

Town of Richmond Comprehensive Plan 2023



Acknowledgments

Thank you to the following elected officials, staff and community partners that participated in the development of the 2023 Town of Richmond Comprehensive Plan. Thank you to the community members who took the community survey and provided comments that informed the Comprehensive Plan.

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- **Town of Richmond Comprehensive Plan Visions Session Summary**
- **Town of Richmond Comprehensive Plan Property Owner Survey Executive Summary**

Introduction

In accordance with Wisconsin Statutes, the purpose of this Town of Richmond Comprehensive Plan is to guide and accomplish a coordinated, adjusted, and harmonious development of the community which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development. The plan provides an inventory of community assets and issues to determine the local needs, set goals and priorities, and develop a guide for action. This Town of Richmond 2023 Comprehensive Plan is an update of the adopted 2011 Richmond Comprehensive Plan.

Plan Update Process

The Town of Richmond Comprehensive Plan update was prepared under the guidance of the Town Board of Supervisors, Plan Committee, and staff that reviewed the plan and conducted meetings between August 2022 and September 2023.

9 Comprehensive Plan Elements

As set forth in Wisconsin Statutes §66.1001 comprehensive planning, the Town of Richmond comprehensive plan addresses the nine elements:

- 1) Issues & Opportunities*
- 2) Housing*
- 3) Transportation*
- 4) Utilities & Community Facilities*
- 5) Agricultural, Natural, & Cultural Resources*
- 6) Economic Development*
- 7) Intergovernmental Cooperation*
- 8) Land Use*
- 9) Implementation*

Meeting or Task	Description	Date
Meeting 1: Town Board Plan Commission (optional)	Review / approve DRAFT schedule, outreach strategies, review previous plan issues	August 11, 2022
Website and Survey	Launched website, implemented online survey Sep 1 - Oct 16, 2022	September- October 2022
Meeting 2: Public vision session	Staff facilitate discussion and gather feedback with survey and reflection questions	September 27, 2022
Meeting 3: Town Board – Plan Commission	Review public participation results (survey and vision sessions)	November 10, 2022
Meeting 4: Town Board – Plan Commission	Review DRAFT chapters	December 27, 2022
Meeting 5: Town Board - Plan Commission	Review DRAFT chapters	February 28, 2023
Meeting 6: Town Board – Plan Commission	Review DRAFT chapters	May 30, 2023

Meeting or Task	Description	Date
Meeting 7: Town Board – Plan Commission	Review DRAFT chapters	June 27, 2023
Meeting 8: Town Board – Plan Commission	Review DRAFT chapters	July 25, 2023
Meeting 9: Town Board – Plan Commission	Review completed DRAFT Document	August 29, 2023

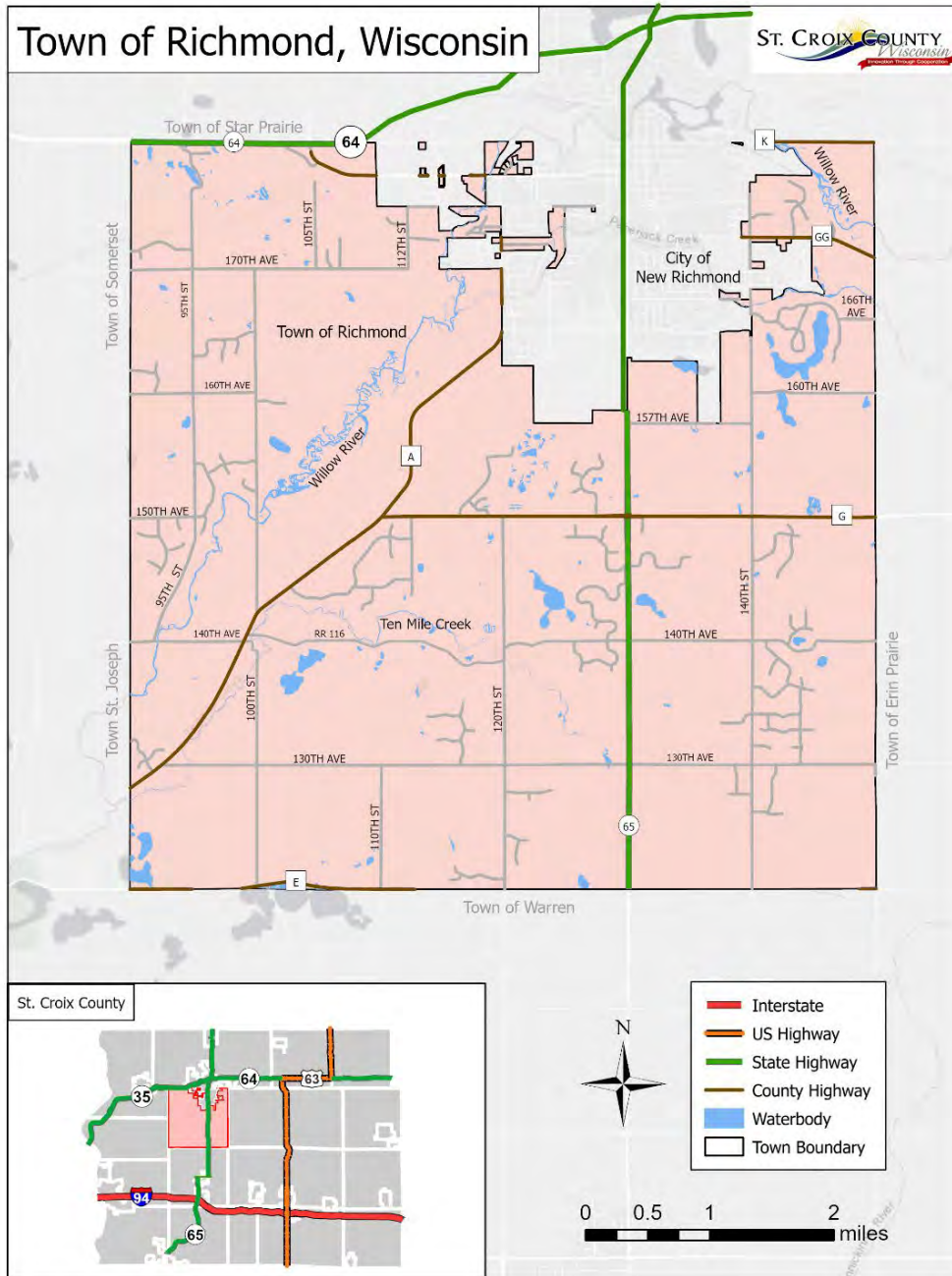
Public Participation Process

On September 8, 2022 the Town Board adopted Resolution No. 2022-01 approving the public participation plan as required by Wisconsin Statutes 66.1001(4). The resolution outlines the following participation plan to solicit public opinion. The Town and County worked together to implement the public participation plan strategies. A public vision session was held on September 27, 2022 and a public opinion survey was administered September-October 2022 as shown in Appendix A. Results of the public vision session and survey can be found in Appendix A.

1. Develop and administer the 2023 Town of Richmond Comprehensive Plan update survey, both online and paper copies, from September 1 to October 16, 2022
2. Promote the 2023 Town of Richmond Comprehensive Plan update survey by distributing post cards with the survey deadline, survey link, instructions for completion and instructions for submittal, to all property owners in the Town of Richmond
3. Host a public meeting to introduce the comprehensive plan update process, promote the survey, facilitate discussion of the Town issues and opportunities, and answer questions
4. Promote the 2023 Town of Richmond Comprehensive Plan update survey and public meeting by hosting a webpage that provides updates
5. Report the results of the survey and public meeting
6. Review and consider the results of the survey and public meeting in the development of the 2023 Town of Richmond Comprehensive Plan update
7. Make the draft 2023 Town of Richmond Comprehensive Plan available for public review and comment at least 10 days prior to the public hearing
8. Hold a public hearing to accept public comment on the draft 2023 Town of Richmond Comprehensive Plan

Location

The Town of Richmond is located in northwestern St. Croix County, in west-central Wisconsin. State Highway 65 and County Highway A are main roads that provide vehicle transportation through the Town of Richmond. The City of New Richmond, adjacent to north side of the Town, provides employment, shopping, and services. The Town is bordered on the west by the Towns of Somerset and St. Joseph, north by the Town of Star Prairie and City of New Richmond, east by the Town of Erin Prairie, and south by the Town of Warren.



Town of Richmond History

Settlement and Incorporation: This small community, where the Town of Richmond's Town Hall is now located, was originally called Lone Tree until around 1856. That is when Francis S. Boardman arrived, who became the first postmaster and merchant and had the community named after him.

The school district for Boardman was organized in 1857 and the first school building was built in 1861. The first trustees were Ira Parke, C. A. Boardman and S. L. Beebe. Warren Libbey was the first teacher. This schoolhouse was also used by the Methodists for church services until 1880, when their church was built. We don't know for certain when the original school was destroyed, but since the cyclone of 1899 wiped out the entire community, this is perhaps what happened to this building also. Another wooden building replaced this structure and then in 1927, with a growing population, a new red brick school was erected to house 60 students. In 1952, Boardman

consolidated with New Richmond, and after a few years of use as a supplemental 3rd grade classroom, it became the Richmond Town Hall as it remains today. Anna Mondor taught in this school and other schools in Richmond Township, before going on to being the Town clerk, a position she held for a number of years. During this same time-period in the school history of Richmond Township, there were 5 other rural schools, all established in the mid-1800's. Springbrook in Section 26, Oak Hill in Section 33, District #5 in Section 14, Clarendon in Section 7, and Lonesome Trail in Section 5. All of these schools consolidated with New Richmond in the 1950's.

In the Northern area of Richmond Township, the first settler was Eban Quimby, who built a house in 1852 at the mouth of Paperjack Creek, where it empties into the Willow River. The next family to move to this part of the township was the J. D. Johnson family, who in 1853 moved to the 'spring farm,' named for the large spring on the property. On this farm, he raised the first wheat in Richmond Township. When it was ready to be harvested, it was hauled to Hudson to be threshed and he had a total of 9 bushels of wheat. Most of Richmond Township remained essentially a farming community until the 1980's when agriculture gave way to subdivisions.

By 2010, the Town had 35 residential subdivisions. This is evidenced by the increase in household units ranging from 530 units in 2000, to 1,068 in 2010 and 1,373 units in 2020. This represents a 159% increase in total household units from 2000 to 2020.

While agricultural uses will continue to be an important part of the local economy and landscape, the Town will continue to see household development potential due to its location to employment and service centers within the county (Hudson, New Richmond and River Falls) and proximity to the Twin Cities 20 miles to the west. According to 2020 U.S. Census data, nearly 30% of the workforce from the Town commutes into Minnesota for employment.



Photo: 1936 Boardman School, obscured by mounds of snow

Land Acreage by Assessment Category

The table below indicates how property is categorized, or used, within the Town for assessment purposes in 2023. The geographical area of the Town is 28.13 square miles or 18,005 acres. The total acreage categorized as Agricultural or Agricultural Forest accounts for nearly two-thirds, or 66.5 %, of the total land area in the Town, a confirmation of the significant role that Agriculture plays within the Town.

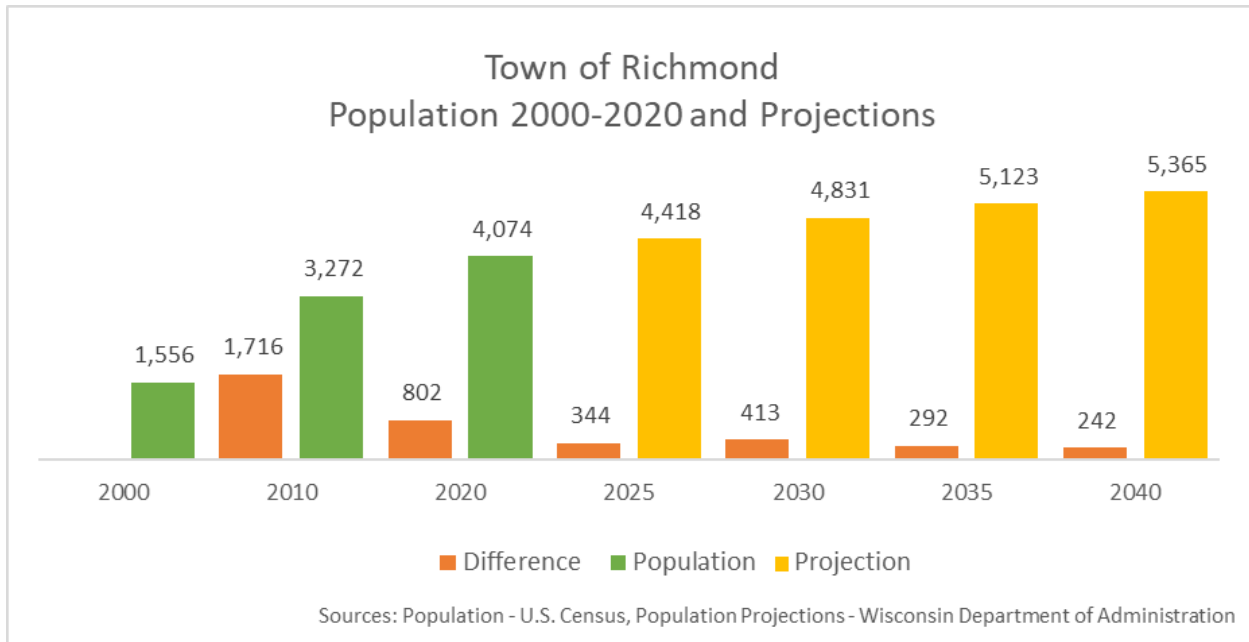
Assessment Category	Acreage	%
G1 (Residential)	3,477	19.3 %
G2 (Commercial)	497	2.7 %
G3 (Manufacturing)	90	0.5 %
G4 (Agricultural)	11,314	62.8 %
G5 (Undeveloped) *	1,338	7.4 %
G5M (Agricultural Forest)	670	3.7 %
G6 (Productive Forest Lands)	464	2.6 %
G7 (Other)*	155	1.0 %
Total	18,005	100.0 %
G5* includes right-of-way, marshes, bogs, swamps and navigable waters		
G7* includes farm operators' residence, barns, silos and sheds		

Population Demographics

To properly plan for the Town of Richmond’s future requires an understanding of the community’s population and demographic trends. Population trends influence all other plan elements, such as the demand for community services, economic development policy and land use.

