constitute a violation of this ordinance as provided in Sec. 10-20.

MINIMUM LOT, HEIGHT AND YARD REQUIREMENTS

1.51 Minimum Lot Size

- (1) The minimum lot size to establish a residence or farm operation is 35 acres, except as provided in (2) - (4) below.
- (2) The minimum lot size to establish a separate parcel for an additional residence for persons earning a substantial part of their livelihood from the farm operation or parents or children of the farm operator shall be 100 x 200 square feet.
- (3) Where an additional residence for persons specified in (2) above are located on a farm without creating a separate parcel, the residence shall be at least 25' feet from other residences.
- (4) The minimum lot size for farm residences or structures which existed prior to the adoption of this ordinance and which are separated from a larger parcel through farm consolidation shall be 20,000 square feet.

1.52 Height

1. The maximum height of farm dwelling shall be 35 feet.
2. The maximum height of other structures shall be 2 times their distance from the nearest lot line.

1.53 Yards

1. The minimum side and rear yards for farm dwellings and accessory structures shall be 10 feet from the

the nearest lot lines.

(2) Highway setbacks for farm dwellings and structures shall be as specified in section 14.0 of this ordinance.

1.54 Minimum Lot Size, Height and Yard Requirements for Special Exception

(1) The minimum lot size, height and yard requirement for special exception uses shall be as specified in the special exception permit, but in no case shall be less than 8 feet from a lot line and shall be set back at least the distance specified in section 13.0 of this ordinance.

STANDARDS FOR REZONING

1.6 Standards for Rezoning

The Department of Agriculture, Trade and Consumer Protection shall be notified of all rezonings. Decisions on petitions for rezoning areas zoned for exclusive agricultural use shall be based on findings which consider the following:

1. Adequate public facilities to serve the development are present or will be provided.
2. Provision of these facilities will not be an unreasonable burden to local government;
3. The land is suitable for development
4. Development will not cause unreasonable air or water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.

II AGRICULTURAL AND CONSERVANCY DISTRICT

Section 2.0 Agricultural & Conservancy District (A-C)

2.1 PURPOSE

Same as Section 1.1

2.2 Lands Included Within This District

This district is generally intended to apply lands in addition to those contained in the A-1 district which are used for agriculture, forestry or game management and which the owner wishes to rezone A-C in order to become eligible for tax credits under s. 71.09 (1) of the Farmland Preservation Law.

2.3 Permitted Uses

Same as Section 1.3, except where there is underlying zoning district with more restrictive provisions in which case the more restrictive provisions shall apply.

2.4 Special Exceptions

Same as Section 1.4 except where there is an underlying zoning district with more restrictive provisions in which case the more restrictive provisions shall apply.

2.6 Standards for Rezoning

Same as section 1.6

III AGRICUTLURAL TRANSITION DISTRICT

Section 3.0 Agricultural Transition District (A-T)

3.1 PURPOSE

The purpose of the A-T district are to:

1. provide for the orderly transition of agricultural land to other uses in areas planned for eventual rural expansion;
2. defer urban development until the appropriate local government bodies determine that adequate public services and facilities can be provided at a reasonable cost;
3. be sure that urban development is compatible with local land use plan and policies;
4. provide periodic review sto determine whether all or part of the lands should be transferred to another zoning district.

Such review shall occur:

- a. a minimum of every five years
- b. upon completion or revision of a county agricultural preservation plan or municipal land use plan which affects lands in the district; or
- c. upon extension of public services such as sewer and water, necessary to serve urban development.

3.2 Lands Included Within this District

This district is generally intended to apply to lands located adjacent to incorporated municipalities or urbanized areas where such lands are predominantly in agricultural or related open space use but where conversion to nonagricultural use is expected to occur in the forseeable future. Lands indicated as transition areas in the agricultural plan and similar land are to be included.

3.3 Permitted Uses

Same as Section 1.3 Exclusive Agricultural District (A-1)

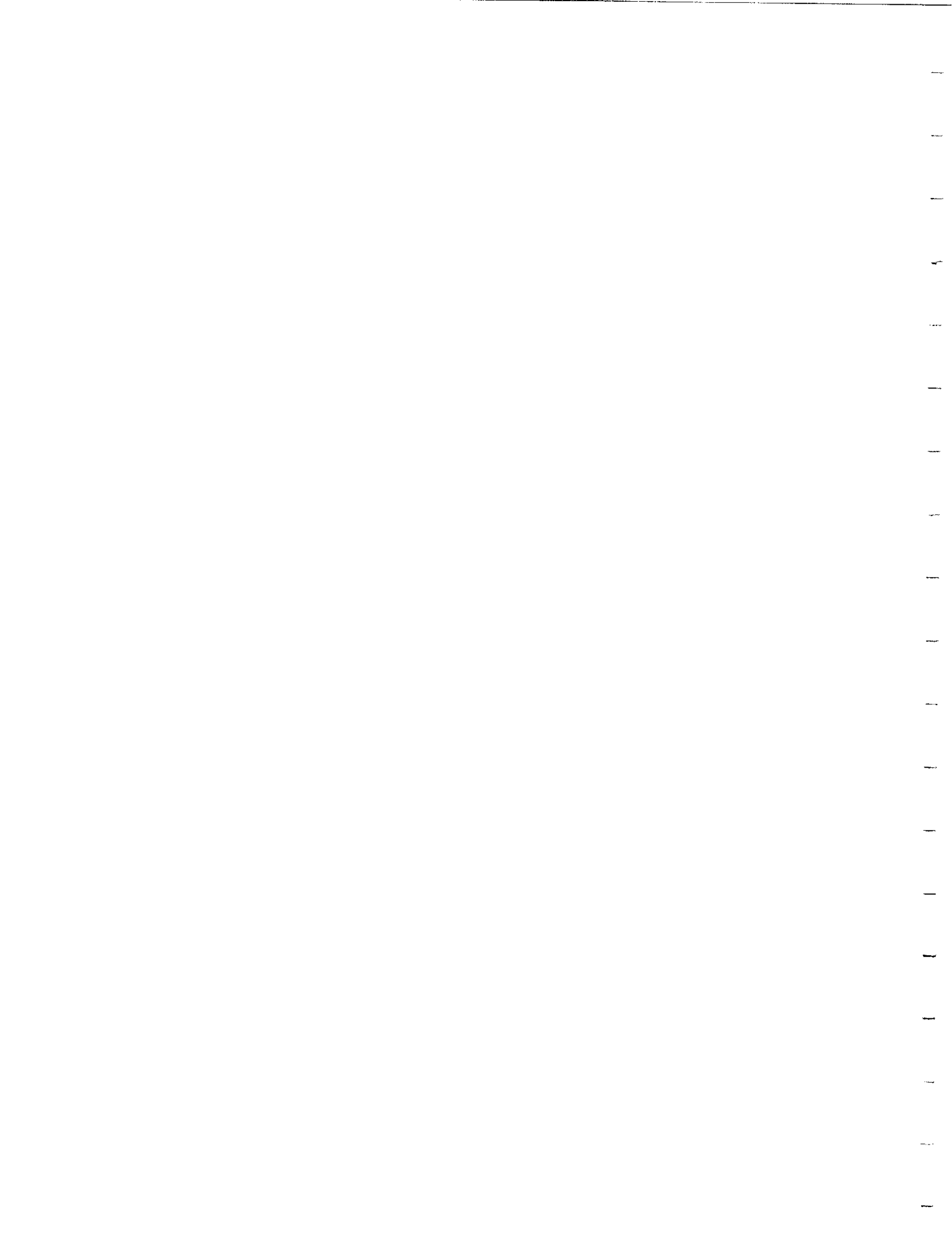
3.4 Special Exceptions

Same as Section 1.4 Exclusive Agricultural District (A-1)

3.5 Minimum Lot Size, Height, & Yard

Same as Section 1.5 Exclusive Agricultural District (A-1)

