

TOWN OF BALDWIN EXECUTIVE SUMMARY

The most complete planning legislation in Wisconsin's history was enacted in 1999. The legislation provides communities with the framework to develop a comprehensive town plan as a tool to guide future growth. By January 1, 2010, all communities that make land use decisions, including zoning and subdivision ordinances, will need to base those decisions on an adopted comprehensive plan. The Baldwin Town Board, with assistance from the St. Croix County Planning Department and in conjunction with four other towns in St. Croix County, applied for and received a grant to write a comprehensive plan for the Town of Pleasant Valley and the other four towns. This joint planning effort is called the Heartland Project. The town plan commission worked to develop the plan for three and a half years. The Town Board adopted the Plan on May 4, 2006.

The following is an executive summary of the Town of Baldwin's Comprehensive Plan for 2005-2025. It includes the town's vision statement; public input; history; future population, housing and land use projections; goals, objectives and policies for the following planning elements: utilities and community facilities, transportation, housing, economic development, agriculture, natural resources, cultural resources intergovernmental cooperation and land use; and the implementation of those goals, objectives and policies.

Additional background data and information for each of the plan elements is available in the complete comprehensive plan document.

ISSUES & OPPORTUNITIES VISION STATEMENT

The Town of Baldwin will continue to be a distinctively rural community working together to sustain a high quality of life for its residents by maintaining rural character and continuing our agricultural heritage through:

- Planned and managed development
- Sound environmental stewardship
- Efficient use of public resources
- Protecting and preserving our natural resources and agricultural lands
- Directing intensive urban development into areas where a full array of municipal services are available
- Considering innovative techniques to permanently protect large tracts of agricultural land and open space in the town
- Promoting farming as a way of life

PUBLIC PARTICIPATION

Wisconsin's Comprehensive Planning statute recognizes the necessity of effective public participation and requires the adoption of a written public participation plan as stated in Chapter 66.1001(4)(a).

"The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments."

The Town of Baldwin adopted a written public participation plan as required by statute. Each of the activities described and carried out in the public participation plan has been summarized below.

PUBLIC OPINION SURVEY

During the month of February 2002, a total of 384 surveys (one per household) were mailed to each resident and non-resident landowner in the Town of Baldwin. A total of 176 surveys were returned, giving a 46 percent return rate. The survey data has a confidence interval of + or - 5 percent confidence interval with a 95 percent confidence level.

Demographic data shows that a representative cross-section of the residents of Baldwin completed the survey.

- 65% have lived in the Town of Baldwin 11 or more years
- 48% resident farmland owner
- 39% non-farm rural resident

This means that if all residents had responded to the survey, then 95 out of 100 times the results for each question would be the same, plus or minus 5 percentage points.

ISSUES AND OPPORTUNITIES

- 65% of the respondents were satisfied with the 1% decline in population between 1990 and 2000.
- Between 56% and 74% felt that population density and residential/commercial/industrial growth should be managed.
- 66% support having fees on new private development to pay for additional public services.
- 45% of the respondents felt that the town should not establish a policy to compensate farmers who choose not to develop their land. 27% were undecided.

HOUSING

- Respondents were asked what types of housing they would like see encouraged in the town. Of the 10 types, 80% selected single-family homes. The remaining nine types of housing ranged from 26% for pre-fabricated home to 3% for mobile home parks.

- Responses were mixed regarding the use of cluster housing in the town (39% Yes; 42% No).
- 55% favored a minimum residential lot size of 2 acres or less.
- When asked how many home sites should be permitted on 40 acres, 68% wanted less density than is currently permitted.

AGRICULTURE AND NATURAL RESOURCES

- Between 61% and 74% of the respondents favor preservation of large tracts of woodlands, wetlands, and open space.
- When asked about five environmental issues that could affect the town in the next five years, the top concern was groundwater pollution (90%). Other important concerns were septic/wastewater treatment (68%); large-scale farming operations (62%); rural residential development (61%), and loss of productive farmland (53%).
- 72% were concerned if farmland in the town is converted to non-farm uses.

ECONOMIC DEVELOPMENT

- 77% felt that business/commercial development should be restricted to designated areas of the Town.
- When asked about what types of business development should be encouraged in the town, agriculture production (crops and livestock) was selected by 72%; agricultural businesses (45%); and cottage industries/home-based businesses (43%).

LAND USE

- 58% were satisfied with the way the town is developing with the current zoning and subdivision ordinances.
- 60% favor a town land use plan to designate the location of different types of development
- Respondents were split on whether landowners should be able to develop as much of their land as they want; 33% Yes; 38% No; 25% Not sure.

OTHER FINAL COMMENTS

The last question asked for the single most important issue facing the town. The most frequent response was to manage the growth and development in the Town.

INFORMATIONAL WORKSHOPS

In response to plan commission interest in implementation techniques, project staff organized two informational workshops for the Heartland towns. The first one held August 2002 was on Purchase and Transfer of Development Rights and Conservation Easements. The second workshop, held October 2002, was on conservation design subdivisions and cluster wastewater treatment systems. Both workshops were well attended and generated considerable follow up discussion.

OPEN HOUSES

All the Heartland towns held at least three open houses to review the sections of the plan with the public and obtain comments, questions and feedback throughout the process. All were well attended by the public, town board and plan commission members. There were excellent dialogues between citizens and plan commission members. Every open house was noticed in each town's official newspaper and through a direct mailing to every property owner and resident in each town.

TOWN OF BALDWIN

The Town of Baldwin's first Informational Open House was held on November 13, 2003. It covered: Issues and Opportunities, Utilities and Community Facilities, and Survey Results.

The second Informational Open House was held April 21, 2005. It covered: Transportation, Housing, Economic Development, and Agriculture, Natural and Cultural Resources.

The third Informational Open House was held November 10, 2005. It covered: Land Use, Intergovernmental Cooperation, and Implementation.

VISIONING WORKSHOP

In February 2003 plan commissioners participated in a visioning workshop for the towns in the Heartland Project. The visioning workshop provided plan commission members with an opportunity to interact with other towns, discuss common problems and solutions and participate in an exercise to develop a community vision and goals and objectives for the plan and elements within the plan.