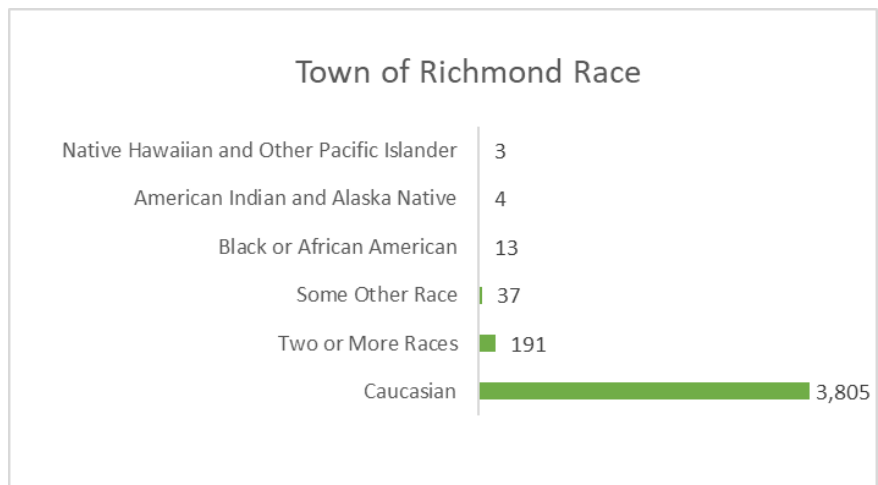
Town of Richmond Population

According to the 2020 U.S. Census, the Town of Richmond has 4,074 residents. The U.S. Census 2022 estimated population for the Town is 4,272. The graph below shows population from 2000 to 2020, and projections to 2040. The Town of Richmond has experienced variable population growth since 2000, with the greatest population increase from 2000-2010 (1,716). The Wisconsin Department of Administration projects that the population will continue to increase into the future.



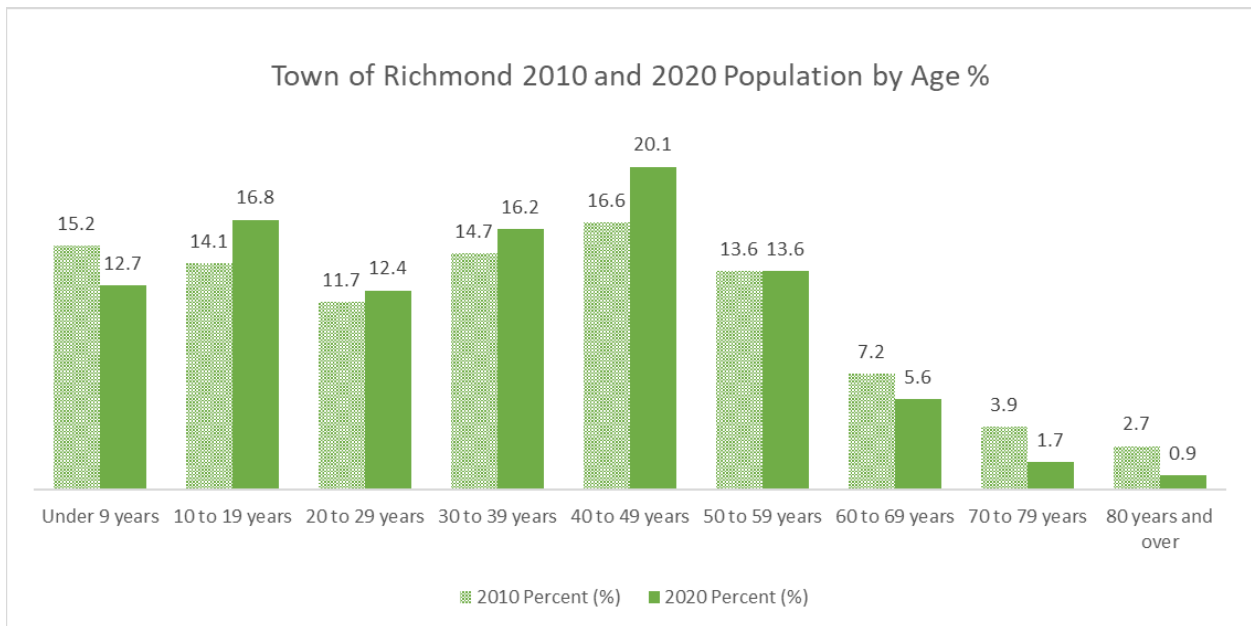
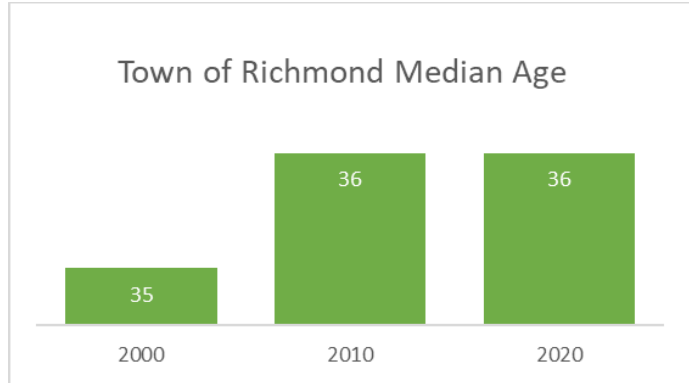
Town of Richmond Population by Race

According to the 2020 U.S. Census, the Town is mostly Caucasian (93.4%), with the next highest racial group being two or more races (4.7%).



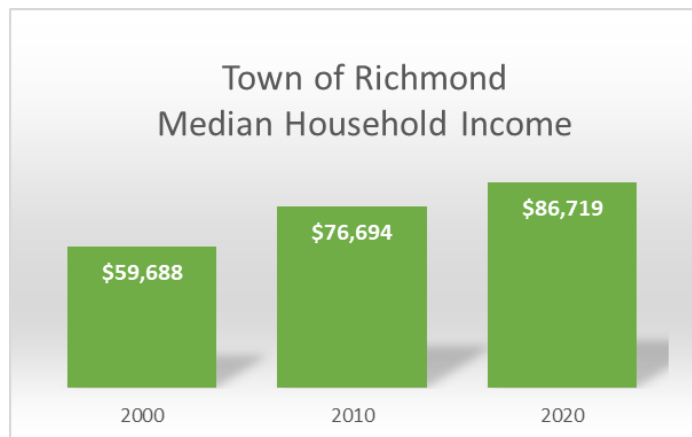
Town of Richmond Population by Age

The graph below shows the % population distribution by age groups for 2010 and 2020 in the Town of Richmond. For the Town, the group with the most population in 2020 was the 40-49 (20.1%) age group, followed by the 10-19 (16.8%) age group, and 30-39 (16.2%) age group. The median age of 36 has stayed the same in the Town of Richmond from 2010 to 2020. Source: U.S. Census



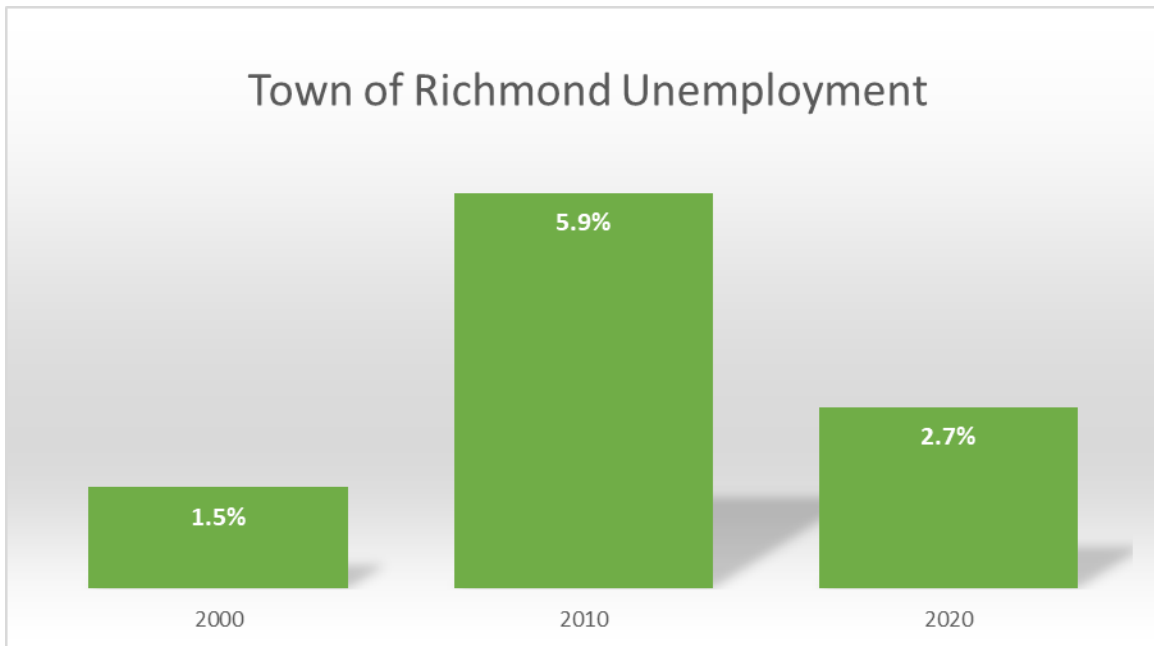
Median Household Income

Town of Richmond’s median household income has consistently increased since 2000 (\$59,688) to 2020 (\$86,719). Source: U.S. Census



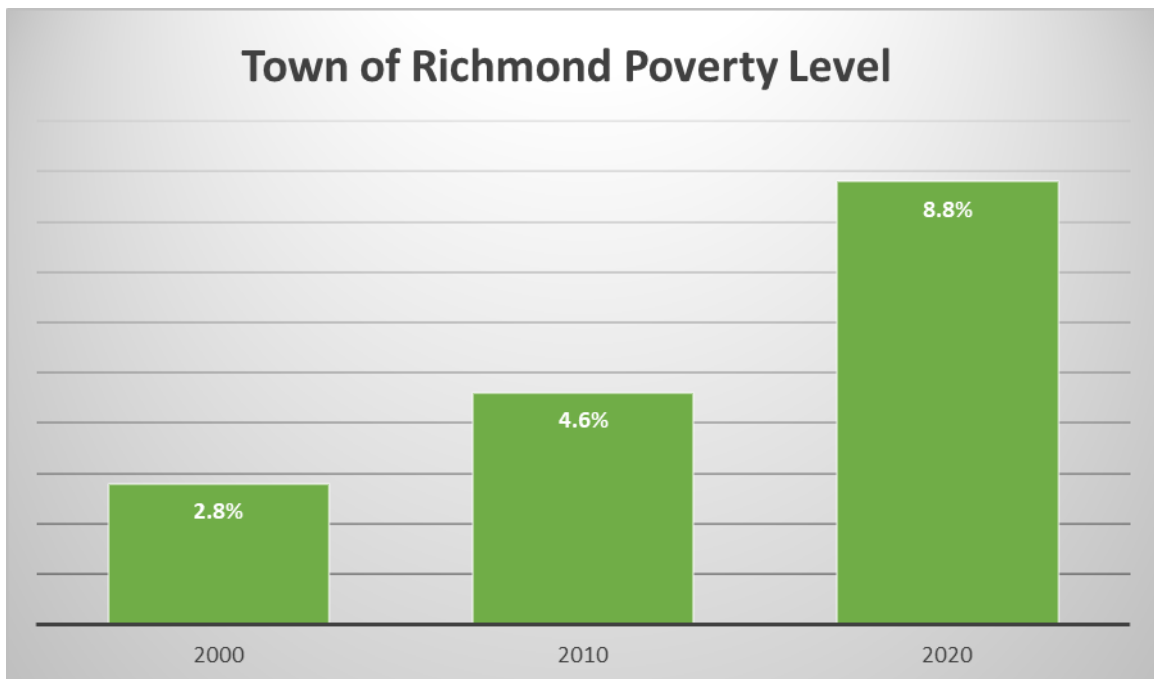
Town of Richmond Unemployment Rate

The Town of Richmond experienced unemployment growth from 2000 (1.5%) to 2010 (5.9%). According to the U.S. Census, the Town's unemployment rate dropped to 2.7% in 2020.