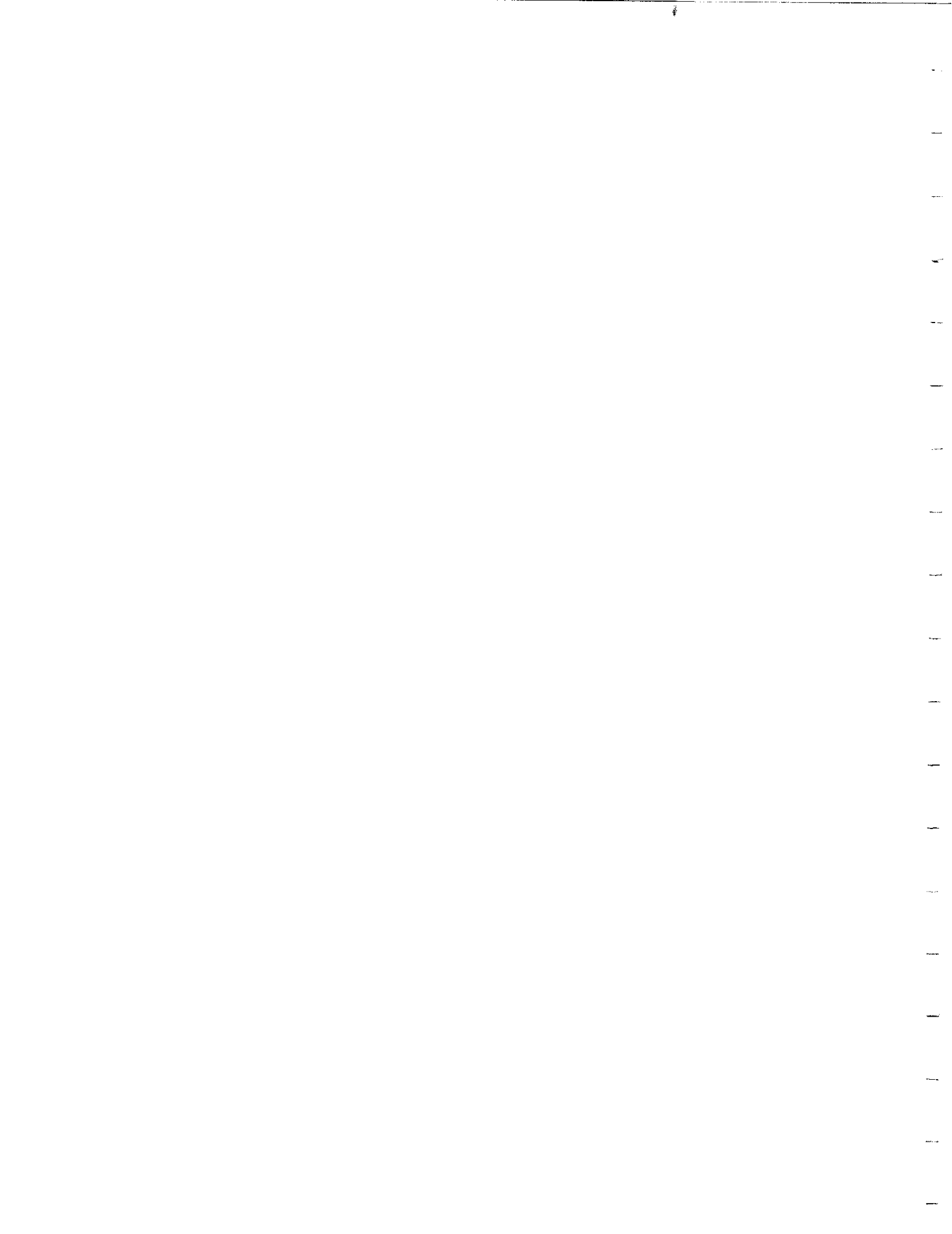


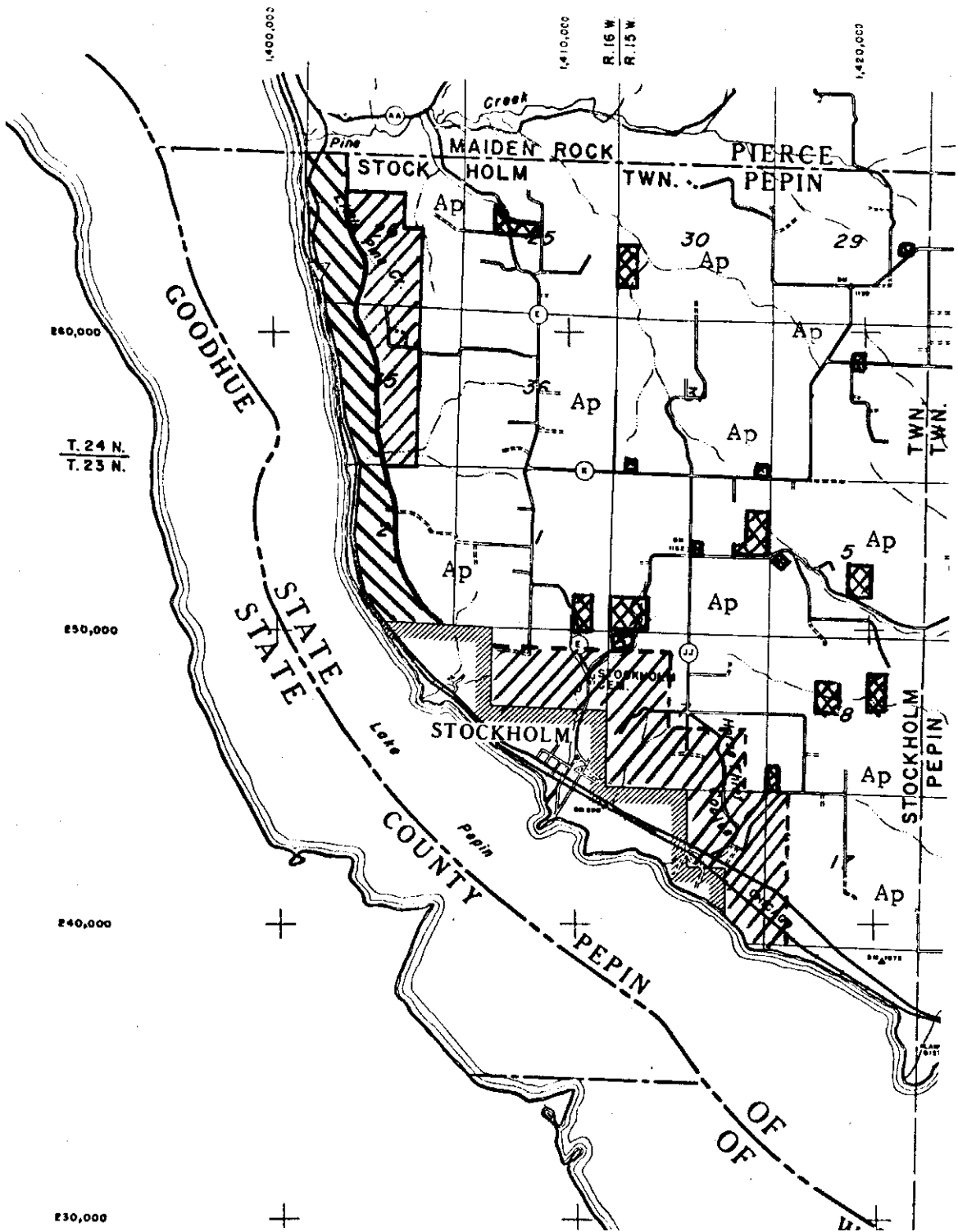


APPENDIX B

Town maps showing:

- 1 Agricultural Preservation Districts
- 2 Areas of Special Environmental Significance
- 3 Transition