The activity was scheduled over two nights. The visioning activity was the first night and went very well. The goals and objectives activity was the second night and was more of a struggle. However, it provided good training for when the officials went back to their own community. They were aware of the scope of each element and were able to move forward with specific goals and objectives for the first few elements of the plan.

BALDWIN COMMUNITY BACKGROUND

The Town of Baldwin has a long history of settlement from the time of lumber and railroad barons to the rich agricultural heritage enjoyed by the town's current residents. Much of the following history is taken from *Memories: Town of Baldwin 125 Year Anniversary* published in 1998.

Farmers came to this part of St. Croix County in the mid 1850's; Dutch, Norwegian, Germans, etc. The first train arrived in 1871. David A. Baldwin and Jacob A. Humbird were instrumental in getting the Western Wisconsin Railroad operational from Tomah to Hudson. The Town of Baldwin takes its name from D. A. Baldwin. The Town was officially formed by order of the St. Croix County Board on December 4, 1872. The Village of Baldwin was incorporated two years later in 1874.

The educational needs of their children were important to the early settlers of the Town of Baldwin. When the Town of Baldwin was organized, there were three Joint School Districts Jt. 1 (Lincoln) Baldwin and Hammond; Jt. 2 (Happy Valley) Baldwin and Hammond; and Jt. 4 Baldwin and Hammond. A joint district is one that covers more than one municipality. A common school district is one whose area is totally within the municipality. Beginning in 1878, due to the large influx of immigrants, more schools were created to shorten the walking distance for school children. Many children walked over a mile to school along small dirt roads, as one person said "I remember walking a mile to school along a lonely road without one house on it... It seemed so long when you just turned 6 and had to walk all that way alone". By 1901 Baldwin had seven common school districts, they were: District No. 1 Hopyard, District No. 2, District No. 3 Sunnyside, District No. 4 East Baldwin, District No. 5 Birchdale, District No. 6 Cloverleaf, District No. 7 East Pine Lake. In 1942 the Town of Baldwin had these seven common school districts and seven joint school districts. The consolidation of school districts began in 1953 and by 1961 the common and joint school districts had consolidated into the school districts that exist today.

Citizens from the Town of Baldwin played a significant role in the electrification of rural Wisconsin. In 1936 a number of dedicated and hard working individuals set out to form an electrical cooperative to bring power into the area. They met plenty of opposition from those who said it would never work, and also from some who wanted to see it fail. The ultimate result of all their work was the formation of the St. Croix Electric Cooperative. It took nearly 2 ½ years before the first member would be hooked up to receive power. The first member to be hooked up was Lorentz Lorentson on County Road "D" on May 24, 1939.

Dahl Corner was located on the corner of 90th Avenue and 240th Street. At one time Dahl Corner had the Dahl Community Hall, Saugestads store, post office, and cheese factory. Dahl Hall was a popular place for dances, plays, and school programs. Many times lunch would be served at midnight following the programs and dance parties. In the wintertime when horses and sleds were used for transportation; the horses would be housed in Odin Eggen's barn until the dance was over. One team and sleigh were kept at the hall and used as a shuttle back to the barn when everyone called it an evening.

Woodville was originally part of the Town of Baldwin and later incorporated as a village. The first settler, J.M.S. Anderson, who arrived in 1870, built what was probably the first steam-powered sawmill in the area in 1874. The town was first known as Kelly's Switch, for A.A. Kelly, an early

lumberman who built a spur from the railroad for hauling logs. The biggest mill, the Woodville Lumber Co., closed as early as 1892, but several smaller mills continued to operate into the early 1900's.

The Town of Baldwin is home to two churches with long histories. The Baldwin Christian Reformed Church was organized in 1888 by Dutch-speaking Hollanders. The Immanuel Evangelical Lutheran Church articles of incorporation were signed in 1886. Both churches continue to be important parts of the Town of Baldwin community.

In the 1895 Wisconsin Census Report, the Town of Baldwin and unincorporated Village of Woodville reported 1450 people. By 1960 the population excluding Woodville fell to 833, by 1980 rose to 943, and by 2000 had fallen to 903.

COMMUNITY FORECASTS

POPULATION, HOUSING UNITS & ACREAGE

The following presumptions were used to create the growth projections for each town, which are found in the charts on the next several pages.

- The *Historic Trends* projection is the official population projection for each individual town from the Wisconsin Demographic Services Center. It is based on historic growth rates and assumes no changes in land use policy.
- The *Modified Growth* projection is based on the population projection for all of St. Croix County for the period 2000-2025 from the Wisconsin Demographic Services Center.
- It should be noted that from 1970-2000 all the Heartland Towns were substantially below the County growth rate.
- The *Accelerated Growth* projection is based on the historical population growth from 1970-2000 for the fastest growing town in St. Croix County. In 1970 there was a similar starting population in the fastest growing town as there currently is in most of the Heartland towns. This projection assumes that the Heartland Towns would have the same location, transportation infrastructure, amenities, and shopping opportunities as the fastest growing town in the county and that some existing town land use policies will change.
- The 3.0 acres per housing unit was used to estimate acreage used for residential development. The three acres represents the residential housing site and the associated infrastructure needed. It is not intended to represent lot size or to correspond to the actual acreage owned or taxed as residential or agricultural building site property.
- In four of the Heartland Towns, current conditions are slightly above the *Historical Trends* estimate but are still closer to the *Historical Trends* estimate than the *Modified Growth* estimate for those towns.
- The Town of Hammond has seen significant housing development since 2000 and, if this trend continues, is on track to reach or perhaps exceed the *Accelerated Growth* projections.
- If each town removed restrictions on growth and development in their community, then residential development could accelerate.
- If all towns in St. Croix County removed restrictions on growth and development, then a more open market would occur, which could lead to a significant shift in existing and future development patterns.

The following notes regarding calculations will make it easier to read the charts on the next pages.