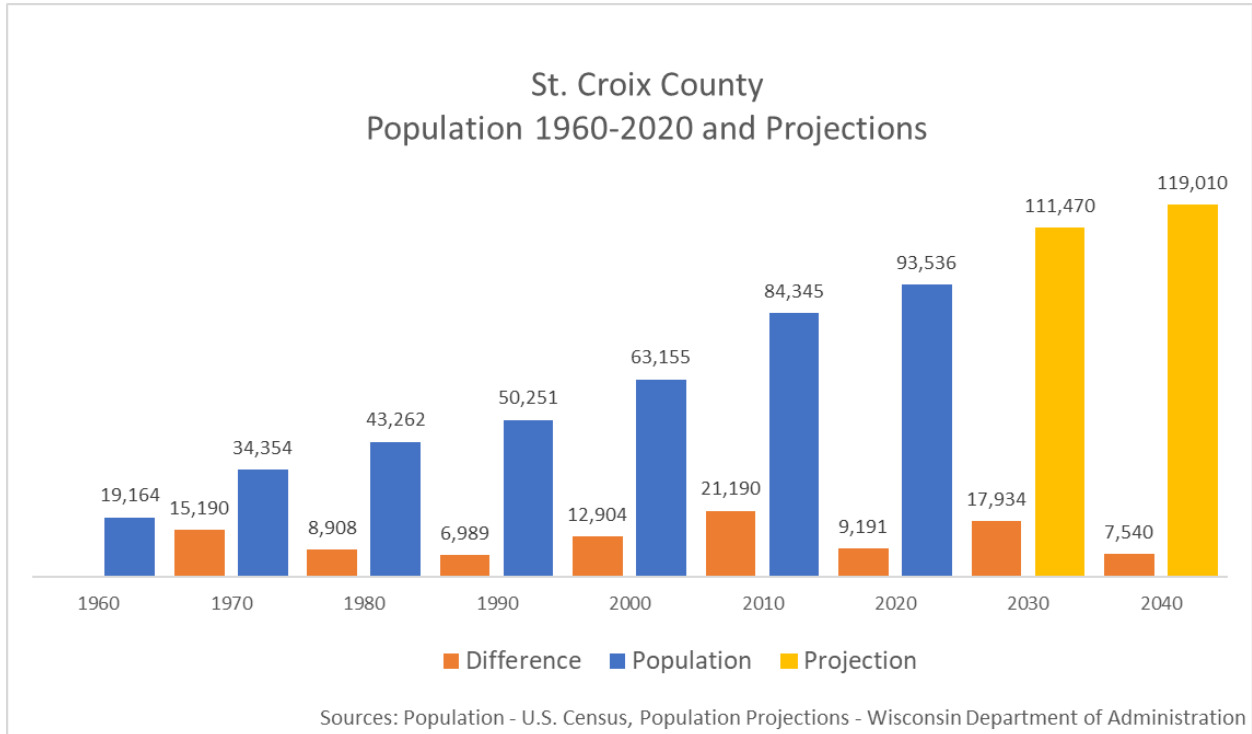
Poverty Level

The poverty level also increased from 2.8% in 2000 to 4.6% in 2010. According to the U.S. Census the poverty level continued to rise to 8.8% in 2020.



St. Croix County Population

The graph below displays the population trend in St. Croix County from 1960 through 2020. As illustrated in the graph, St. Croix County has experienced consistent population growth since 1960 with greatest increases from 1990-2000 (12,904), 2000-2010 (21,190), and 2010-2020 (9,191). St. Croix County's population will most likely continue to increase over the planning period.



Issues & Opportunities

Wisconsin Statutes 66.1001 requires a statement of overall goals, objectives, policies, and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit. The vision statement serves as the overall plan goal. The implementation chapter of this plan contains all the goals, objectives and policies gathered from the public participation and analysis of each comprehensive plan element topic.

Town of Richmond Top Issues Identified in 2011 Comprehensive Plan:

- Alternative energy
- Town Hall improvements
- Safe road design
- Affordable housing
- New business start-up
- Balancing growth and agriculture
- Water quality
- Protection of riverbanks and wetlands
- Walkway and bike paths
- Education/separation for mining activity
- Protection of environmentally sensitive areas and parks
- Boundary agreement with the City of New Richmond
- Land use for growth and development

Town of Richmond “Most Important Topic” identified in Resident Survey in Fall of 2022
(ranked by category and response):

Answer Choices	Responses
Utilities (water supply, septic systems, electric, broadband, storm water management, garbage, recycling)	25.48% (80)
Natural and Cultural Resources (surface water, ground water, wetlands, floodplains, navigable water, streams, springs, drainage ways, steep slopes, wildlife habitat, woodlands, rural character, culture, events)	25.16% (79)
Transportation (roads, trails, transit, railroad, airport, water transportation)	19.11% (60)
Agricultural Resources (productive agricultural areas for crop/forage production, livestock, aquaculture, fur farming, forest management, conservation, etc.)	12.10% (38)
Community Facilities and Services (parks, police, fire, cemeteries, health care facilities, childcare facilities, libraries, schools, other government facilities)	8.92% (28)
Economic Development (Business retention, recruitment, expansion)	6.69% (21)
Housing (housing supply)	2.54% (8)
	100.0% (314)

Vision Statement

In the year 2045, the Town of Richmond is rural, thriving, and a better place for the next generation.

In the year 2045, the Town of Richmond has maintained its rural character and supports the needs of its residents. As a caring, close and conservation-minded community, the Town’s residents are proud of its balanced, sustainable growth policies and well managed community. While we managed all of the above, our Town government has remained committed to using each tax dollar wisely. We care how we leave this world to our kids. With that, we welcome the young and the young at heart.

It is a thriving area because we promote planned and eco-friendly growth and development and encourage new industries and businesses that hire locally while maintaining and enhancing our natural resources. The Town conserves energy with its green-focused town hall and new energy efficient and alternative energy producing homes. We recycle everything or reclaim all our end-use products and strive to eliminate our waste.

Because many residents continue to work in the Twin Cities metropolitan region, they are now able to access a variety of transportation options. The goal of our citizens is to make our community a better place than when we started.



Photo: Ten Mile Creek

Utilities & Community Facilities

Government Facilities

Town Hall

The current building used for the Town of Richmond Hall was constructed in 1927. It originally served as a Boardman school house for 60 students, until the 1950's when Boardman consolidated with local school districts. After a few extra years use as a supplemental 3rd grade classroom, it became the Richmond Town Hall. Beyond public meetings and voting, the Town Hall is also available to local organizations for meetings. It has limited kitchen facilities, a large parking lot and a handicapped entrance ramp.



Solid Waste & Recycling Facilities

Town Collection Center

The recycling center is located at the Richmond Town Hall on 100th Street. It provides recycling and disposal options to residents and is also open to all St. Croix County residents for the collection of their mixed paper and mixed container recyclables. Items such as electronics, appliances, furniture, and tires are accepted for a fee. More information can be found on the Town's website. As of Fall 2022, weekly collection hours are from 9:00 – 1:00 pm on Saturdays.



Town residents can contract privately for curbside solid waste collection and disposal in the Town of Richmond. Waste haulers include Hometown Disposal, Olson Sanitation, Waste Management and Waterman's Sanitation.

St. Croix County Recycling

The St. Croix County Recycling Program as a part of the Resource Management Division is responsible for enforcing the County's Recycling Ordinance, Chapter 21, in response to the State of Wisconsin mandated household generated materials recycling under s. NR544.04 (9g), Wis. Admin. Code. The program is committed to promoting recycling and protecting our environment now and for future generations to come through sponsored events such as Appliance/Electronic Collection, Clean Sweep and Hazardous Waste Collection.



Photo: St. Croix County Clean Sweep Collection Event

Resources

St. Croix County Recycling: www.sccwi.gov/420/Recycling

WI Department of Natural Resources Recycling & Composting: dnr.wisconsin.gov/topic/Recycling

TerraCycle® - Eliminating the Idea of Waste®: www.terracycle.com/en-US

More Ideas, Less Waste Earth911: www.earth911.com

Libraries

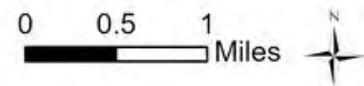
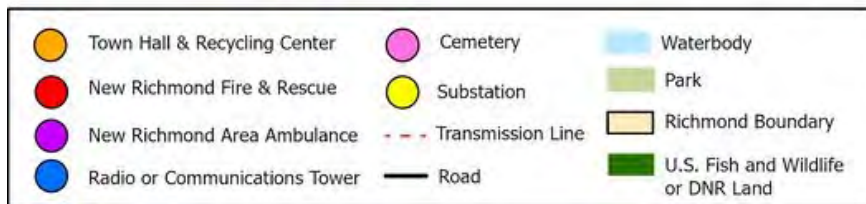
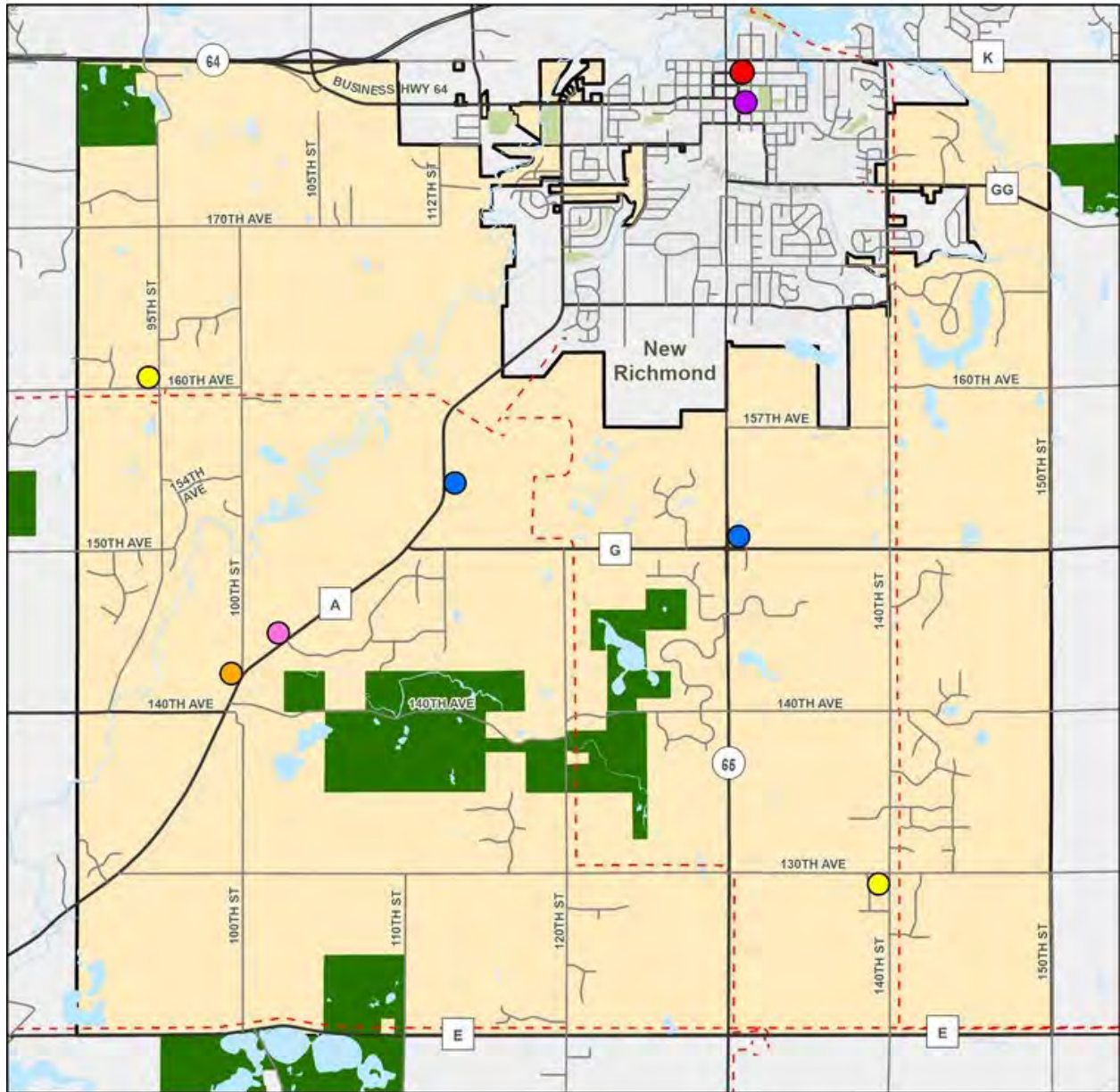
Town of Richmond residents have access to several area libraries in St. Croix County as part of the Inspiring and Facilitating Library Success (IFLS) system. There are 10 St. Croix County area libraries, the nearest ones being located in the City of New Richmond (Friday Memorial Library) and the Village of Somerset (Somerset Library).

Cemetery

There is one cemetery in the Town of Richmond. The Boardman Cemetery is located in Section 20 off County Road A and just south of 144th Avenue. It is approximately two acres in size and maintained by the Boardman Cemetery Association.

Utilities and Community Facilities Map

Town of Richmond Utilities and Community Facilities



St. Croix County Land Information, 2023

Parks & Open Spaces

For active recreation, Town residents can utilize nearby park and recreation facilities in the City of New Richmond or nearby villages. The Town has contributed financial resources in the past for the development of park and recreation facilities within the City of New Richmond. Recreation spaces in and near the Town of Richmond are listed below.



Paperjack Park

Paperjack Park is one of New Richmond's most utilized play areas. The playground has 3 separate areas with ample seating and a picnic shelter.