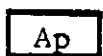




Town of Stockholm



Transition Areas



Agricultural Preservation Areas

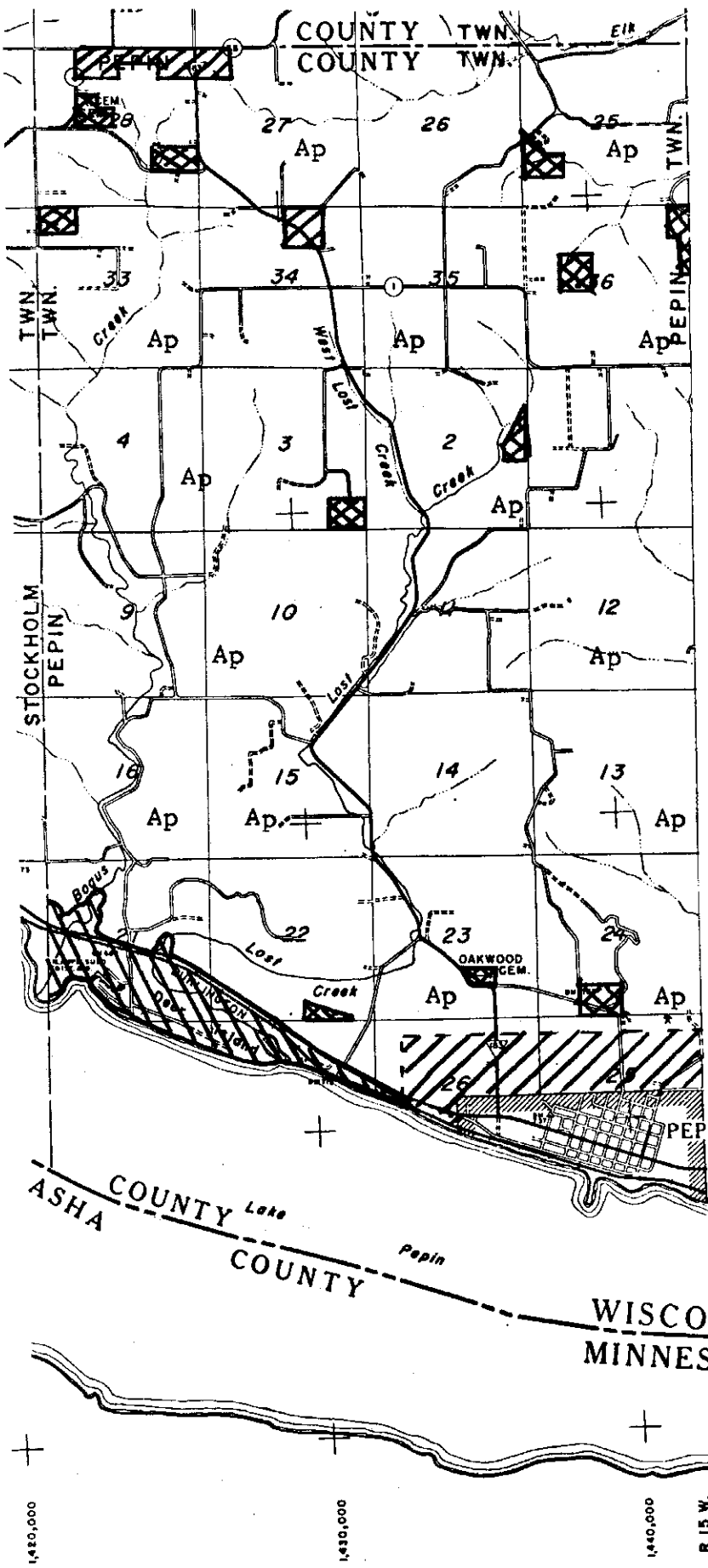


Area of Special Environmental Significance



Other Excluded Areas





Town of Pepin (west part)