- Each of the calculations is cumulative. The Baseline 2000 number is the starting point and is the 2000 Census official population number. The number in the change column is the increase or decrease expected. The number for each time period is based on the previous time period.

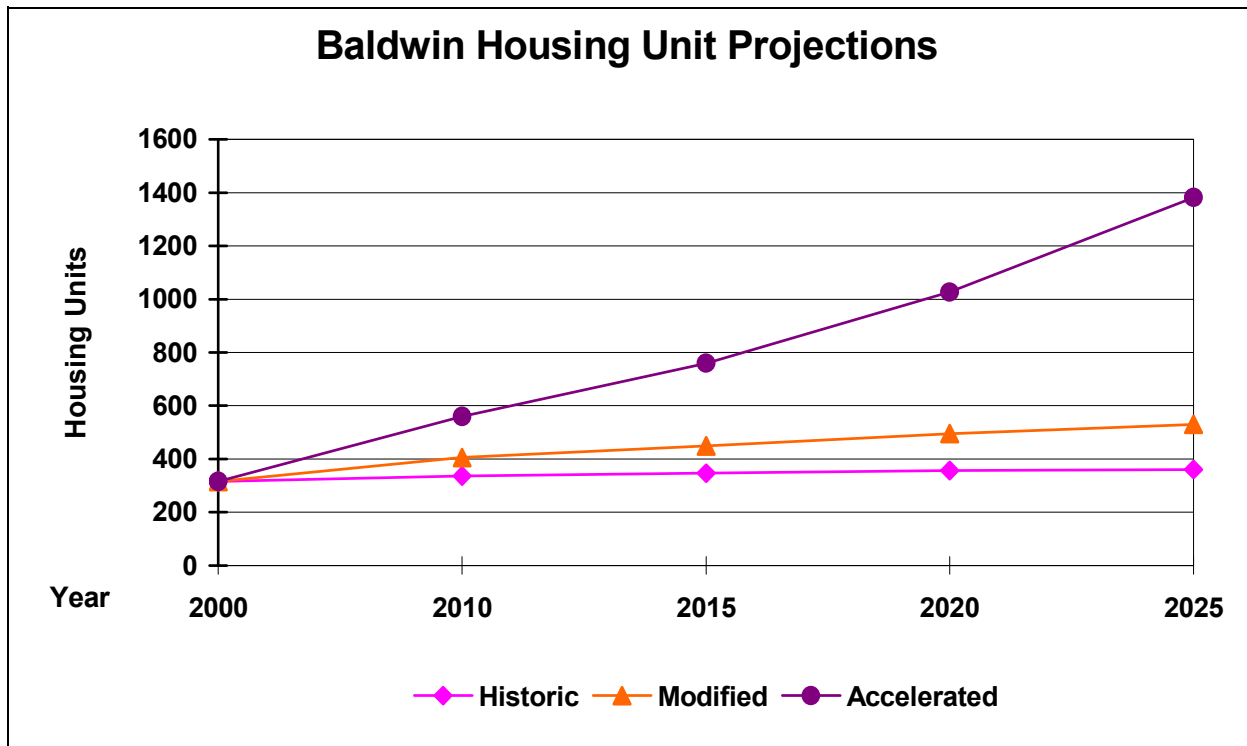
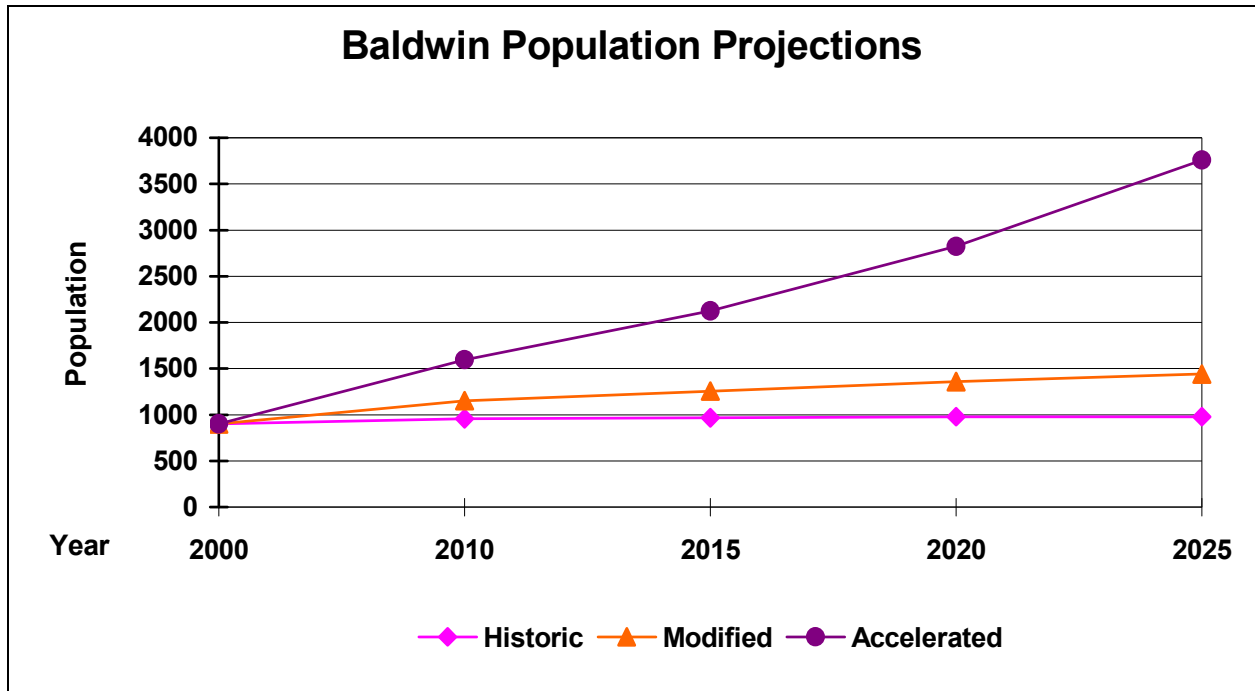
- The Persons Per Housing Unit (PPH) number is the official estimate from the Wisconsin Demographic Services Center. This number was not adjusted; the official number was used for all calculations.
- The Population is divided by the PPH to calculate Housing Units.
- The Housing Units is multiplied by 3.0 acres per Housing Unit to calculate the Acreage.