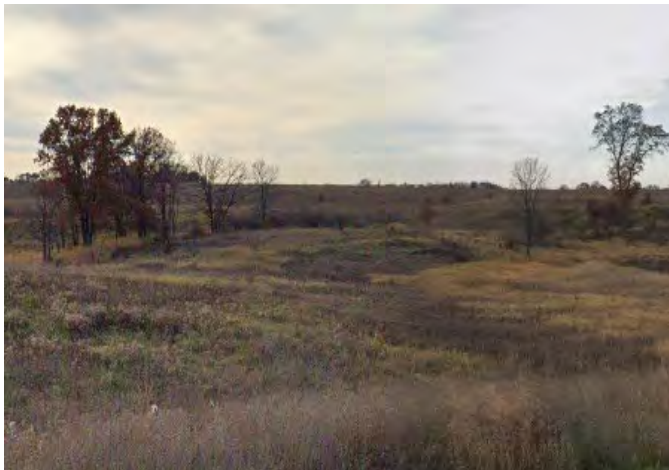
Willow River Rod & Gun Club

The Willow River Rod & Gun Club in the Town of Richmond sits on 37 acres and have several features and amenities for members. Facilities include a clubhouse, play area and various ranges.



Fish & Wildlife Land

The U.S. Fish and Wildlife Service (USFWS) manages four large Waterfowl Production Areas and two Wisconsin Department of Natural Resources (WDNR) Wildlife Areas in the Town of Richmond. These areas provide important feeding, breeding, nesting cover and other habitat values to a wide variety of plant and animal species. They also provide recreational open space for local citizens.



Telecommunications & Power Lines

There are two overhead electrical transmission lines in the Town of Richmond. The Xcel Energy power line runs north along 120th Street to CTH G, then west to CTH A. From there it goes northeast to Paperjack Way in the City of New Richmond. The Dairyland Power line runs north along 120th Street to CTH G, east to 140th Street, and then north towards Paperjack Way. The town has two electrical substations, owned by Dairyland Power. They are located at the southwest corner of STH 65 and 130th Avenue and 95th Street and 160th Avenue.



In December of 2021, the St. Croix County Board of Adjustment approved a 99-megawatt solar facility encompassing 981 acres in the Towns of Richmond and Warren at the intersection of State Highway #65 and County Road "E". 400 acres of the project are located within the Town of Richmond. The project will tie into the adjacent Xcel Energy Three Lakes Substation located in the Town of Warren with an overhead transmission line. Construction of the solar facility is anticipated to begin in 2023-24.

Contract services are available through various providers. Electric is provided by St. Croix Electric Cooperative and Xcel Energy. Xcel Energy also provides natural gas. Internet is provided by Frontier Communications, Northwest Communications, HughesNet, T-Mobile Wireless Hotspot and St. Croix Electric Viasat (satellite). Propane is provided by Riverview Propane, Alcivia, Lakes Gas, Ultra Energy and Ferrellgas.

Site Wastewater Treatment & Water Supply

Water Supply

WI DNR Private Well Information: <https://dnr.wisconsin.gov/topic/Wells>

The drinking water needs in the Town of Richmond are met by private wells. Wisconsin Department of Natural Resources (WI DNR) provides valuable information for private, individual well owners. According to the DNR, "About one-quarter of Wisconsin's population drinks water drawn from over 800,000 private wells. Wells are safe, dependable sources of water if sited wisely and built correctly. Unlike public water systems, the protection and maintenance of a private well is largely the responsibility of homeowners." The DNR encourages well owners to test their private well water quality. St. Croix County offers a program to test private well water quality.

St. Croix County Private Well Water Testing: <https://www.sccwi.gov/539/Drinking-Water-Program>

The St. Croix County Community Development Department offers various programs throughout the year that provide residents with opportunities to test their private well water. Participation is voluntary and programs are developed to make testing convenient and ensure residents are working with State Certified Laboratories. St. Croix County provides additional drinking water information and resources to keep private well water supply healthy.

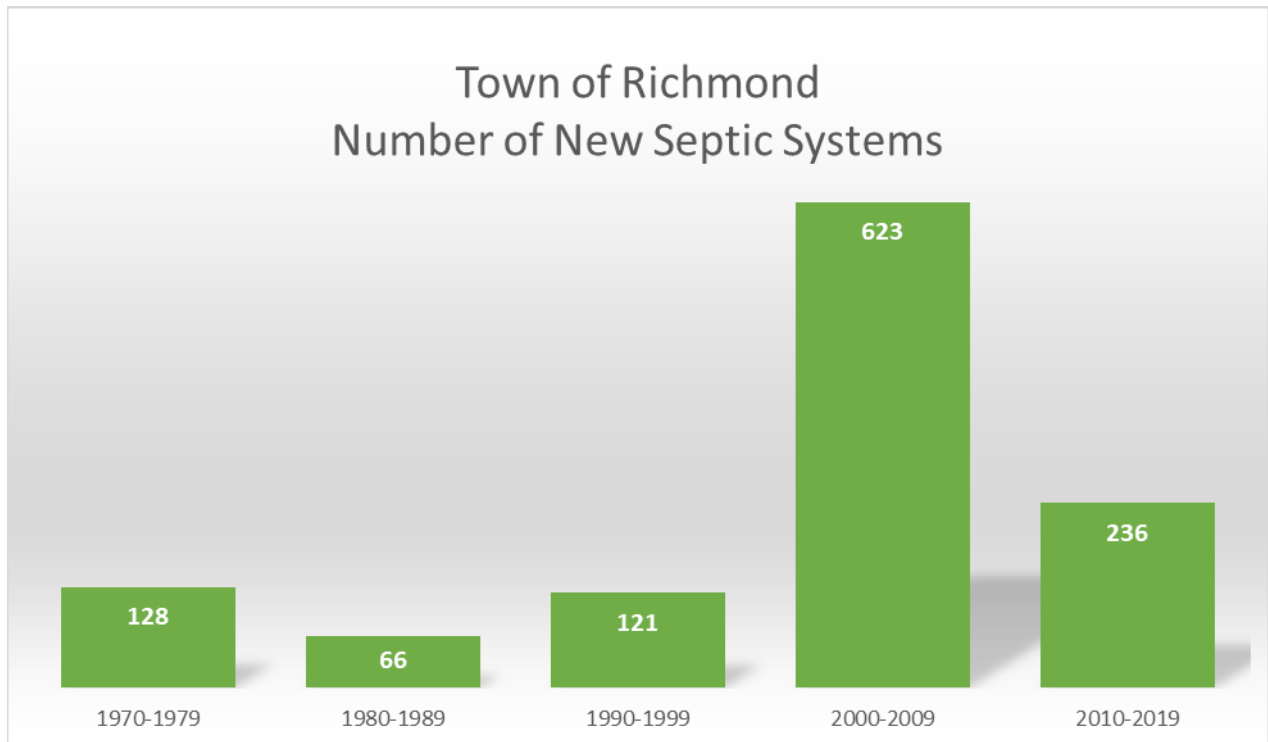
Wastewater

St. Croix County Private Wastewater System Testing: <https://www.sccwi.gov/328/Sanitary-Program>

Most of the wastewater treatment needs in the Town of Richmond are met by private onsite systems. Residents of the Green Acres subdivision are served by City of New Richmond sewer and water utilities and the Richmond Sanitary District #1 serves approximately 25 homes in the hamlet of Boardman. Proper installation and maintenance of private septic systems is regulated by St. Croix County. A State Sanitary Permit is required for the installation of a Private On-site Wastewater Treatment System (POWTS). A County Sanitary Permit is required for the repair, reconnection, or rejuvenation of a POWTS or for the installation of a non-plumbing sanitation (i.e., privy, composting toilet).

A Sanitary Permit is required from St. Croix County prior to obtaining a building permit. A Sanitary Permit may only be submitted by a licensed plumber. Staff will conduct at least one inspection for all work requiring a sanitary permit. The proper maintenance of a POWTS is essential to ensure the longevity of private wastewater treatment systems.

The following graph shows information about the Town of Richmond wastewater septic systems. According to St. Croix County records, a total of 1,174 new septic systems were installed from 1970 to 2020. This averages out to 235 new systems each decade in the Town of Richmond.



Emergency Services

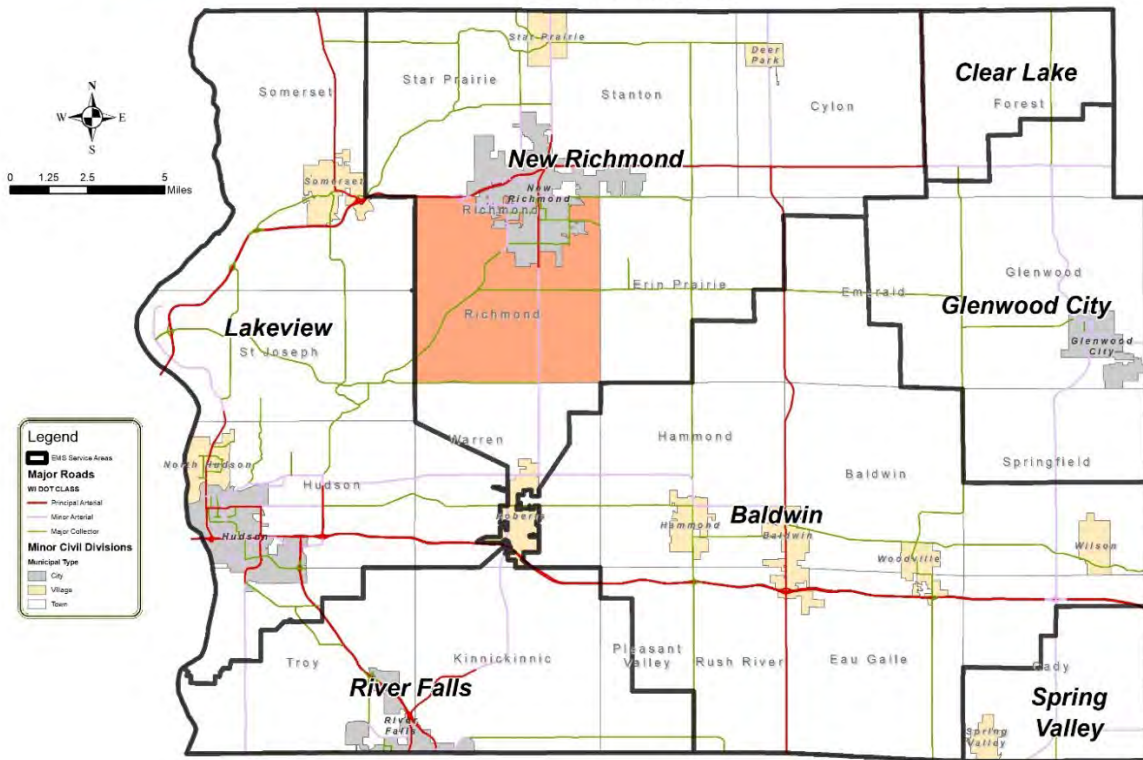
Emergency Management System

The Town of Richmond works with area municipalities for emergency services. The Emergency Management System (EMS) service areas in St. Croix County are shown in the map below. The Town of Richmond residents receive ambulance service from the New Richmond service area. Each area is either direct ambulance service or a combination of a first responder unit, a group of local citizens that volunteer to be contacted in case of an emergency, and back up ambulance service from a neighboring community, determined by contract negotiation and subject to change. The nearest hospital and health care clinic is the Westfield Hospital and Clinic located in the City of New Richmond.





EMS Service Areas - 2022 St Croix County, WI



Source: St. Croix County Community Development - Maps, GIS, & Land Information Map Date: 10/14/2022

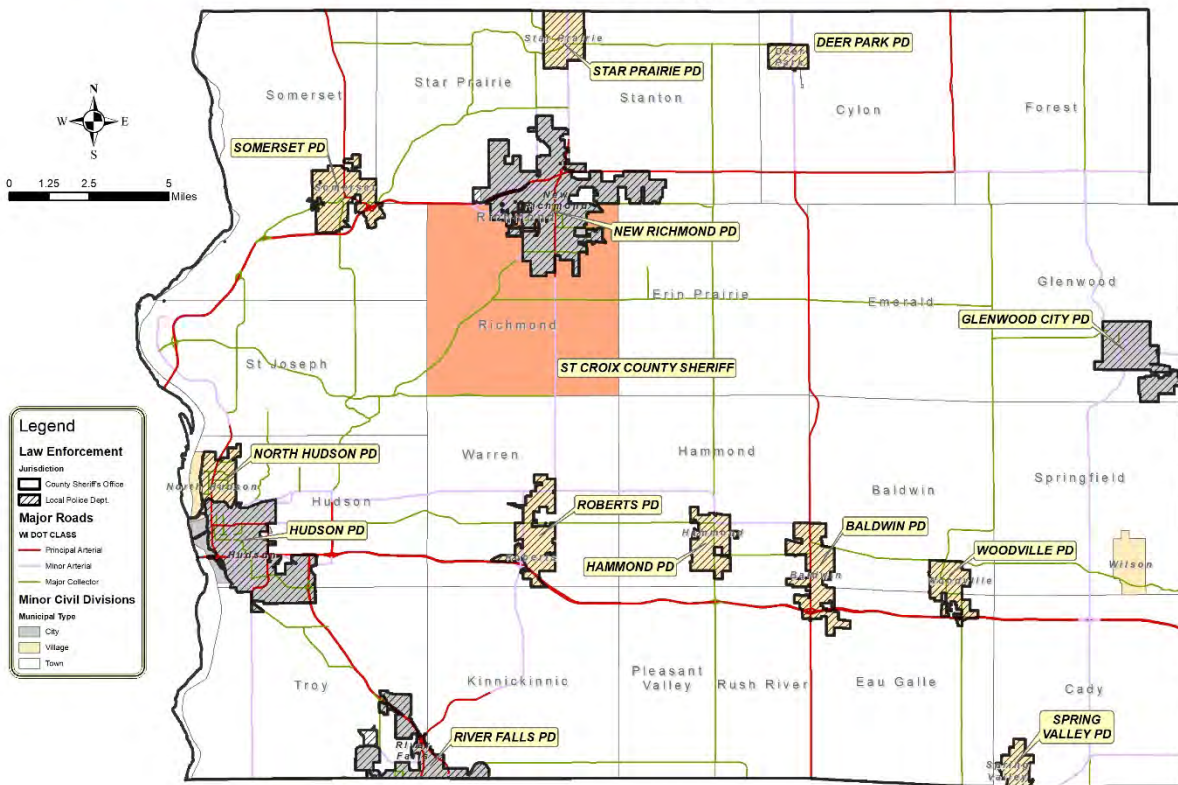
St. Croix County Sheriff

The St. Croix County Sheriff's Department has authority in the Town of Richmond, as shown in the map below. Close by, the City of New Richmond also has a police department, staffed by officers, detectives, school resource officers, K-9s and civilian staff members.