Transition Areas



Agricultural Preservation Areas

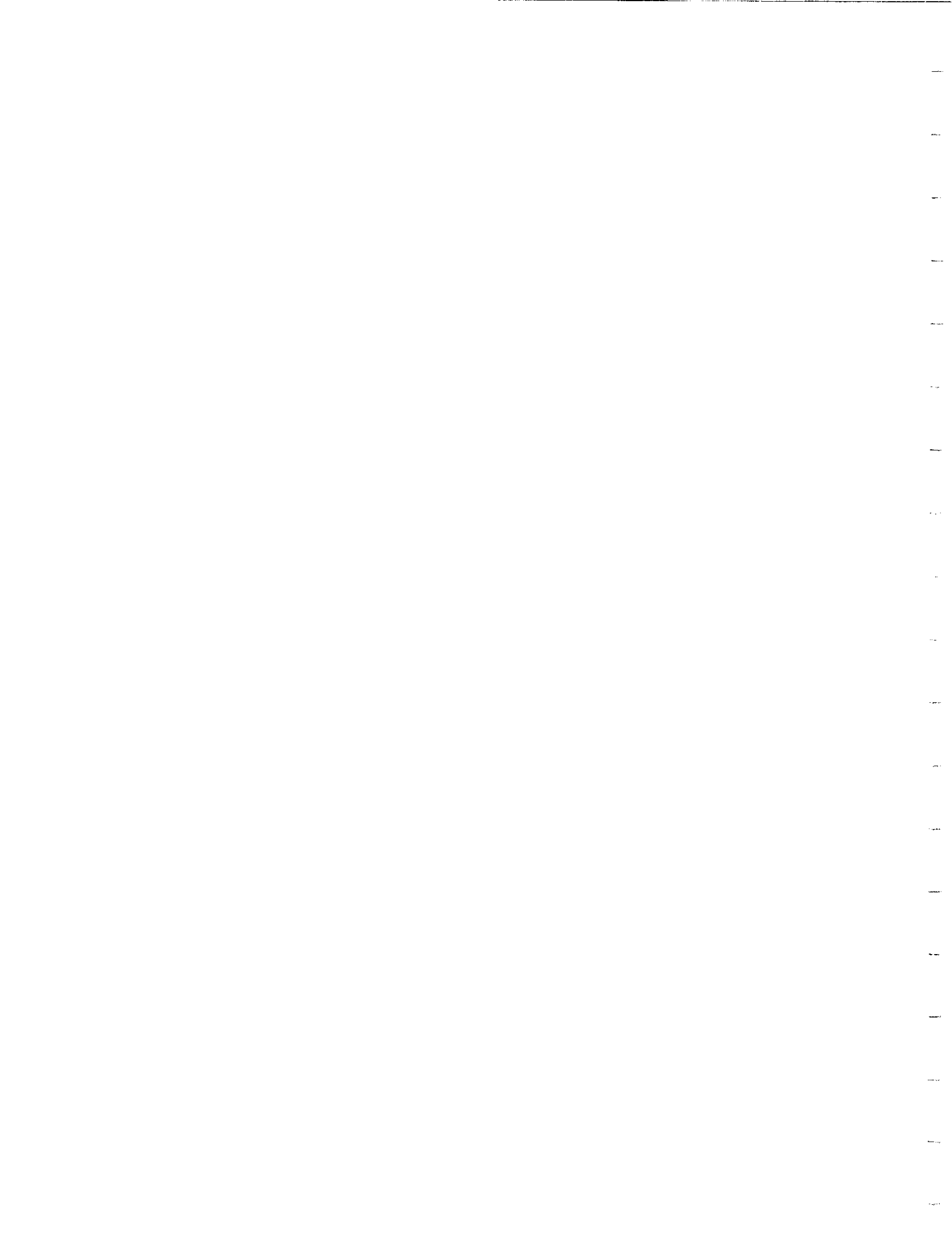


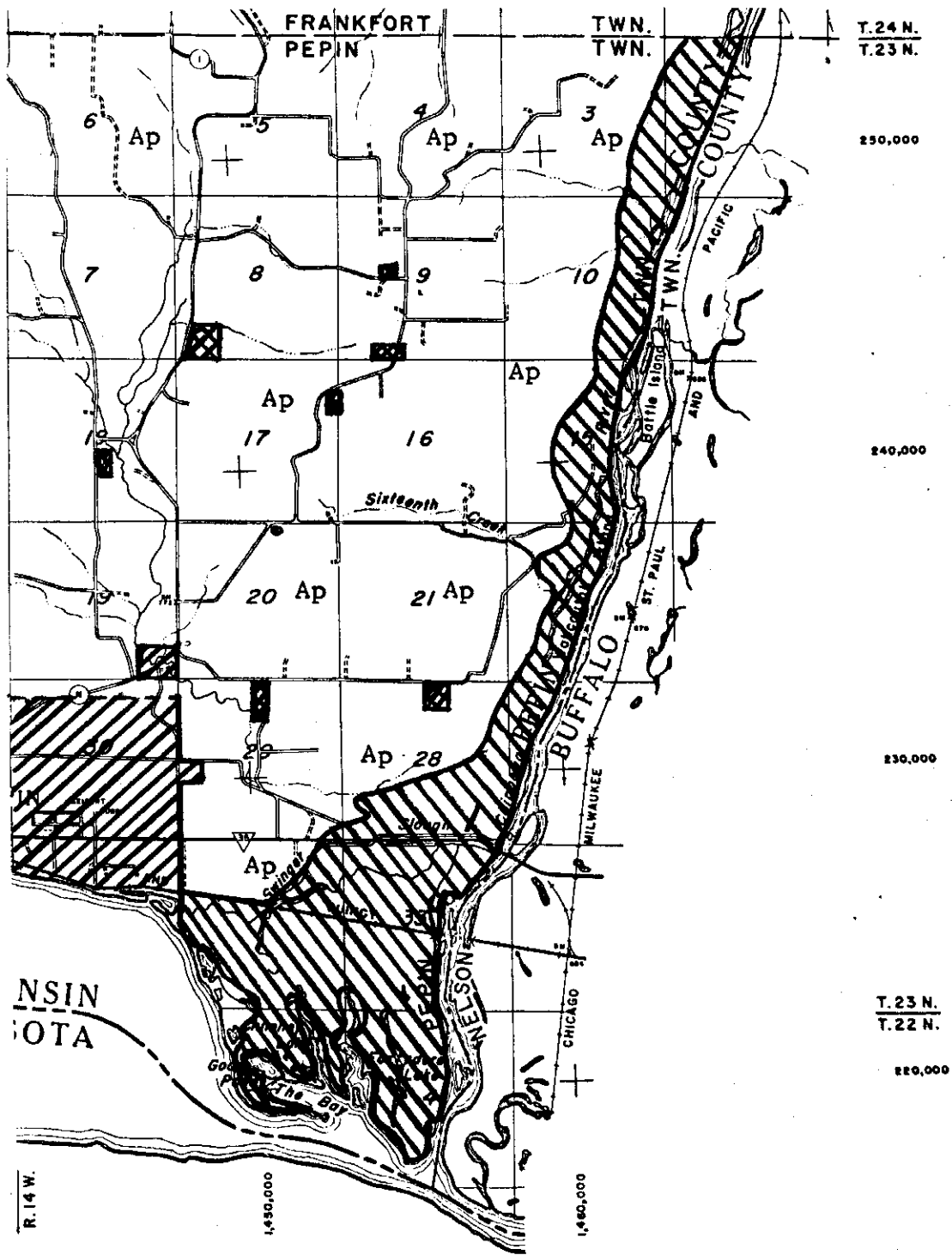
Area of Special Environmental Significance







Other Excluded Areas

1,420,000 1,430,000 1,440,000 R. 15 W.

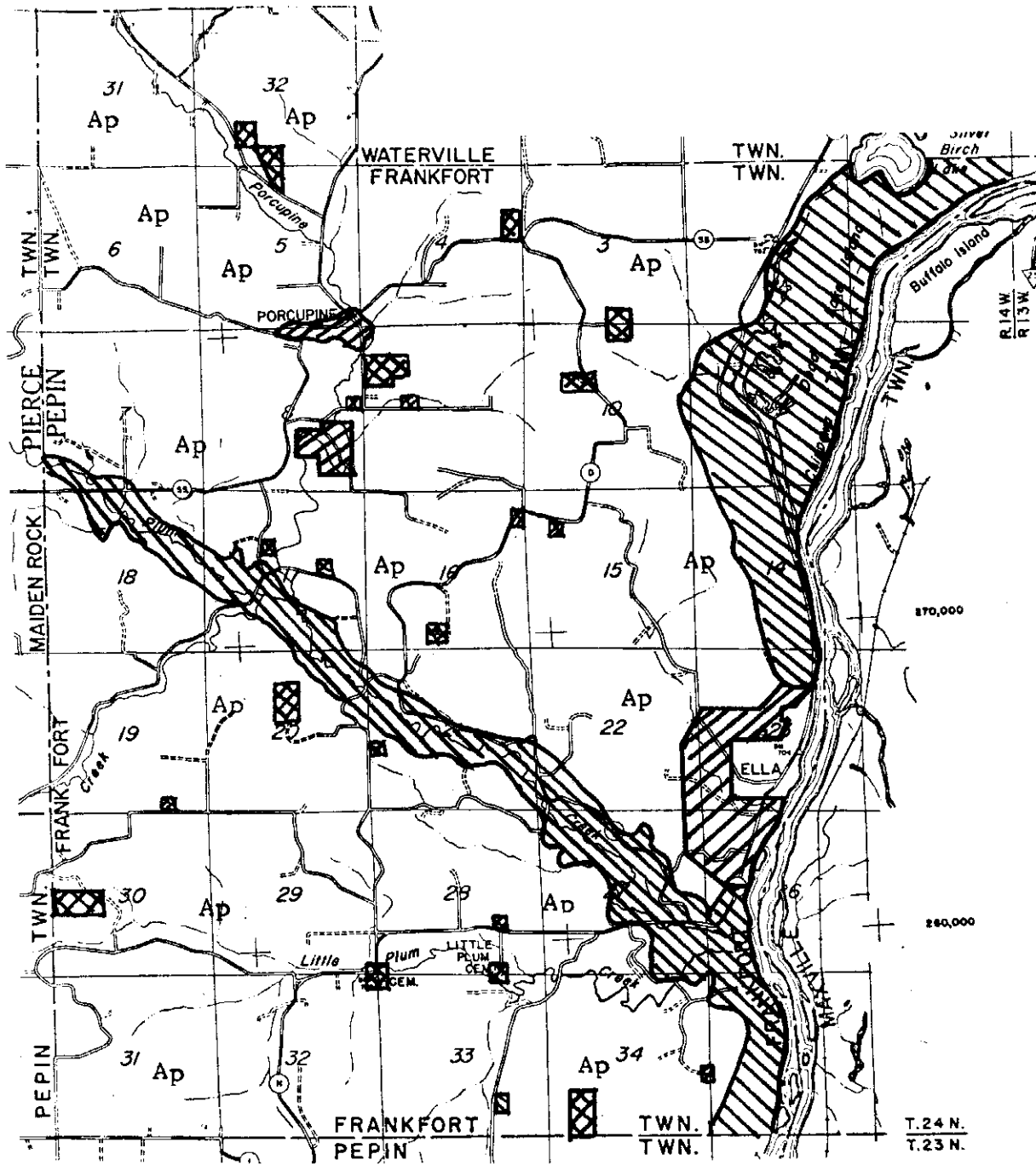








Town of Pepin (east part)