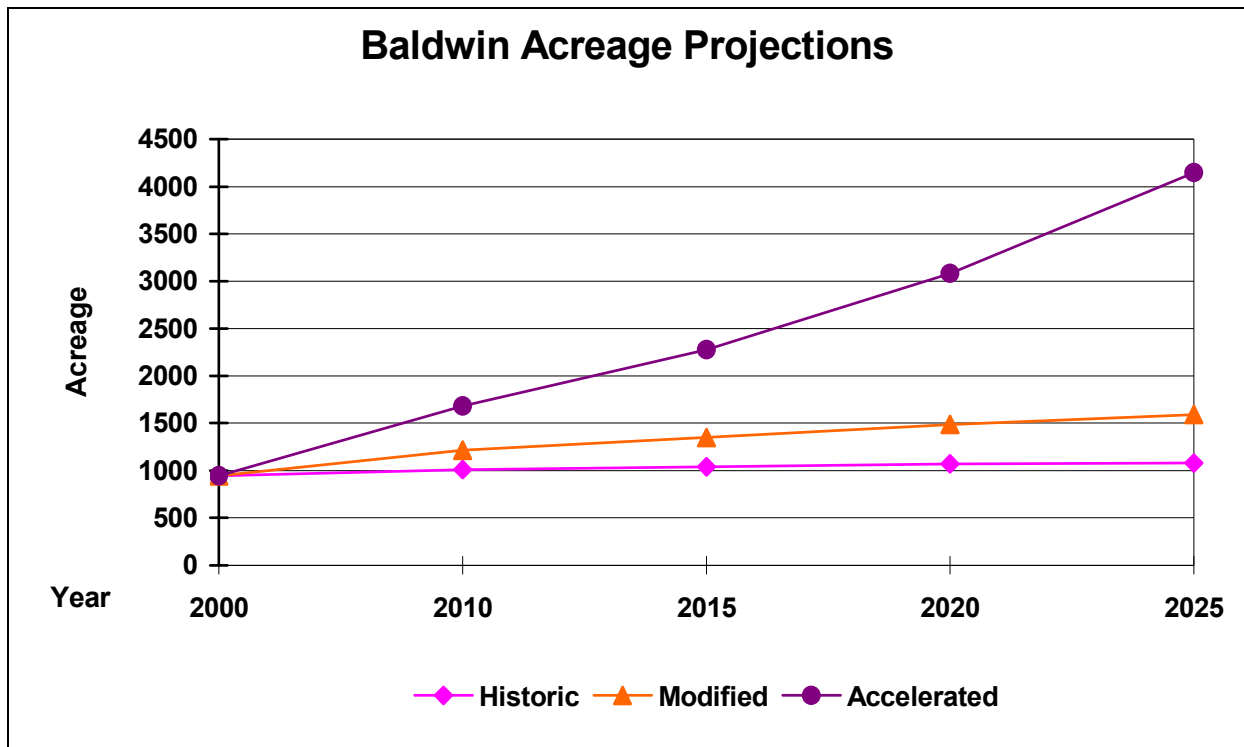
**Growth Projections - 2000 to 2025
Town of Baldwin -- Heartland Towns**

INCREASE BASED ON	PROJECTIONS						
	POPULATION		PPH	HOUSING UNITS		ACREAGE	
	CHANGE	TOTAL		CHANGE	TOTAL	CHANGE	TOTAL
Baseline 2000	903		2.94	315		945	
2010							
Historic Trends	56	959	2.85	21	336	64	1,009
Modified Growth	252	1,155		90	405	271	1,215
Accelerated Growth	694	1,597		245	560	736	1,681
2015							
Historic Trends	10	969	2.80	10	346	29	1,038
Modified Growth	103	1,258		44	449	132	1,348
Accelerated Growth	527	2,124		198	758	595	2,276
2020							
Historic Trends	12	981	2.75	11	357	32	1,070
Modified Growth	103	1,361		46	495	137	1,485
Accelerated Growth	701	2,825		269	1,027	806	3,082
2025							
Historic Trends	-2	979	2.72	3	360	10	1,080
Modified Growth	80	1,441		35	530	105	1,590
Accelerated Growth	932	3,758		354	1,381	1062	4,145

PPH = Persons Per Housing Unit

Source: U.S. Census Bureau, Wisconsin Department of Administration and St. Croix County Planning Department.





EMPLOYMENT

Background information and analysis for the following employment forecasts are found in the section on Economic Development.

- Farm employment will continue to be the main economic activity located within each of the Heartland towns.
- The existing patterns for farm and nonfarm employment will likely to continue into the future.
- Many outside factors, which the Heartland Towns have little ability to influence or control, affect expansion or contraction of the farm economy and employment.
- Area-wide economic development activities may contribute to the local employment options for residents of the Heartland Towns.
- Most commercial and industrial activity is expected to occur in neighboring communities and provide employment opportunities to town residents.
- Each of the towns would consider some commercial and other nonresidential land uses; however extensive commercial development would not be consistent with the rural character and community goals of the Heartland towns in the project.

UTILITIES & COMMUNITY FACILITIES GOALS, OBJECTIVES & POLICIES

Goal: Coordinate utility and community facility systems planning with land use and transportation systems planning.

Objectives:

1. Provide a limited level of public facilities and services within the town to maintain a low tax levy and the overall character of the town, which is basically a farming community.
2. Promote the use of existing public facilities, and logical expansion to those facilities, to serve future development whenever possible.
3. Provide and support public recreation opportunities.
4. Establish and maintain open communications with public utilities

Policies:

1. Continue to provide only limited services for the residents, including, public road maintenance, snow plowing on town roads and emergency services (fire, police, ambulance).
2. Avoid any substantial expenditure of public funds and incurrence of municipal debt for the construction or provision of municipal improvements and services usually associated with urban development.
3. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new town services or expansions may be appropriate in the future.
4. Continue to work with the Village of Baldwin, Village of Woodville, and St. Croix County to develop and support appropriate recreational facilities.
5. Work with the Village of Baldwin and the Village of Woodville to direct intensive new development requiring a higher level of services to these municipalities.
6. Where rural development occurs, encourage clustering or more intensive rural development so that community facilities and services (e.g., school bus routes, snow removal, police patrol) can be provided in a cost effective manner.