Law Enforcement Districts - 2022

St Croix County, WI



Source: St. Croix County Community Development - Maps, GIS, & Land Information Map Date: 10/20/2022

Fire Protection Areas

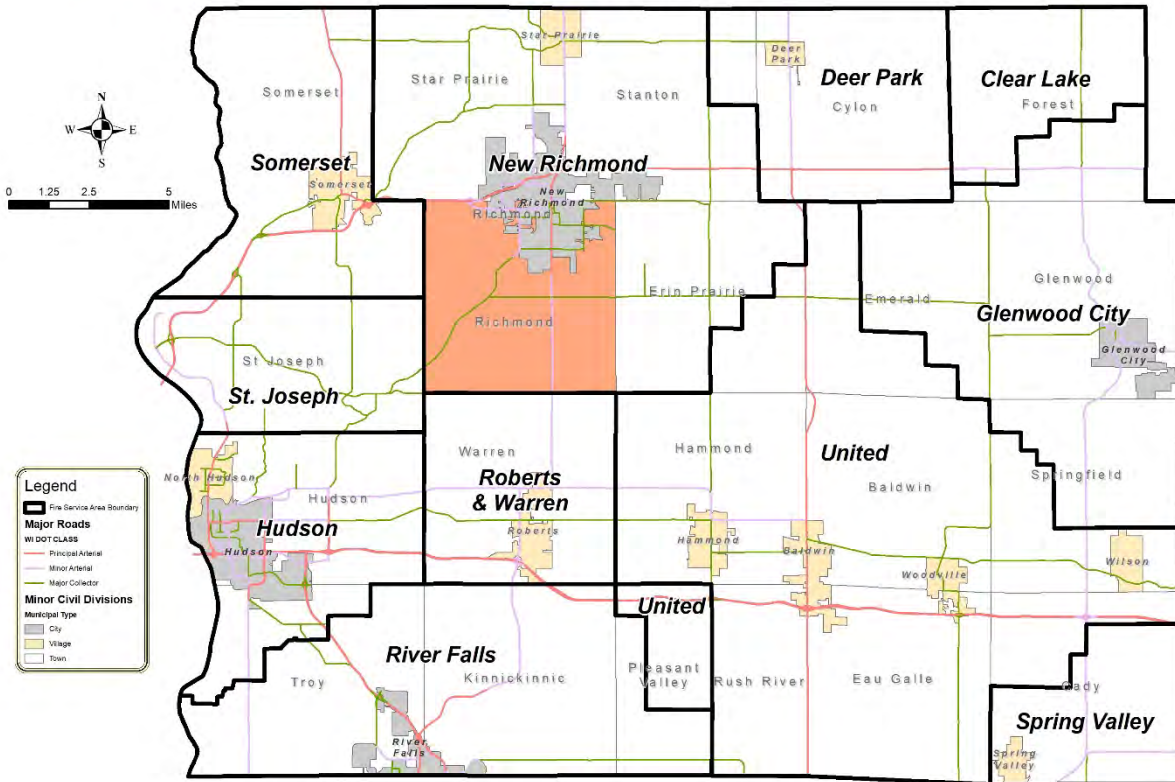
The Town of Richmond is part of the New Richmond Fire District, including the communities of New Richmond, Star Prairie, Stanton, and Erin Prairie as shown in the map below. The fire and rescue station, located in New Richmond, covers about 150 square miles. It is operated by a Chief and volunteer/paid-on-call firefighters. The department provides fire prevention, fire suppression, fire inspections, extrication, and rescue operations.





Fire Protection Service Areas - 2022

St Croix County, WI



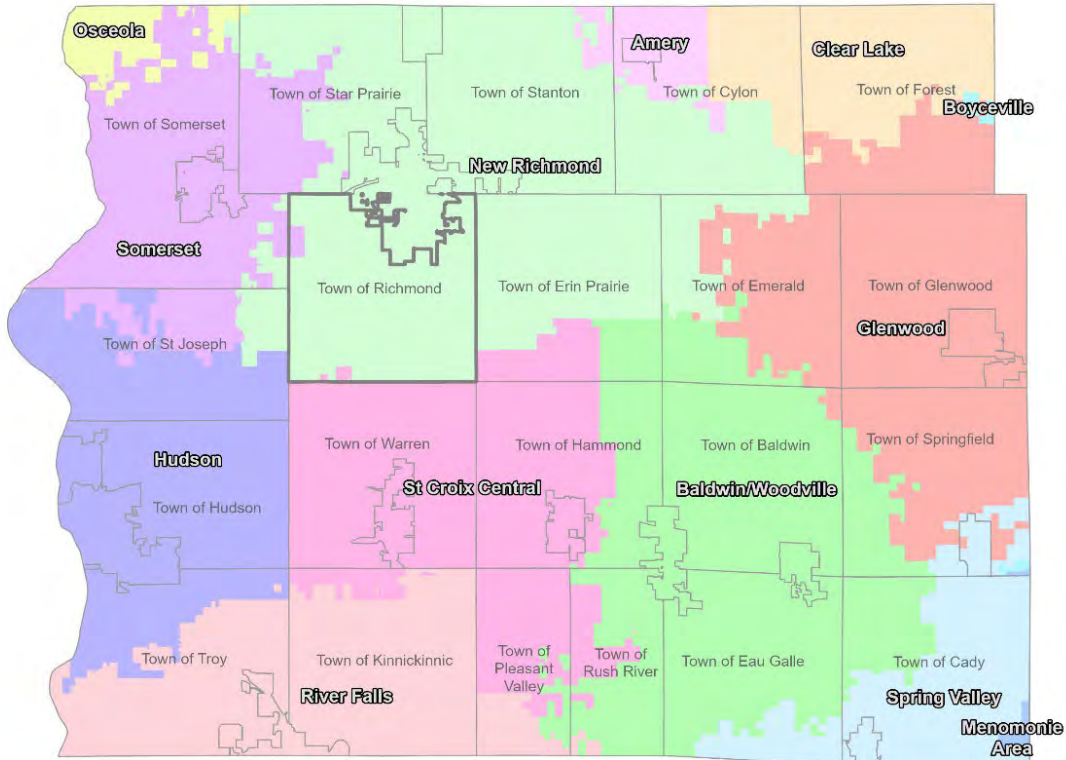
Source: St. Croix County Community Development - Maps, GIS, & Land Information

Map Date: 10/12/2022

Schools

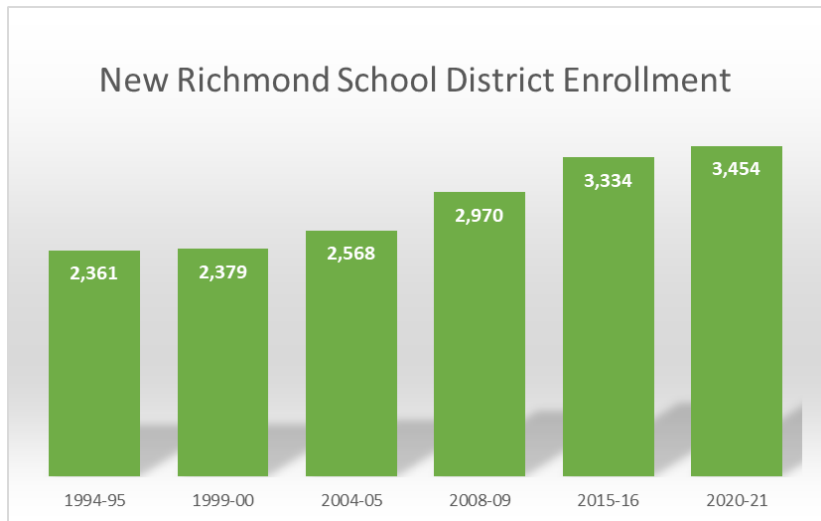
The Town of Richmond is a part of three school districts: New Richmond, Somerset and St. Croix Central. A vast majority of students are in the New Richmond School District, which serves a growing population of more than 3,454 students, dispersed across five schools. The schools include Hillside Elementary, Paperjack Elementary, Starr Elementary, New Richmond Middle School and New Richmond High School.

St. Croix County School Districts



School Enrollment

According to the Wisconsin Department of Public Instruction, the New Richmond School District enrollment in 2020-21 was 3,454 students. The graph below shows the enrollment numbers from the years: 1994-95, 1999-00, 2004-05, 2008-09, 2015-16 and 2020-21. The comparison shows a consistent increase in the New Richmond School District from 1994.



Utilities & Community

Facilities Goals, Objectives and Policies

Goal: Coordinate utility and community facility systems planning with land use, natural resource and transportation systems planning. Community facilities, services and utilities should focus on preserving the quality of life and satisfying core needs for public safety, health, education, social

services, recycling, town facilities and recreation at reasonable cost. These facilities and services should support the town goals for land use, growth management and natural resources.

Objectives:

1. Provide the appropriate level of community services, facilities and practices within the town, while striving for a low tax levy and maintaining the rural character of the town.
2. Promote the use of existing public facilities, and managed expansion to those facilities, to serve future development whenever possible.
3. Support quality and accessible parks and recreational facilities and services and maintain dedicated open space for all residents.
4. Protect the town's public health, natural environment and groundwater and surface water resources through proper siting and regulation of wells, water utility services, wastewater disposal systems, recycling and other waste disposal in accordance with town, county and state laws and regulations.
5. Establish and maintain open communications with public utilities.

Policies:

1. Provide appropriate services for town residents, including public road maintenance and snow plowing on town roads, emergency services (fire, police, ambulance), solid waste and recycling.
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.
3. Provide support to local volunteer and community organizations through access to the town hall facilities.
4. Work with St. Croix County Emergency Management to identify emergency siren coverage areas. Plan to provide an additional emergency warning siren to serve the southern portion of the Town of Richmond.
5. Continue to work with area villages, cities, St. Croix County, state agencies and local organizations to develop, provide and support recreational facilities and opportunities within the town and in neighboring communities.
6. Plan for future open space along the Town's primary drainage corridors, which include the Willow River, Ten Mile Creek, Paperjack Creek, Anderson Springs, Brushy Mound and Lundy ponds and related wetlands. These open space areas would allow the corridors to remain



Photo: The Richmond Town Hall site is used by the local community for a variety of activities including government meetings, club meetings and recycling and solid waste collection events.

mostly undeveloped as wildlife corridors, contribute to preserving the Town's rural character, provide stormwater management areas and provide potential trail linkages to the rest of the Town.

7. Support the Willow River Watershed Plan and the Ten Mile Creek projects to protect and improve the water quality in the most impacted watersheds, especially the Willow River.
8. Encourage property owners to test their drinking water annually or at least once every three years. Water testing kits are available at the County Planning and Zoning Department, Hudson; Land & Water Conservation Department, Baldwin; Public Health Department, New Richmond; or through private labs. A fee may apply.
9. Work with St. Croix County and state agencies to promote the proper approval process, placement and monitoring of new on-site wastewater systems and water wells, appropriate maintenance and replacement of failing older systems and wells as a means to protect public health and ground water quality.
10. Residents will continue to be responsible for contracting for curbside solid waste collection and disposal.
11. Work with and through St. Croix County (which serves as the town's Responsible Unit to implement the state recycling laws), to expand education, information, special collections and related services for the county recycling and hazardous waste programs. Continue to provide the town hall site as a collection location for white goods, appliances and tires for all county residents.
12. Utilize St. Croix County Sheriff's Office for law enforcement.
13. Contract with neighboring municipalities for emergency ambulance and fire service for town residents.
14. Pursue the provision of joint services with the City of New Richmond and neighboring municipalities when it will result in better services and/or cost savings.
15. Provide public road maintenance, repair and replacement and snow plowing on town roads through contractual services.



Photo: The Boardman electrical substation is one of several utility facilities located in the Town of Richmond.