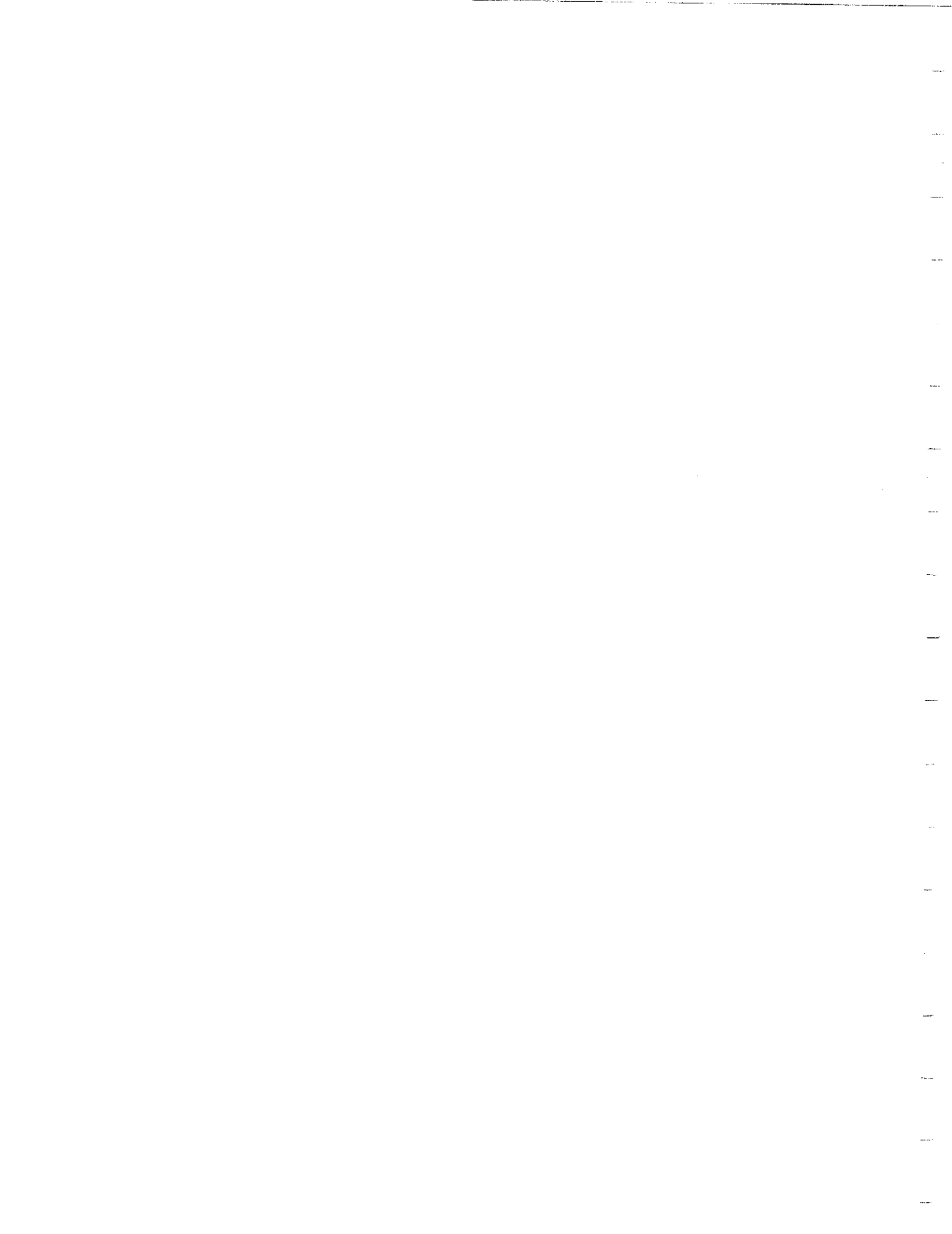
-  Transition Areas
-  Agricultural Preservation Areas
-  Area of Special Environmental Significance
-  Other Excluded Areas

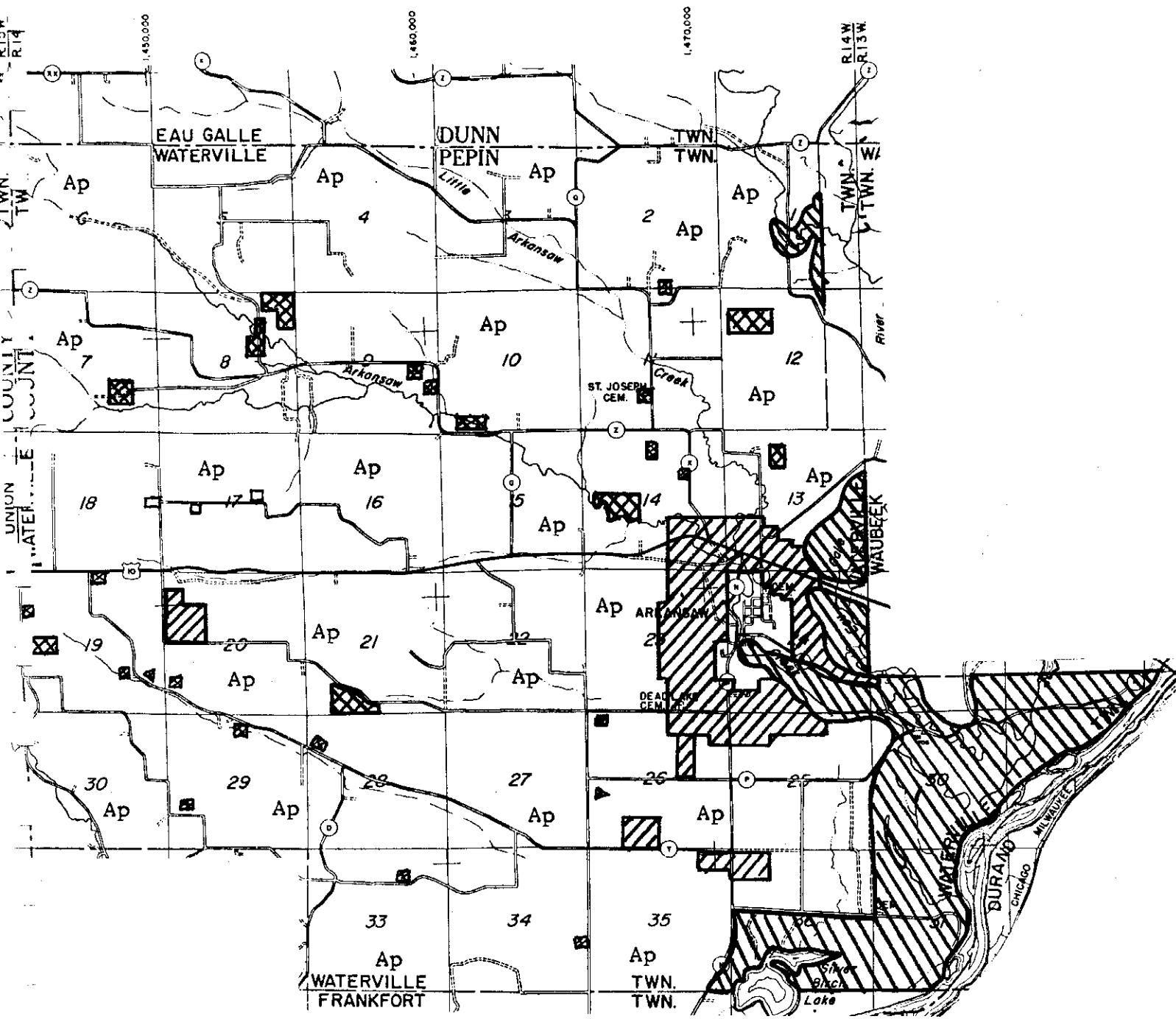








Town of Frankfort

-  Transition Areas
-  Agricultural Preservation Areas
-  Area of Special Environmental Significance
-  Other Excluded Areas