TRANSPORTATION GOALS, OBJECTIVES & POLICIES

Goal: Provide a safe and efficient transportation system that meets the needs of multiple users.

Objectives:

1. Ensure transportation system improvements are coordinated with land development desires.
2. Maintain a cost effective level of service.
3. Continue to support agricultural use of the transportation system.
4. Coordinate multi-jurisdictional transportation system improvements and maintenance.

Policies:

1. Continue to update and implement the Pavement Assessment Surface Evaluation Report (PASER) program to provide for the upgrading and maintenance of town roads.
2. Work, both as a town and with the county, to properly place and maintain road signs in the town so that these signs are in compliance with the Federal Manual on Uniform Traffic Control Devices.
3. Consider implementing town road impact fees for any new development project that place burden on or require the upgrading of town roads.
4. Continue posting weight restrictions on existing town roads and consider the weight limits on local roads when reviewing development proposals.
5. Work with county, state and private landowners in ensuring that road-right-of-ways are clear of visual obstacles, particularly at road intersections. Road right-of-ways should be properly mowed and cleared.
6. Consider requiring developers to provide bonds to repair damage to town roads caused by construction traffic.
7. Remove the signs and recommended bike route from Rose Lane because of safety concerns and work with the county and adjoining municipalities to find an alternate route.
8. Continue to communicate and work with the Wisconsin DOT on the USH 63 corridor preservation project.

HOUSING GOALS, OBJECTIVES & POLICIES

Goal: Safe, quality housing for all Town of Baldwin residents.

Objectives:

1. All housing should be located and sited to enhance and maintain rural character.
2. All housing should be well designed and properly maintained.
3. Encourage high quality construction standards for housing.
4. Encourage owners to maintain or rehabilitate the existing housing stock.
5. Multi-family or multiple-dwelling housing and mobile home parks are not compatible with the rural character of the town. Multi-family, multiple dwelling housing or a mobile home park consists of three or more units in a structure or on a lot.

Policies:

1. Plan for developable land for housing in areas consistent with town policies and of densities and types consistent with this plan.
2. To ensure high quality construction, require all housing construction to comply with the State of Wisconsin Uniform Dwelling Code.
3. Update land use regulations to require that relocated houses, manufactured housing, and mobile homes are sited on freestanding, separate parcels, are placed on permanent foundations and are brought into compliance with the Uniform Dwelling Code to provide safe, quality housing.
4. The town may participate in and support programs and funding sources that provide assistance to residents in maintaining and rehabilitating the housing stock.

ECONOMIC DEVELOPMENT GOALS, OBJECTIVES & POLICIES

Goal: Support economic development activities that strengthen the local economy while maintaining commitment to the environmental needs of the community.

Objectives:

1. Focus economic development efforts on farming and farm-related businesses.
2. Consider the conservation of non-renewable resources and the rural character when evaluating a commercial development request.
3. Retain and help existing farms and businesses grow.
4. Support home-based businesses where there will be no impact on surrounding properties.

Policies:

1. Work with businesses to maintain and protect the air quality, water quality and rural character of Baldwin.
2. Support the continued operation and/or expansion of existing farms and businesses in Baldwin.
3. Work with St. Croix County Economic Development Corporation to assist locating of potential new businesses.
4. Encourage business signage, landscaping, and lighting that is compatible with the rural character of Baldwin.
5. Support fruit and vegetable farms and greenhouses in the town, designed to supply food to farmers markets and grocery stores in the region's major urban areas.

AGRICULTURE GOALS, OBJECTIVES & POLICIES

Goal: Preserve the town's agricultural character while allowing limited residential development.

Objectives:

1. Allow development in location, forms and densities, which supports the preservation of agriculture and rural character.
2. Encourage land preservation programs.
3. Manage the pace of growth to help limit conflicts between agriculture and non-farm land use.
4. Discourage land uses, which conflict with agriculture.

Policies:

1. Support land use measures, which discourage non-farm development in Agricultural Preservation Areas.
2. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.
3. Develop and support policies that strengthen and maintain a farm operator's right to farm with farm practices that do not threaten public health or safety.
4. Require that new residents receive a copy of a 'Rural Living Guide' that outlines the traditional community norms and expectations for rural residents.
5. Promote agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
6. Before approving any changes in land use, consider the impact on wildlife habitat, rare plant and animal species, and archeological sites.
7. Support farmland tax credits, use value assessments, and other programs that encourage the continued use of land for farming.

NATURAL RESOURCES GOALS, OBJECTIVES & POLICIES

Goal: Protect natural resource features in the Town of Baldwin.

Objectives:

1. Recognize the environment as an integrated system of land, water and air resources, the destruction or disturbance of which can immediately affect the community by creating hazards, destroying important public resources and habitat, or damaging productive lands and property.
2. Protect and improve the quality of the surface and groundwater within the town.
3. Identify and protect unique natural resources such as floodplains, wetland, steep slopes, and woodlands.
4. Encourage the use of soil conservation practices and the management of woodlands.

Policies:

1. Encourage the location and design of development to minimize any adverse impact on the quality of surface waters, aquifers, wetlands, steep slopes, woodlands and agriculture.
2. Direct proposed development in areas where soil characteristics are compatible with the proposed development.
3. Discourage and, where possible, prevent the filling or developing of wetlands and floodplains.
4. Promote agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
5. Encourage conservation subdivision design development for sites with unique or exceptional natural resources such as surface water, wetlands, steep slopes, or highly productive agricultural soils.

CULTURAL RESOURCES GOALS, OBJECTIVES & POLICIES

Goal: Enhance and maintain the Town of Baldwin's cultural and scenic resources and rural character.