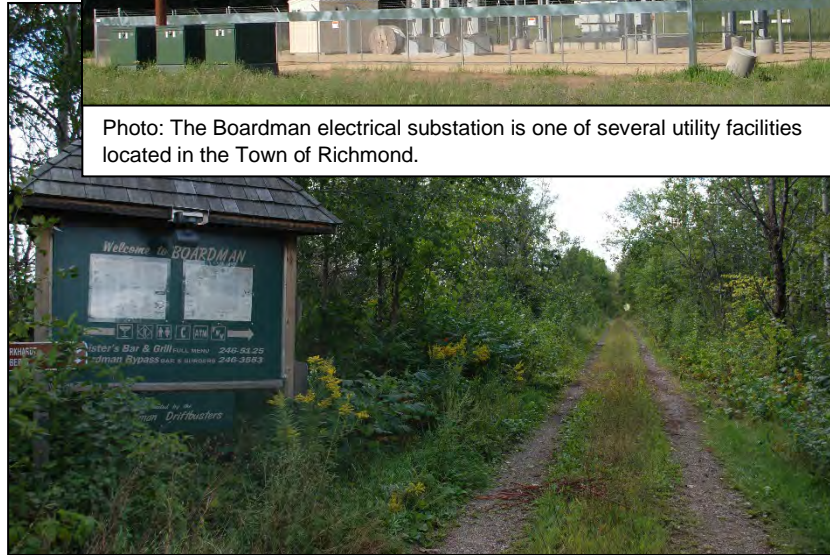


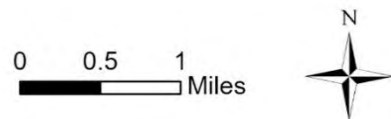
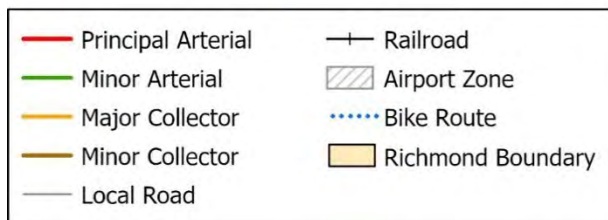
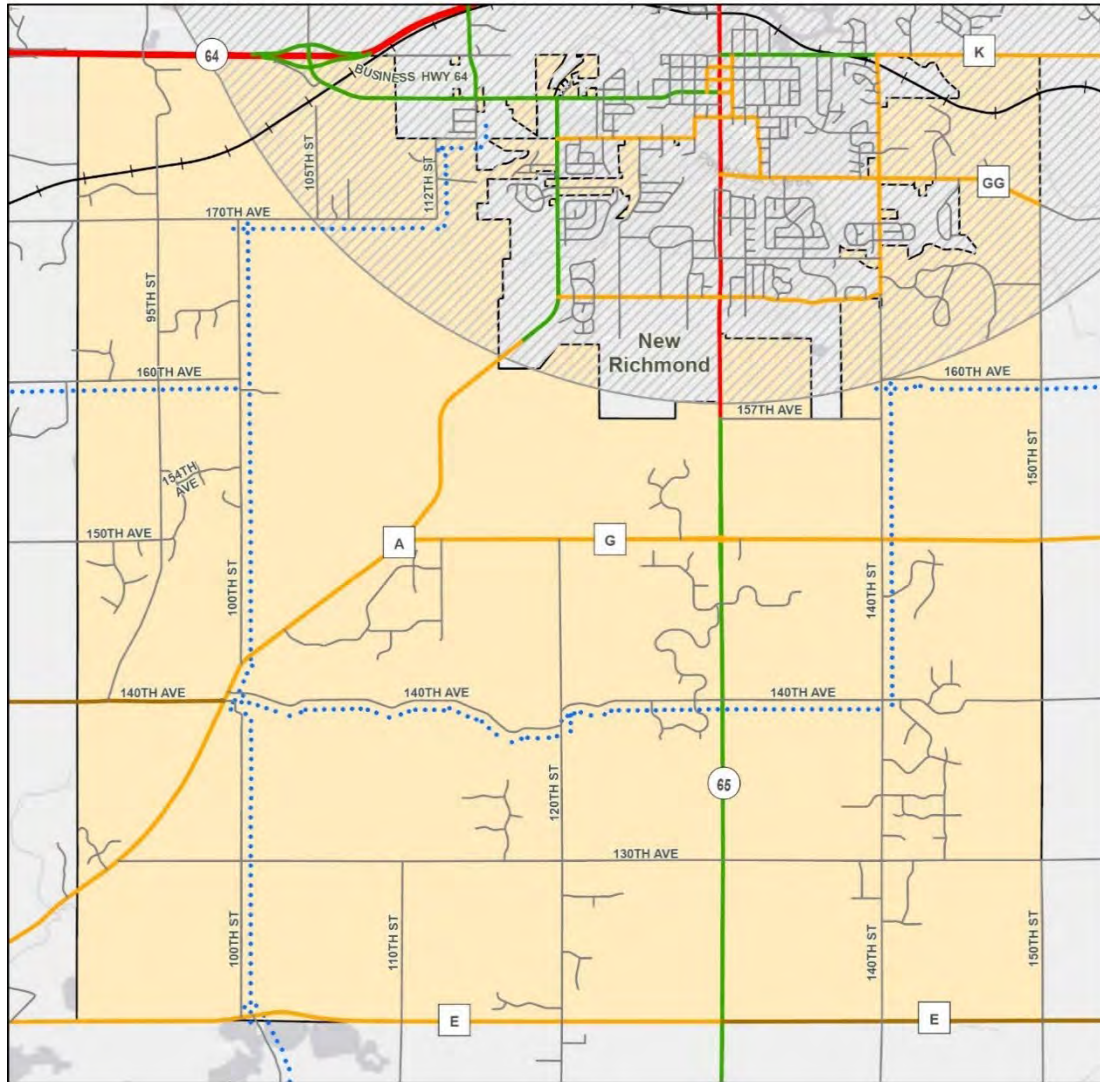
Photo: Snowmobile trail and information on 140th Avenue near Boardman.

16. Work with area villages and cities to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.
17. Conservation design development is an option to provide community facilities and services (e.g., school bus routes, snow removal, police patrol) in a cost-effective manner.
18. Encourage renewable energy resources on a small-scale basis.
19. Support efforts to expand and improve broadband and internet services where there are gaps in coverage.
20. Work with consultants to obtain grant funding to improve town services.

Transportation

Transportation is interconnected to the other elements of this comprehensive plan. Economic, housing, and land use decisions can increase or modify demands on the various modes of transportation including highways and roads, air, rail, and pedestrian and bicycling infrastructure. Likewise, the transportation decisions, such as the construction of new roadways, can impact accessibility, land values, and land use. The Town of Richmond’s transportation system is shown on the map below.

Town of Richmond Transportation System



Source: 2016 Functional Road Classification System, WisDOT
St. Croix County Land Information

Roads and Highways

Local roads and highways constitute the Town of Richmond's primary mode of transporting people, goods, and services. The primary components of the Town road network are below.

- State Highway 64 and State Highway 65 are significant regional transportation routes connecting the Town with the City of New Richmond and the surrounding communities, such as Somerset, Star Prairie, Stanton and Warren. State Highway 65 also connects south to Interstate 94, which leads to the Twin Cities Metropolitan Area.
- County Highway G and County Highway A also travel through the Town. These county highways provide connections to the State highway system and/or to surrounding communities.
- Local Town roads provide access to abutting lands and to the State, County, and Federal highway system serving the community.

Rustic Road 116

A 2.2-mile Rustic Road has been designated in the southwest part of the Town of Richmond. On R-116, travelers will see oak trees interspersed with wetlands and agricultural vistas. Ten Mile Creek parallels the road for much of its length providing travelers with water views visible from the road. There are several publicly owned wildlife areas devoted to waterfowl production and habitat protection making this a popular destination for waterfowl viewing.

Wisconsin's Rustic Road program has three program goals:

- To identify and preserve in a natural and essentially undisturbed condition certain designated roads having unusual or outstanding natural beauty, by virtue of native vegetation along with natural or man-made features associated with the road
- To provide a linear park-like system for vehicular, bicycle and pedestrian travel for quiet and leisurely enjoyment by local residents and the general public alike
- To maintain and administer these roads to provide safe public travel yet preserve the rustic and scenic qualities through use of appropriate maintenance and design standards, and encouragement of zoning for land use compatibility, utility regulations and billboard control.



Federal Functional Classification (FFC)

For planning, transportation funding, and design purposes, public roadways are divided into different functional classes, such as arterials and collectors. Factors influencing function include traffic circulation patterns, land use, the land access needs, and traffic volumes. Functional classifications are also often related to ownership and maintenance responsibilities, with the higher roadway classes often being County, State, or federally owned. The following table shows the functional class and approximate miles in the Town of Richmond. The majority of roads are local roads.

Town of Richmond Functional Road Classifications	
Functional Class	Approximate Miles
Principal Arterials	1
Minor Arterials	6
Major Collectors	14
Minor Collectors	3
Local Roads	65
Source: St. Croix County ArcGIS Pro, 2022	

Planned Transportation Improvements

State of Wisconsin and St. Croix County Highways

No major improvements, expansions, or realignments are currently planned for any state or county highways within the Town of Richmond. Major highway improvements in neighboring communities may affect travel to and from the Town. The following table shows St. Croix County planned highway improvements according to the Wisconsin State Freight Plan, Appendix 9-1: Wisconsin's Highway/Interstate (Freight) Projects 'Update - June 2022.'

Wisconsin Highway/Interstate Projects in St. Croix County					
Year	Project ID	Highway	Project Title	Project Length	Project Worktype
2021-23	1020-00-73	94	Hudson - Menomonie	6.29	Resurfacing
2021-23	1020-02-83	94	Hudson - Baldwin	0.5	Bridge Rehabilitation
2021-23	1021-00-78 [-79]	94	Hudson - Menomonie	0.5	Bridge Replacement
2021-23	1021-04-75 [-78]	94	Hudson - Menomonie	0.5	Bridge Replacement
Source: WI State Freight Plan, Appendix 9-1					

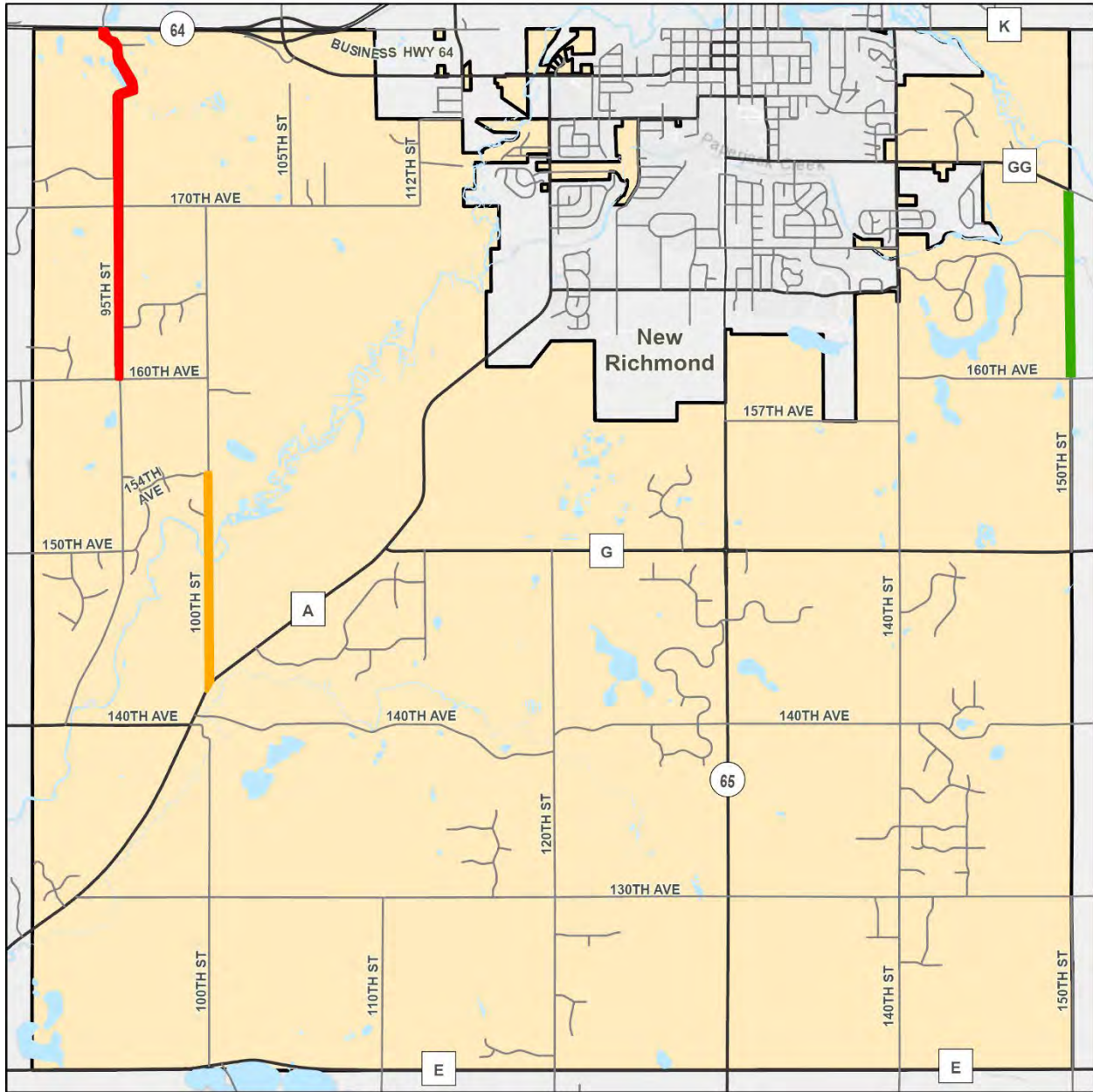
Town of Richmond Improvements

The table and map below show the upcoming road projects in the Town of Richmond from 2022 to 2026. The data was gathered from the Town of Richmond 5-Year Road Work Plan. The project list is subject to modification based on need, funding, or other changing conditions. The project list does not include seal coating or crack and pothole filling, which the Town does annually as maintenance.