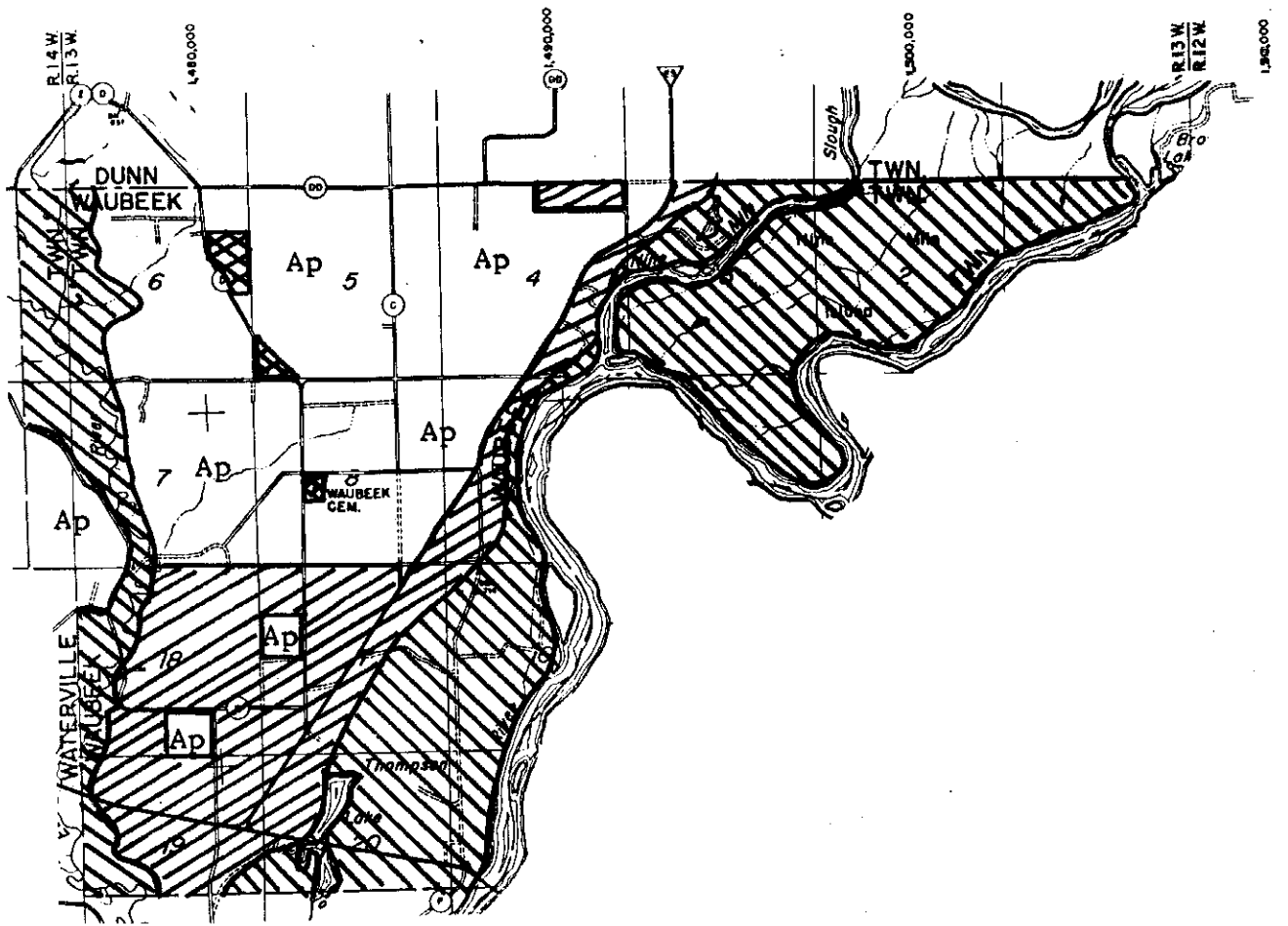




Town of Waterville

-  Transition Areas
-  Agricultural Preservation Areas
-  Area of Special Environmental Significance
-  Other Excluded Areas