Objectives:

1. Identify and preserve the town's agricultural, cultural, historic, and archeological resources that recognize the community's pre-settlement and early settlement periods.
2. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.
3. Encourage the preservation of historically and architecturally significant structures in the Town of Baldwin.
4. Protect scenic roadways in the Town.

Policies:

1. Cooperate with the State Historical Society, St. Croix County, and other surrounding communities on a comprehensive survey of historic and archeological resources in the town.
2. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic and archeological resources when specific sites are proposed for development.
3. Support zoning and subdivision regulation that are intended to prohibit incompatible land uses.
4. Work with the county to enforce property maintenance codes to maintain rural residential quality and appearance.
5. Support local festivals, fairs, farm tours, farm breakfasts, and markets that celebrate the town's farming heritage and rural way of life.

INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES & POLICIES

Goal: Establish mutually beneficial intergovernmental relations with surrounding jurisdictions.

Objectives:

1. Work with other local governments, state agencies, school districts, etc. on land use and community development issues of mutual concern.
2. Engage in and support processes to resolve conflicts between the plans of the town and other governments with overlapping jurisdiction.
3. Continue and enter into shared public service agreements where such agreements will provide improved services at lower costs.

Policies:

1. Work to resolve actual and potential conflicts between the Town Plan and other local plans through open dialog, cooperative initiatives, and amendments to the Town of Baldwin Plan where appropriate.
2. The town will stay aware of school building facility issues and encourage residents to use school facilities for public meetings and recreation when appropriate.
3. Continue to keep channels of communication open between the Town and Special Purpose Districts such as the Willow River Rehabilitation District, to protect natural resources, especially those that cross political boundaries such as rivers.
4. Work with the Wisconsin Department of Transportation to ensure that the Town of Baldwin's transportation system is coordinated with surrounding systems and that Baldwin's interests are well served when major transportation facility improvements are proposed and constructed.
5. Encourage land use and boundary agreements to formalize cooperative plans between adjoining villages and towns.
6. Continue the cooperative understanding with adjoining towns for road maintenance.
7. Continue to utilize County Sheriff for law enforcement.
8. Continue to contract with United Fire and Rescue for emergency services.
9. Provide a copy of this comprehensive plan to all surrounding local governments.

LAND USE GOALS, OBJECTIVES & POLICIES

The following goal statements were developed by the Plan Commission to refine alternative land use scenarios and policies. These were developed with a heavy emphasis on the results of the public opinion survey and the existing land use policies that have historically been followed in the Town. Based on all the public input activities, the Plan Commission members have concluded that the majority of town residents feel the existing policies have worked well and should be continued with only minor adjustments and changes. The Plan Commission felt that incremental changes enhancing land use options without creating significant change would best fit the future needs, growth and preferences of Baldwin's residents.

- Goal:** Encourage land uses that will maintain the town's rural character and agricultural heritage.
- Promote the continuation of agriculture as the primary land use.
 - Minimize nonagricultural development on prime agricultural soils.
 - Maintain the integrity of zoning districts by considering distinct uses and separation.
 - Direct land uses to designated areas to improve compatibility and decrease conflicts.
 - Consider equity and fairness to landowners with comparable resource and location characteristics when developing land use policies and ordinances.

Objectives:

1. Continue to manage the rate of development to maintain a distinctive rural community in the Town of Baldwin.
2. Allow residential development that preserves prime agricultural soils, open space and rural character
3. Continue to encourage small lots.
4. Discourage residential development on prime agricultural soils.
5. Direct more intense land use around the Villages of Baldwin and Woodville.
6. Allow limited residential and commercial development along major transportation intersections.
7. Discourage development that is incompatible with the rural character and agricultural heritage of the Town of Baldwin.
8. Discourage development that would cause land use conflicts and negative impacts to agricultural and natural resources.
9. Encourage higher density residential development to locate in the Villages of Baldwin and Woodville where public utilities are available.
10. Encourage reuse of existing commercial sites.
11. Encourage limited commercial and industrial activities that support agriculture and are compatible with neighboring land uses.

Policies:

1. Continue to use Agriculture zoning to promote agriculture as the economic base and major land use in the Town of Baldwin.
2. Continue to allow zoning changes from Agriculture to Agriculture Residential for residential minor subdivisions.
3. Rezone only the part of the parcel needed for the residential development.
4. Allow minor subdivisions of four lots in five years on a parcel of land zoned agriculture residential.
5. Continue to follow the town’s subdivision ordinance policy which historically prevents major subdivisions.
6. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.
7. Prevent the layout of streets or driveways across agricultural land in order to reach non-farm development, unless no other alignment is possible. Place driveways along property lines, fence rows, or existing vegetation wherever possible.
8. Rezoning will occur only in response to a proposal for an immediate change in land use.



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Major Subdivisions do not fit Baldwin’s rural character and the vision of Baldwin’s residents.