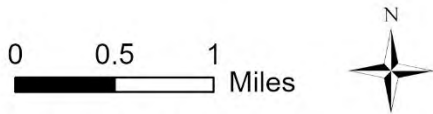
Town of Richmond Road Projects	
Year	Project
2022	Reconstruct & widen 150th Street with paving in 2023
2023	Reconstruct & widen portions of 95th Street with paving in 2024
2025	Reconstruct & widen portions of 100th Street with paving in 2026
Source: St. Croix County Highway Department	

Town of Richmond 5-Year Road Work Map

Town of Richmond 5-Year Road Plan



- █ 2022 - Reconstruct & widen 150th Street with paving in 2023
- █ 2023 - Reconstruct & widen portions of 95th Street with paving in 2024
- █ 2025 - Reconstruct & widen portions of 100th Street with paving in 2026



St. Croix County Land Information, 2023

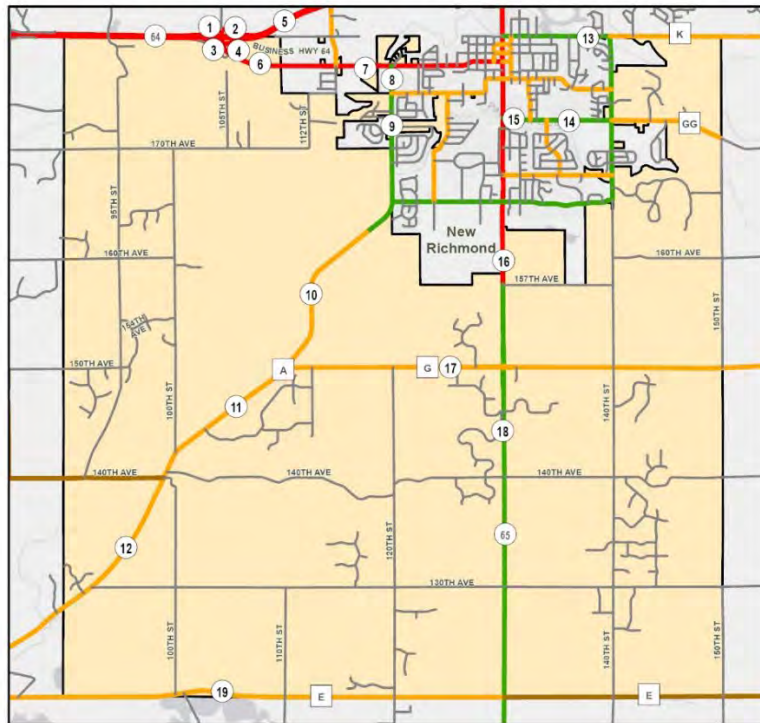
Annual Average Daily Traffic (AADT)

AADT counts are conducted by the Wisconsin Department of Transportation. Most of these counts are focused on state highways, county trunk highways and other higher traffic volume roadways. The following graph shows available AADT counts in 2004, 2006, 2009, 2012, 2015 and 2018. The traffic counts indicated in the chart below correspond to the numbered locations on the following map.

Town of Richmond Annual Average Daily Traffic Count							
# on Map	Traffic Count Location	2004	2006	2009	2012	2015	2018
1	ON RAMP FROM 110TH ST/CTH A TO NEW STH 64 WB NEW RICHMOND		3,100	4,500	3,000	3,000	
2	OFF RAMP FROM NEW STH 64 WB TO 110TH ST /CTH A NEW RICHMOND		160	160	180	170	
3	OFF RAMP FROM STH 64 EB TO 110TH ST/CTH A NEW RICHMOND		2,900	3,700	3,100	3,100	
4	ON RAMP FROM 110TH ST/CTH A TO NEW STH 64 EB NEW RICHMOND		90	150	160	180	
5	STH 64 BTWN 110TH ST & CTH K NEW RICHMOND		3,800	4,700	5,700	6,000	7,800
6	CTH A EAST OF 105TH ST RICHMOND TNSHP	6,900	7,600	5,600	6,300	5,900	7,300
7	CTH A FOURTH ST BTWN CTH K & CTH A SOUTH NEW RICHMOND	8,700	9,400	8,600	7,600	7,500	8,600
8	CTH A S OF W FOURTH ST NEW RICHMOND	3,500		4,000	5,000	5,100	5,700
9	CTH A BTWN 8TH ST & PAPERJACK NEW RICHMOND	3,000		4,700	5,000		6,000
10	CTH A 1.5 MI N OF CTH G RICHMOND TNSHP	3,000	3,300	3,800	5,800		4,300
11	CTH A BTWN CTH G & 144TH AVE ST JOSEPH TNSHP			4,700			
12	CTH A 2.0 MI N OF CTH E WARREN TNSHP	4,600	4,500	4,400			
13	CTH K BTWN 140TH & GRAND NEW RICHMOND	2,100		2,100		2,100	
14	11TH ST BTWN BILMAR & 140TH NEW RICHMOND	2,700		2,400			
15	CTH GG E ELEVENTH ST BTWN KNOWLES AVE & STARR NEW RICHMOND	3,500		4,300			
16	STH 65 1.0 MI N OF CTH G RICHMOND TNSHP	10,200	8,700	8,200	6,200	8,600	8,600
17	CTH G 1.25 MI W OF STH 65 RICHMOND TNSHP	3,100		1,900		2,100	
18	STH 65 0.5 MI S OF CTH G RICHMOND TNSHP	8,000	8,200	9,100	9,600	6,400	5,900
19	CTH E 2.5 MI E OF CTH A RICHMOND TNSHP	970		1,000		890	1,200

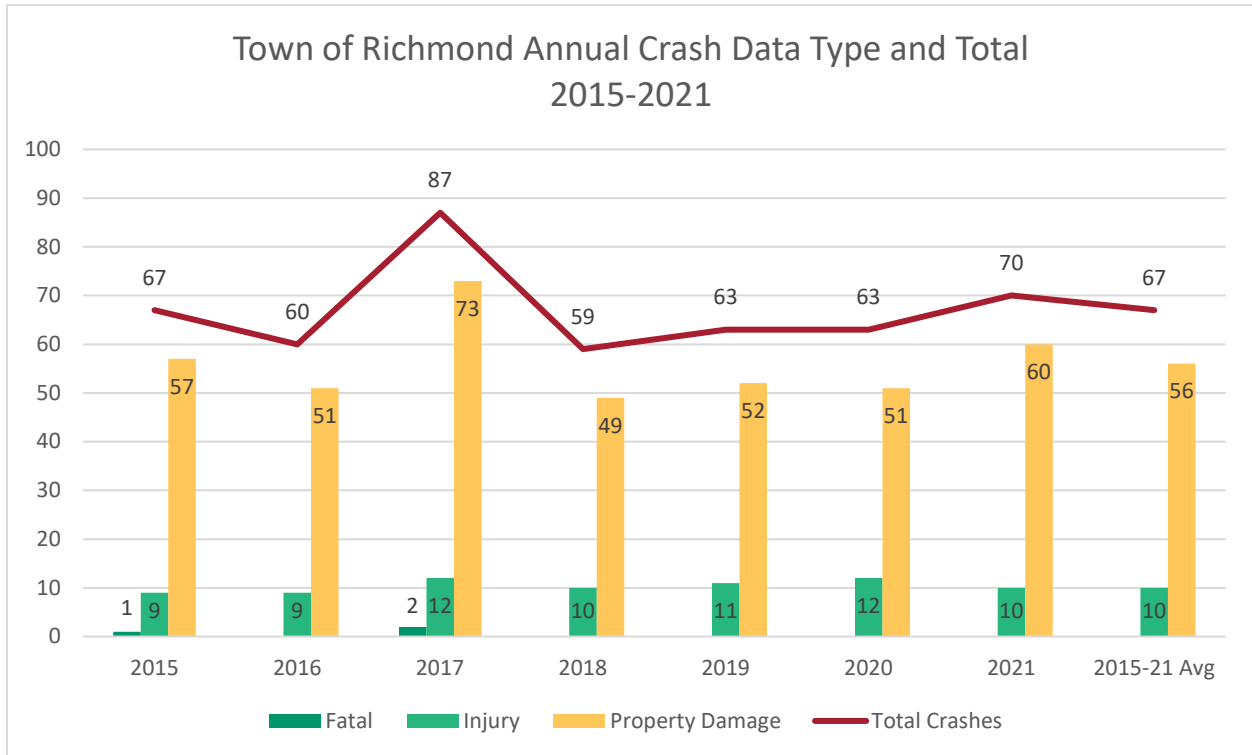
Source: WisDOT

Annual Average Daily Traffic Count Locations



Accident Types and Locations

According to Wisconsin Department of Transportation, the number of annual crashes has increased slightly from 2020 (63) to 2021 (70). The graph and table below report the annual number of crashes from 2015-2021 in the Town of Richmond. The average number of crashes within the 7-year period is 67.



Town of Richmond Crash Data	2015	2016	2017	2018	2019	2020	2021	2015-21 Avg
Fatal	1	0	2	0	0	0	0	0
Injury	9	9	12	10	11	12	10	10
Property Damage	57	51	73	49	52	51	60	56
Total Crashes	67	60	87	59	63	63	70	67

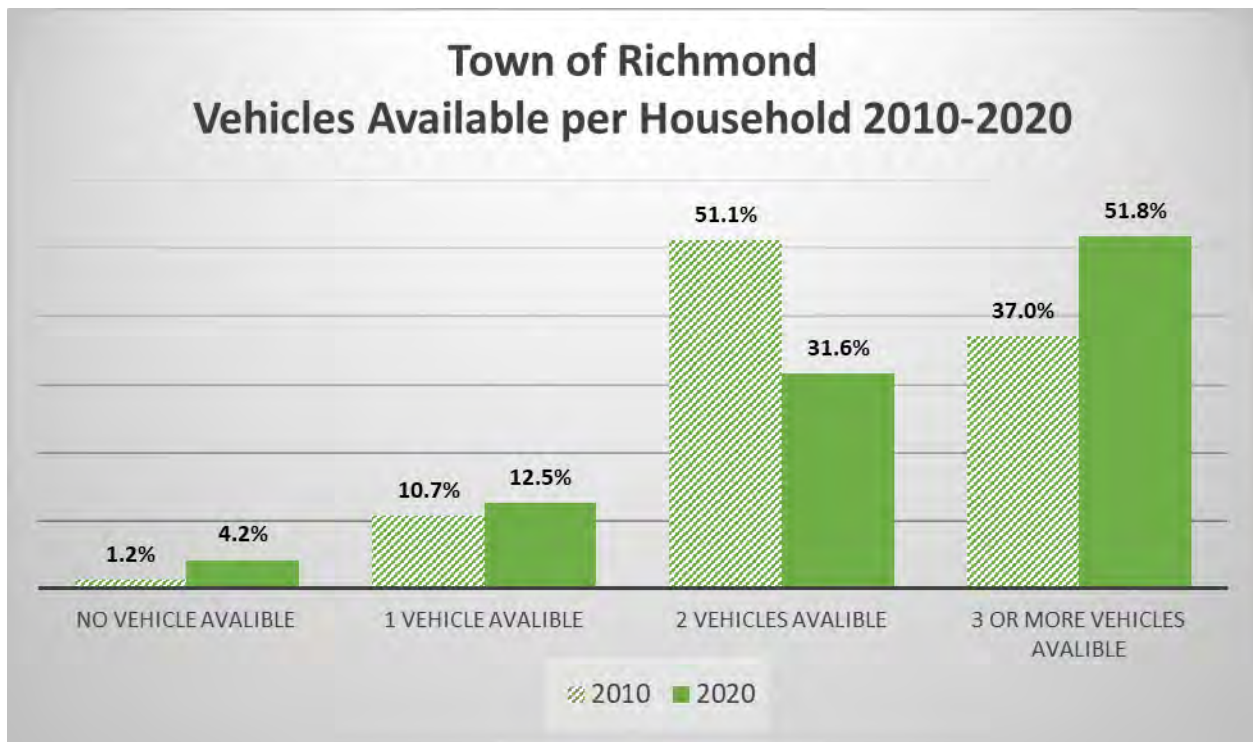
Source: WisDOT Crash Records Database

Vehicle Use and Commuting Trends

The automobile is the dominant mode of transportation for the residents in the Town of Richmond, shown in the transportation data below. This subsection provides available data from 2010 and 2020 in the categories of vehicles available, means of transportation to work, and travel time to work as compared to previous years.