Town of Waubeeek



Transition Areas



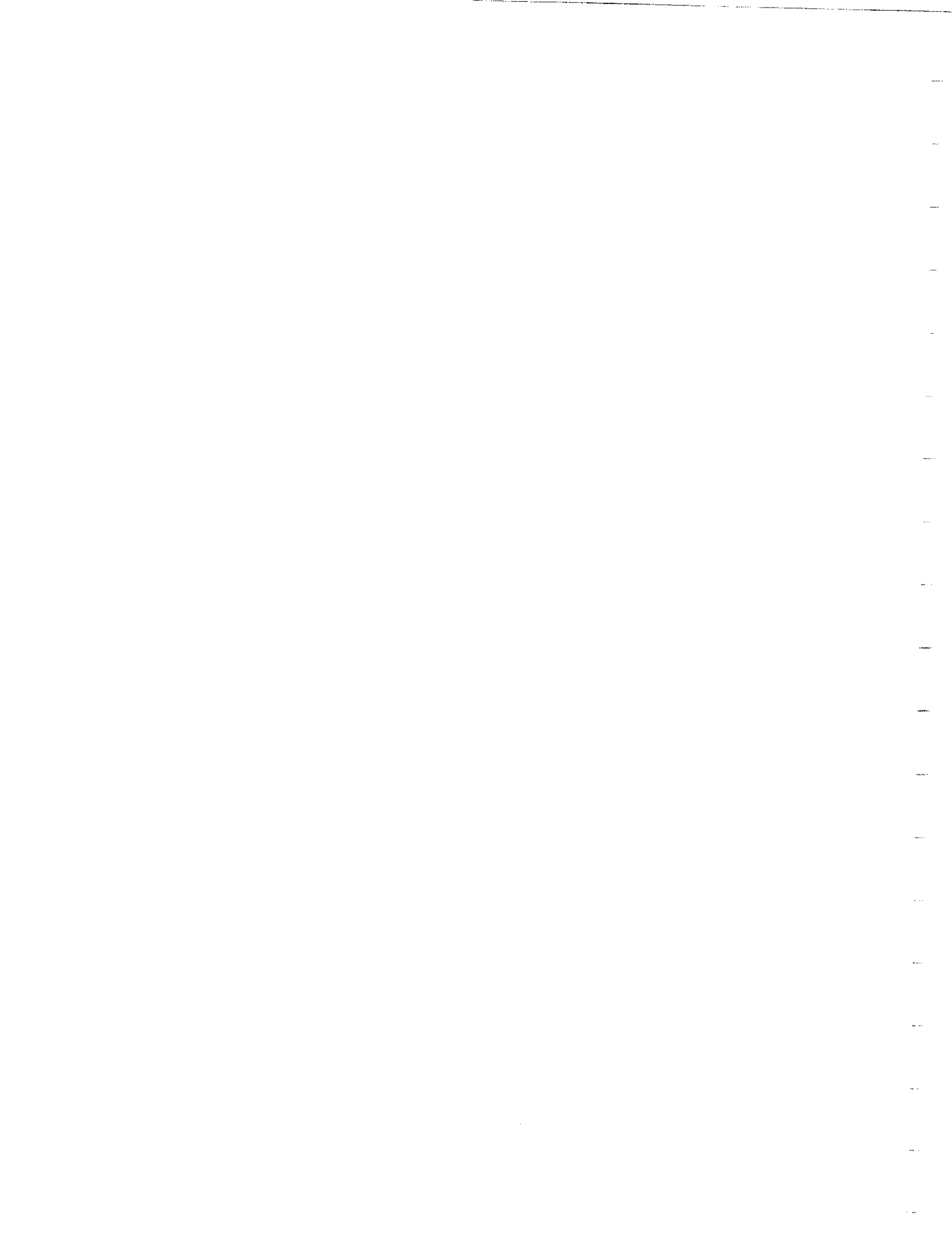
Agricultural Preservation Areas

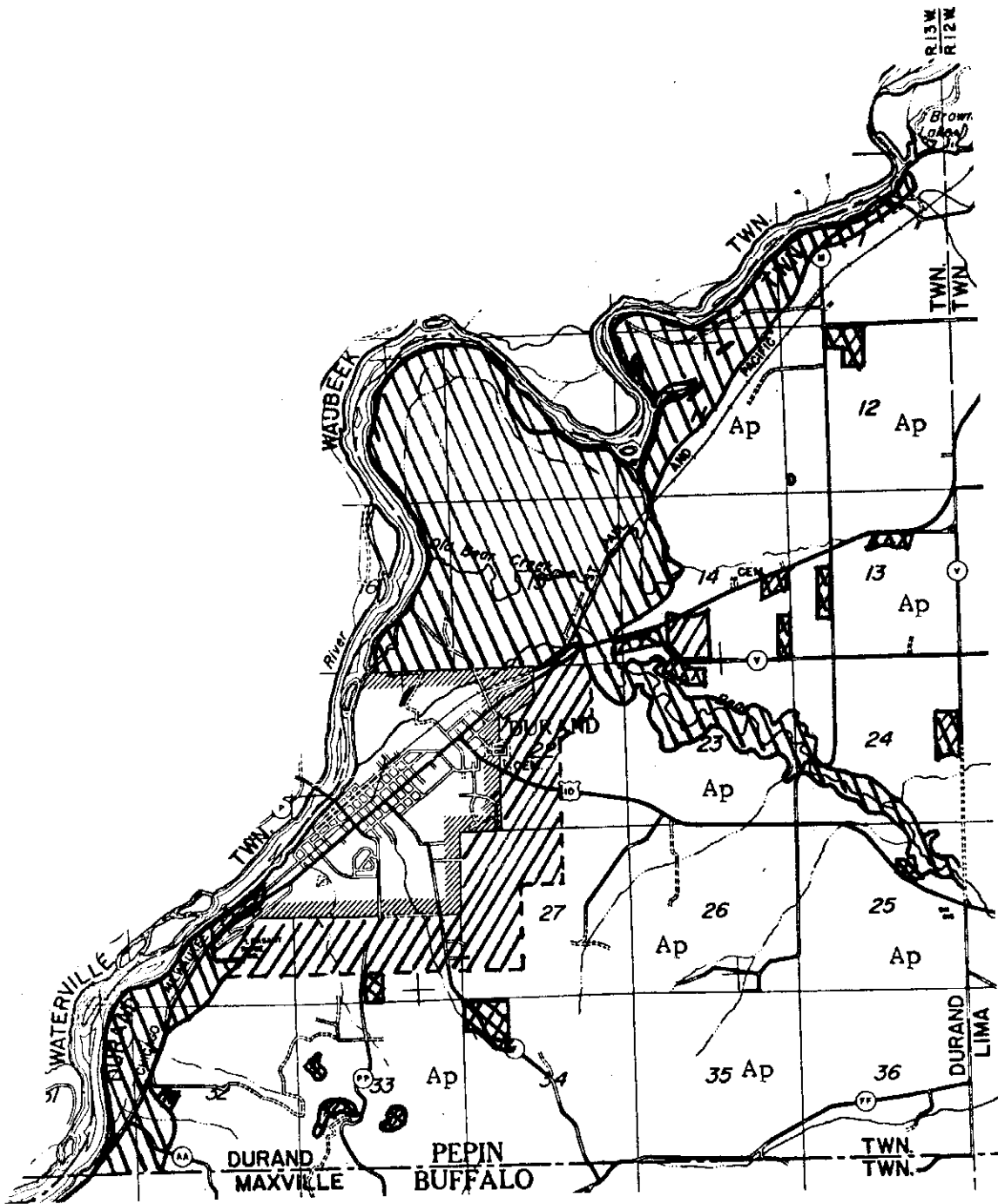


Area of Special Environmental Significance



Other Excluded Areas





Town of Durand



Transition Areas



Agricultural Preservation Areas

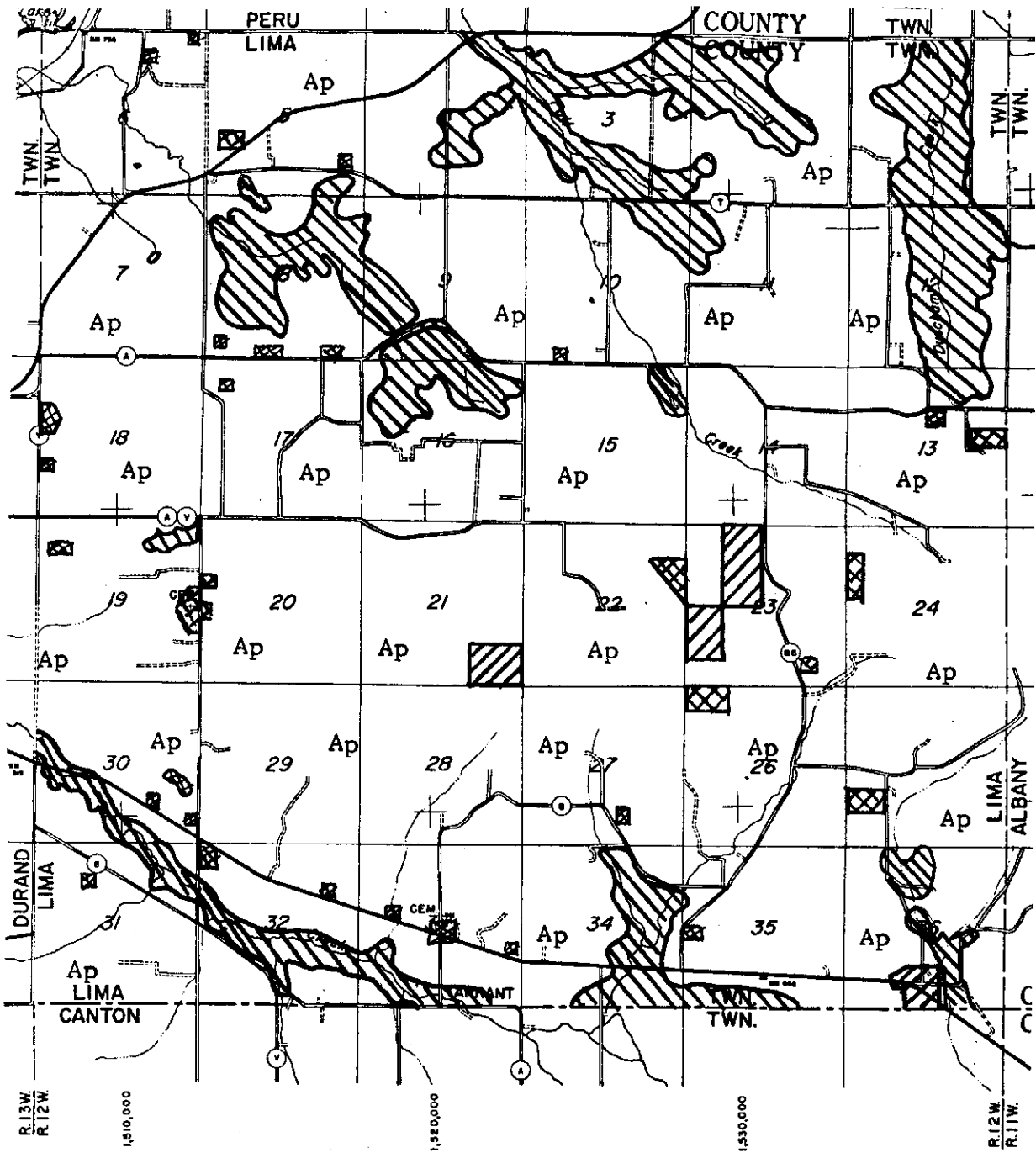


Area of Special Environmental Significance



Other Excluded Areas





Town of Lima



Transition Areas



Agricultural Preservation Areas

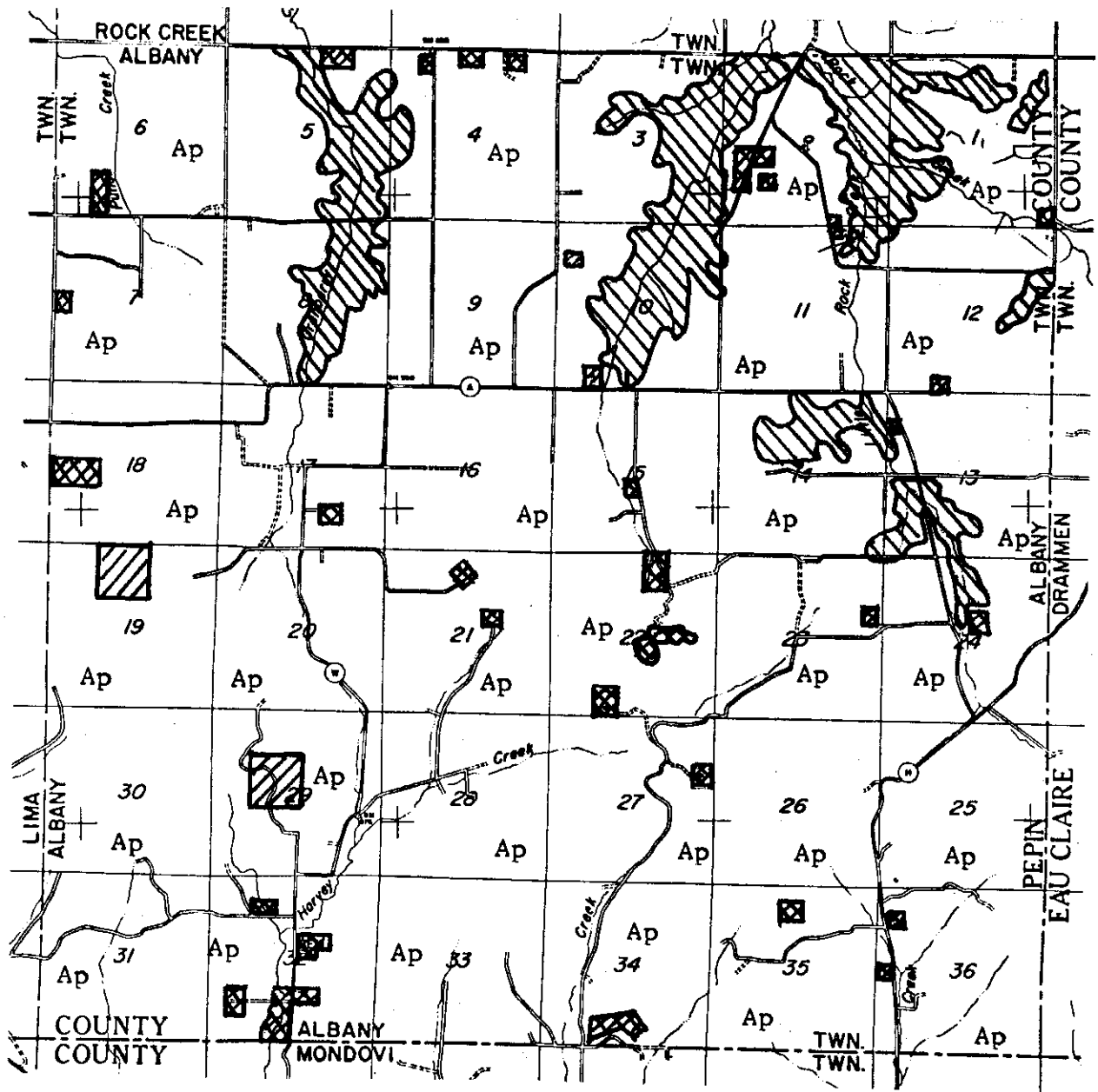


Area of Special Environmental Significance





Other Excluded Areas






Town of Albany

 Transition Areas

 Agricultural Preservation Areas

 Area of Special Environmental Significance

 Other Excluded Areas



APPENDIX C

GROWTH AREAS OF PEPIN COUNTY

The document entitled "Official Population Estimates for 1978" published by the Department of Administration shows significant growth (over 20%) in three of Pepin County's municipalities since 1970 (see Table I); the Town of Durand at 22.16%, the Town of Waubeek at 20.74% and the Village of Stockholm at 30.30%. Other units with growth rates in excess of the County rate at 4.1% are the Town of Albany with 8.85%, the Town of Frankfort with 6.85%, the Town of Pepin with 9.59% and the Town of Stockholm with 6.16%.

Table I

PEPIN	4/1/70	1/1/78	4/70-1/78	
	CENSUS	ESTIMATE	DIFF	%DIFF
T ALBANY	565.	615.	50.	8.85
T DURAND	501.	612.	111.	22.16
T FRANKFORT	409.	437.	28.	6.85
T LIMA	679.	657.	-22.	-3.24
T PEPIN	740.	811.	71.	9.59
T STOCKHOLM	211.	224.	13.	6.16
T WATERVILLE	1048.	1052.	4.	0.38
T WAUBEEK	217.	262.	45.	20.74
V PEPIN	747.	714.	-33.	-4.42
V STOCKHOLM	99.	129.	30.	30.30
C DURAND	2103.	2106.	3.	0.14
PEPIN	7319.	7619.	300	4.10

Population totals for the County going back over the last four decades shows a steadily declining population from 1940-1970 with a modest increase from 1970-1978 (see Table II).

Table II

YEAR	1940 CENSUS	1950 CENSUS	1960 CENSUS	1970 CENSUS	1978 (DOA est.)
POPULATION	7897	7462	7332	7319	7555

The Mississippi River Regional Planning Commission's (MRRPC) "An Economic Development Summary" summarizes population changes in the area by the statement, "The long term decline in population in the Region's rural areas seems to have slowed and even reversed since 1970." (p. 71).

Department of Administration statistics also indicate a slowing of the out-migration that has characterized Pepin County's population changes prior to 1970 (see Table III).

Table III

Components of Population Change

	Natural Increase (%)	Net Migration (%)	Population Change (%)
1960-70	9.40	-9.58	-0.18
1970-75	3.80	-2.50	1.30

This concept of a more static (i.e. less out-migration) population is supported by the evidence that non-farm income is increasing more rapidly than farm income on a regional basis. This is also demonstrated in the MRRPC's "An Economic Development Summary"; "Even so, the Region, traditionally farm-oriented, now sees (a) smaller and smaller share of its income coming from the farm itself, even though that declining share has about the same dollar value." (p. 90). Applied to Pepin County, the same document shows that although the County has lost manufacturing