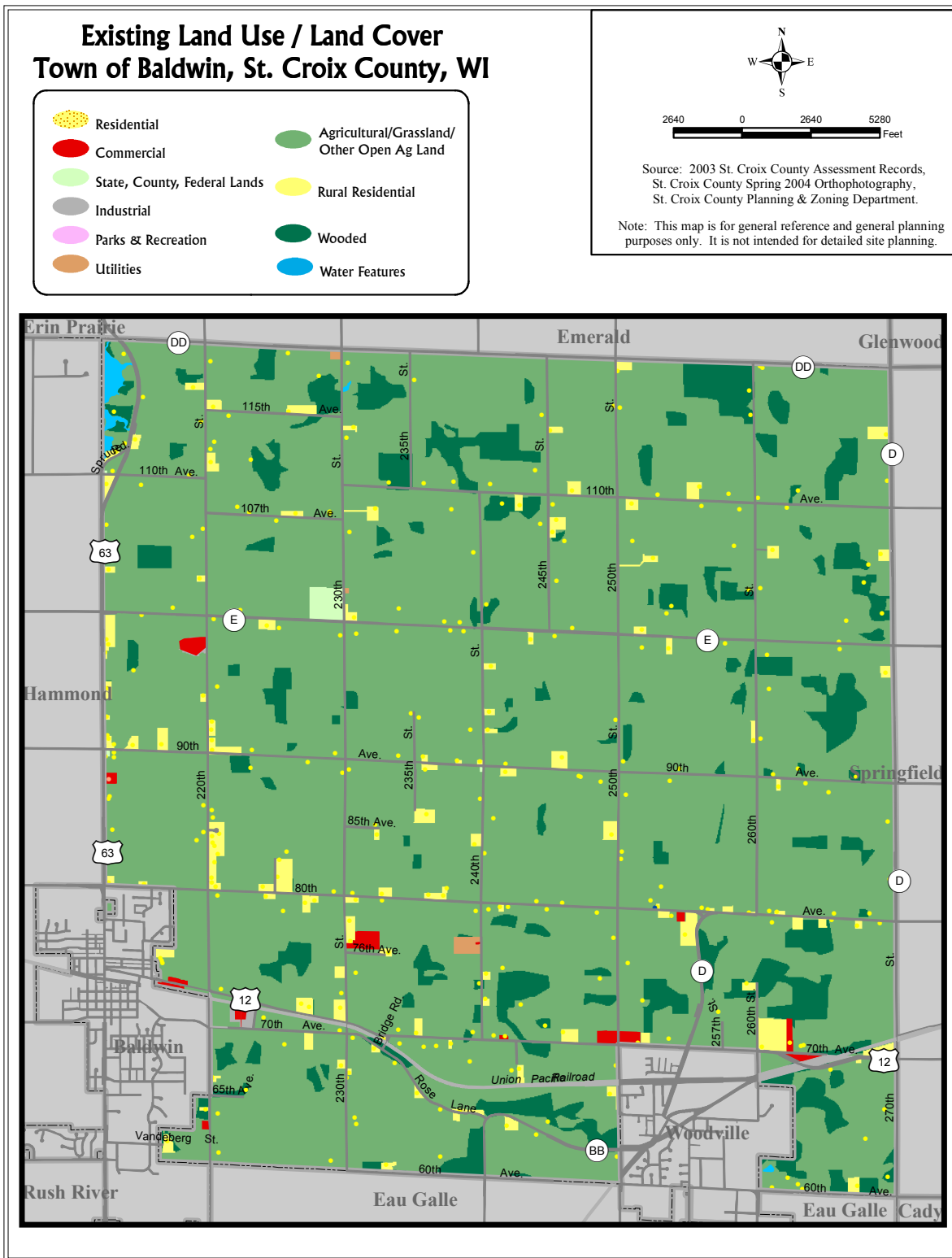
FUTURE LAND USE MAPS

The Town of Baldwin's future land use map shows general land uses over the life of the plan. The map does not show specific or exact locations, rather general areas of possible land use changes. There are three future land use categories: Mixed Rural, Commercial and Industrial. They are described as follows:

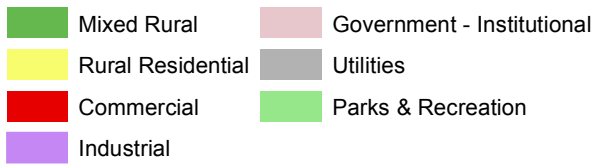
Mixed Rural: The existing primary land use in the Town of Baldwin that will continue to occupy the majority of the landscape. It is characterized by large scale agriculture operations, hobby farms and very low-density, small-lot rural residential development that is compatible with the agricultural economy of the Town of Baldwin and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. This land use is presently zoned both Exclusive Ag and Ag Residential. Based on population projections and the expected rate of development not all of this area will be needed for rural residential development. The rate of this development will occur through the minor subdivision process.

Commercial: : Infill commercial development that is compatible with and supports the agricultural economy of the Town of Baldwin and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways.

Industrial: Infill industrial development that is compatible with and supports the agricultural economy of the Town of Baldwin and does not negatively impact prime farmland, environmental areas, drainage areas or waterways.

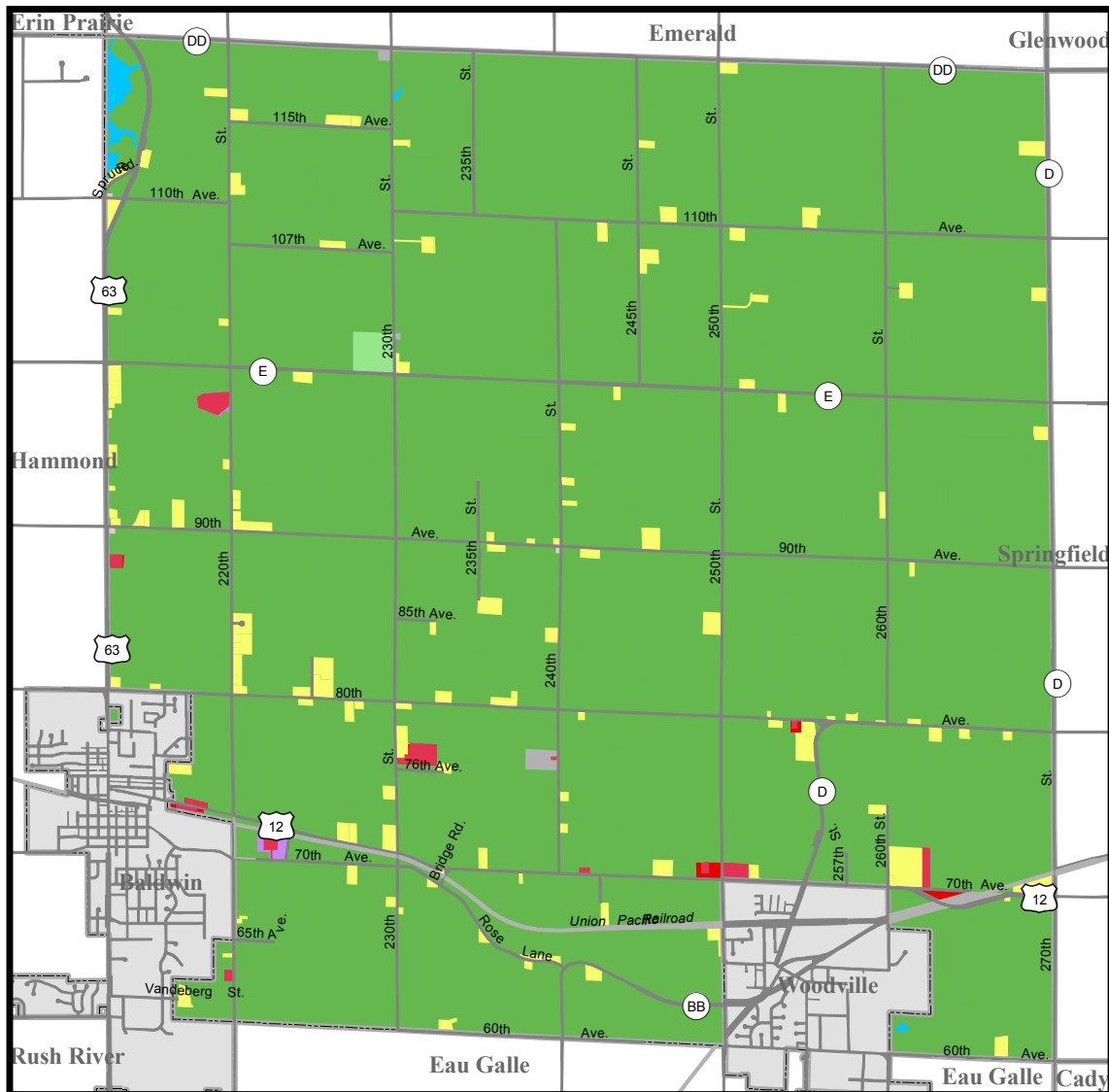


Future Land Use Town of Baldwin, St. Croix County, WI



Source: 2003 St. Croix County Assessment Records,
St. Croix County Spring 2004 Orthophotography,
St. Croix County Planning & Zoning Department.

Note: This map is for general reference and general planning purposes only. It is not intended for detailed site planning.



IMPLEMENTATION

While some of the recommendations found in this plan will be automatically implemented, many others require changes to existing regulations or proposed regulations. Specific follow-up actions will be required for all the goals, objectives and policies to become reality. The Implementation section provides a roadmap and timetable for the implementation actions that will require additional actions.

PLAN ADOPTION

The first step in implementing the plan is making sure it is adopted in a manner which supports its future use for more detailed decision making. The second step is to provide copies of the adopted plan to neighboring cities, villages, towns and counties, local libraries and to the Wisconsin Department of Administration.

IMPLEMENTATION RECOMMENDATIONS

The following charts depict a listing and timeline of the implementation actions for each of the towns in the Heartland project. The actions are divided up by each element and correlate to the sections in this plan. Each element contains specific suggestions for implementation but not all those require changes to regulation. Those that do will be identified below.

**Implementation Schedule
Town of Baldwin**

ELEMENT	RECOMMENDATIONS	TIMEFRAME
Agriculture	1. Develop a Rural Living Guide and provide copies to all new residents.	2006- Ongoing
	2. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.	Ongoing
Natural Resources	1. Encourage the location and design of development to minimize any adverse impact on natural resources.	Ongoing
	2. Monitor changes to state and county sanitary, floodplain and shoreland regulations to ensure compliance with the goals, objectives and policies of this plan	Ongoing
Cultural Resources	1. Encourage the preservation of historically and architecturally significant structures in the Town of Baldwin.	Ongoing
	2. Support zoning and subdivision regulation that are intended to prohibit incompatible land uses..	Ongoing
	3. Support local festivals, fairs, farm tours, farm breakfasts, and markets that celebrate the town's farming heritage and rural way of life.	Ongoing

ELEMENT	RECOMMENDATIONS	TIMEFRAME
Land Use	1. Continue to manage the rate of development to maintain a distinctive rural community in the Town of Baldwin.	Ongoing
	2. Make the following amendments to Baldwin's subdivision ordinance to implement the goals, objectives and policies of this plan: <ul style="list-style-type: none"> • Change from 2 lots in 5 years to 4 lots in 5 years for land zoned Ag Residential. • Permit only minor subdivisions, not majors. • Add driveway location standards. 	2006-2007
	3. Research and review options for protection of rural character through grouping of lots, protection of traditional structures and maintenance of the natural landscape.	2008-2009
	4. Review land use plan, subdivision ordinance and rezoning policies prior to making a recommendation on a rezoning request.	Ongoing
Transportation	1. Continue to communicate and work with the Wisconsin DOT on the USH 63 Corridor preservation project by adopting an official map.	2006-Ongoing
	2. Work with St. Croix County to provide an alternative bike route to Rose Lane because of safety concerns.	2006-Ongoing
	3. Research and review options to implement town road impact fees.	2007
Utilities & Community Facilities	1. Continue to provide only limited services for the residents, including, public road maintenance, snow plowing on town roads and emergency services (fire, police, ambulance).	Ongoing
	2. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new town services or expansions may be appropriate in the future.	Ongoing
	3. Provide and support public recreation opportunities.	Ongoing
Housing	1. Update the town land use regulations to require that relocated houses are sited on freestanding, separate parcels, are secured to permanent foundations and are properly maintained to provide safe, quality housing.	2006-2007
	2. Update the town land use regulations regarding manufactured or mobile home development to bring it into compliance with the goals, objectives and policies of this plan.	2006-2007
Economic Development	1. Support fruit and vegetable farms and greenhouses in the town, designed to supply food to farmers markets and grocery stores in the region's major urban areas.	Ongoing
	2. Focus economic development efforts on farming and farm-related businesses.	Ongoing
Intergovernmental Cooperation	1. Coordinate, cooperate and communicate with surrounding municipalities, state and federal agencies and St. Croix County to implement the goals, objectives and policies of the plan.	Ongoing