jobs (p. 102) there seems to be an increase in recreational related employment (p. 108 & 109). The nation-wide trend to commuting is also allowing non-farm employment to more rural residents.

The growth-from-within increase of Pepin County's population is further documented by examining the records of the Pepin County Zoning Administrator's files. Applications for the various forms of building permit (sanitary, land use, floodplain) reveal address of the applicant at the time of that construction. Of the 504 permits issued in the County from 1970 to May 1979, at least 460 went to persons who showed an address already in Pepin County (See Table IV). It should also be noted that 385 of those permits were taken out by persons already residing in those towns.

SOURCE OF APPLICANT	YEAR	Table IV					
		Resident	C. of Durand	Other (within county)	Eau Claire	Minnesota	Other (outside county)
ALBANY	70-72	12	-	-	-	-	-
	73-75	24	-	-	-	-	-
	76-77	8	-	1	-	-	-
	78-5/79	5	-	-	1	-	1
DURAND	70-72	12	4	-	-	-	-
	73-75	15	4	1	-	-	-
	76-77	15	3	2	-	-	1
	78-5/79	5	2	-	-	-	-
FRANKFORT	70-72	10	-	-	-	-	-
	73-75	12	-	1	-	-	-
	76-77	7	1	3	-	1	-
	78-5/79	2	-	4	-	1	-
LIMA	70-72	11	-	2	-	-	-
	73-75	20	3	2	-	-	-
	76-77	10	1	1	2	-	-
	78-5/79	9	2	1	1	-	-

Table IV (con't)

SOURCE OF APPLICANT		Resident	C. of Durand	Other (within county)	Eau Claire	Minnesota	Other (outside county)
PEPIN	YEAR						
	70-72		23	-	-	-	-
	73-75		36	-	5	1	2
	76-77		17	1	6	-	5
	78-5/79		12	-	1	1	2
STOCKHOLM	70-72		9	-	-	-	1
	73-75		12	-	2	-	-
	76-77		2	-	-	-	1
	78-5/79		4	-	-	-	1
							5
WATERVILLE	70-72		24	-	-	-	-
	73-75		24	-	1	-	-
	76-77		11	1	3	-	2
	78-5/79		9	-	-	-	-
							1
WAUBEK	70-72		6	1	1	-	-
	73-75		7	1	1	-	-
	76-77		4	6	1	1	-
	78-5/79		8	2	5	-	2
							1

The significant growth rates in the Town of Durand and Waubeek (both adjoining the City of Durand) show an out-migration from the city. While the City of Durand increased in population from 2103 to 2106 (.14%) both towns grew by large margins between 1970 and 1978 (Durand pop. 501-612, +22.16%; Waubeek pop. 217-262, +20.74%). In the Town of Durand, 20.3% of the building permits were issued to residents of the City of Durand, while 21.3% of Waubeek's permits went to City of Durand residents. By combining the populations of all three municipalities, a more modest growth rate of 5.6% is found.

The other area of intra-county migration is in the Town of Pepin. While the Village of Pepin shows a population loss (747 to 714), the Town of Pepin grew from 740 to 811 residents in the same period. Village residents obtained 18 of the Town of Pepin's 120 permits which calculates to 15% of the total. The Towns of Pepin and Stockholm shows the only evidence of immigration during the 1970-1979 period, 10.8% or 17 of 158 permits were issued to residents of neighboring Minnesota. No other source of zoning permit applicants is statistically worth mentioning.

The effect of the 1970's growth of Pepin County on the agricultural lands of the County is hard to measure. The amount of "land in farms" fell from 138,042 to 124,139 between 1950 and 1969 according to the U.S. Census of Agriculture (1950-1964-1969), amounting to 10.07% of the County's farmland.

The loss of farmland also occurred during a period of population loss with essentially no rural residential development.