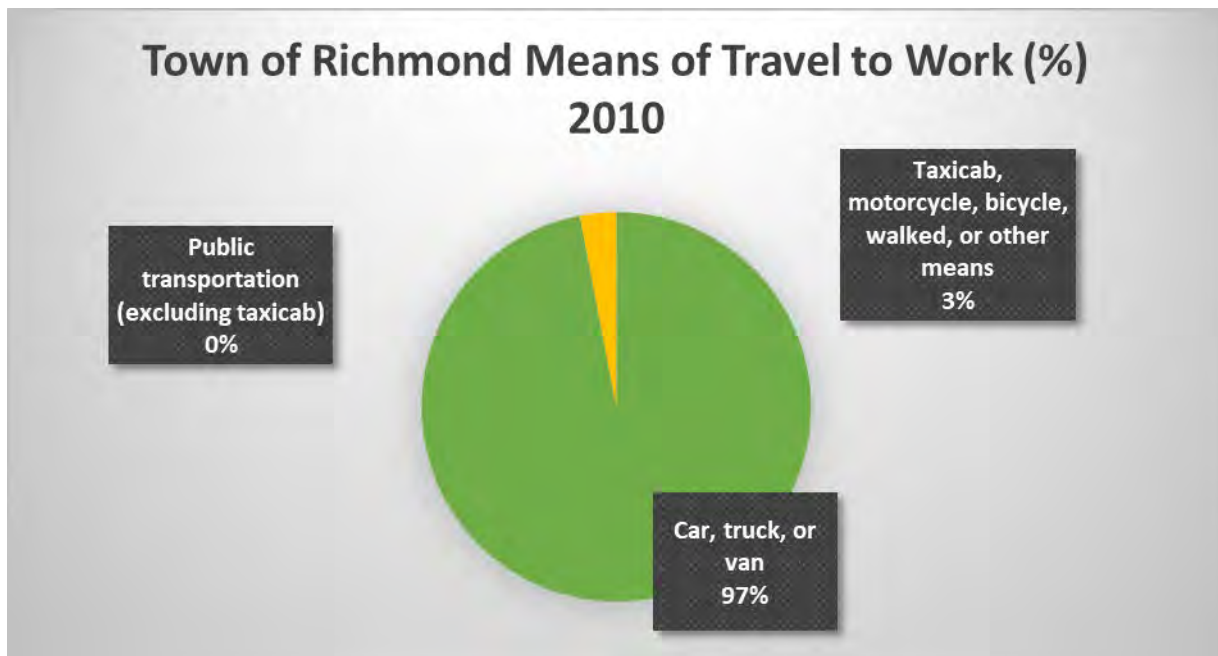
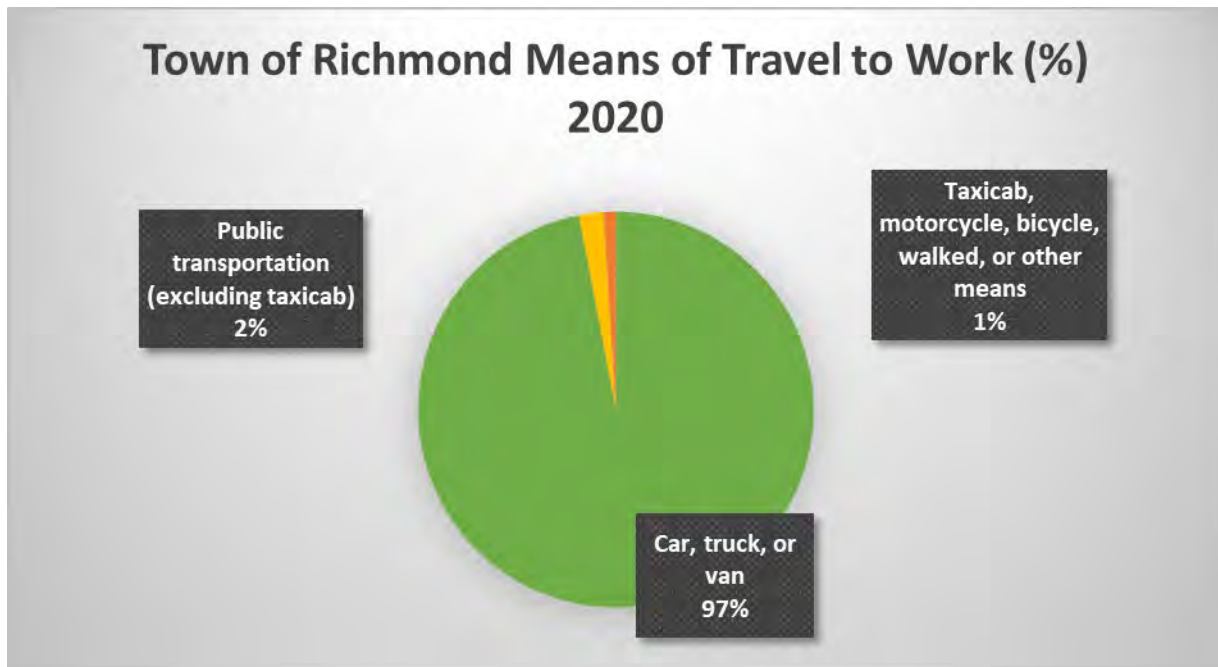
Vehicle Availability

According to the most recent U.S. Census estimates, nearly 96 percent of the households in the Town have one or more vehicles. Over half of the households in 2020 (51.8%) have three or more vehicles. Since 2010, the percentage of households with 3 or more vehicles has increased. Whereas the percentage of households with 2 vehicles available has decreased from 51.1% (2010) to 31.6% (2020). The statistics show a trend that more vehicles are available to households in the Town of Richmond since 2010.



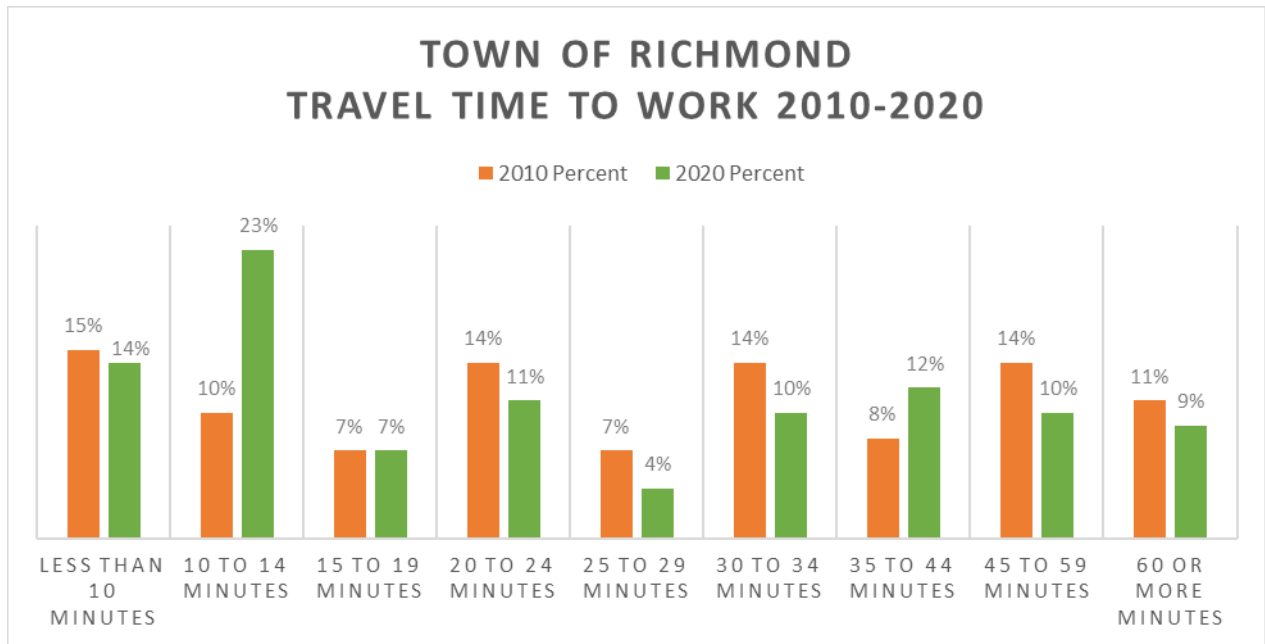
Means of Transportation to Work

As shown in the pie charts below, the preference for means of transportation to work is by vehicle (car, truck, or van) at 97% in 2010 and 2020. This preference is also a requirement based on the spatial pattern of the Town, as distances and existing infrastructure to and from other residents, shopping, and employment centers are generally not conducive for walking and biking. Trends that emerge in the comparison of U.S. Census data from 2010 to 2020 include a small increase in the use of public transportation and decreased use of a taxicab, motorcycle, walking, biking or other means.



Travel Time to Work

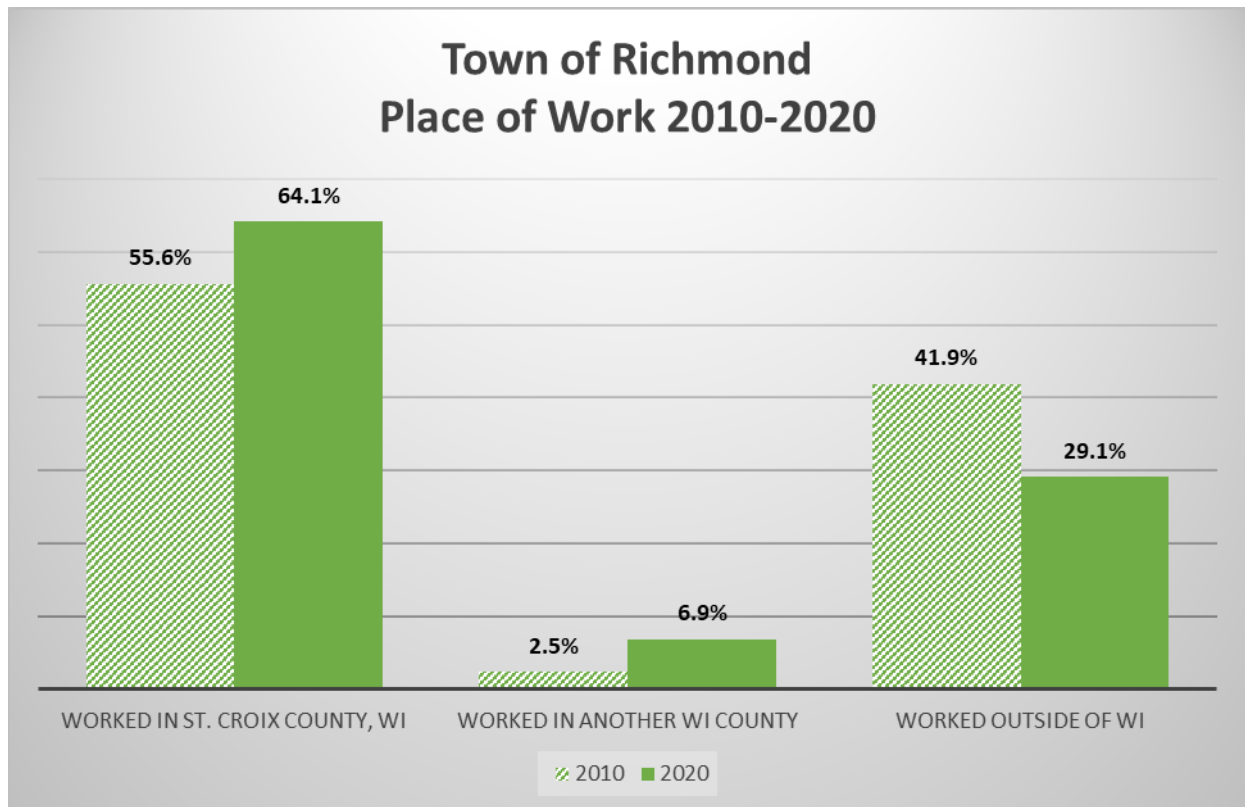
The graph and table below show the percentage of travel time to work defined intervals between less than 10 minutes and 60 minutes or more, for residents in the Town of Richmond. The U.S. Census data shown below compares travel time in 2010 and 2020. According to the available information, 47% of commuters traveled more than 30 minutes to work in 2010 and then dropped to 41% in 2020. In contrast, 53% of commuters in 2010 traveled less than 30 minutes to work and then increased to 59% in 2020. As a result, town residents average travel time to work has decreased from 29 minutes in 2010 to 26 minutes in 2020.



Travel Time to Work	2010	2020
Less than 10 minutes	15%	14%
10 to 14 minutes	10%	23%
15 to 19 minutes	7%	7%
20 to 24 minutes	14%	11%
25 to 29 minutes	7%	4%
30 to 34 minutes	14%	10%
35 to 44 minutes	8%	12%
45 to 59 minutes	14%	10%
60 or more minutes	11%	9%
Mean travel time to work	29 minutes	26 minutes

Place of Work

The graph below shows the percentage of residents who worked in St. Croix County, in another Wisconsin county and outside Wisconsin in 2010 and 2020. The majority of residents in the Town of Richmond worked in Wisconsin (either in St. Croix County or another Wisconsin county) in 2010 (58.1%) and 2020 (71%); with the percentage increasing 12.9% over the decade. The percentage of Town of Richmond residents who worked in St. Croix County also increased from 2010 (55.6%) to 2020 (64.1%). The percentage of residents who worked outside of Wisconsin decreased from 2010 (41.9%) to 2020 (29.1%). Source: U.S. Census



Town of Richmond Place of Work	2010	2020	Difference
Worked in St. Croix County, WI	55.6%	64.1%	8.5%
Worked in another WI County	2.5%	6.9%	4.4%
Worked outside of WI	41.9%	29.1%	-12.8%

Truck Freight Service

The Wisconsin Department of Transportation (WisDOT) authors the State Freight Plan that addresses the state's freight transportation needs and provides a vision for WisDOT's freight program for the next eight years.

The majority of local truck freight service takes advantage of STH 35 and STH 64, along with the county highways, which are constructed to higher standards than local streets to accommodate heavier loads. The map below shows roadway reliability on Highway 94 through St. Croix County.

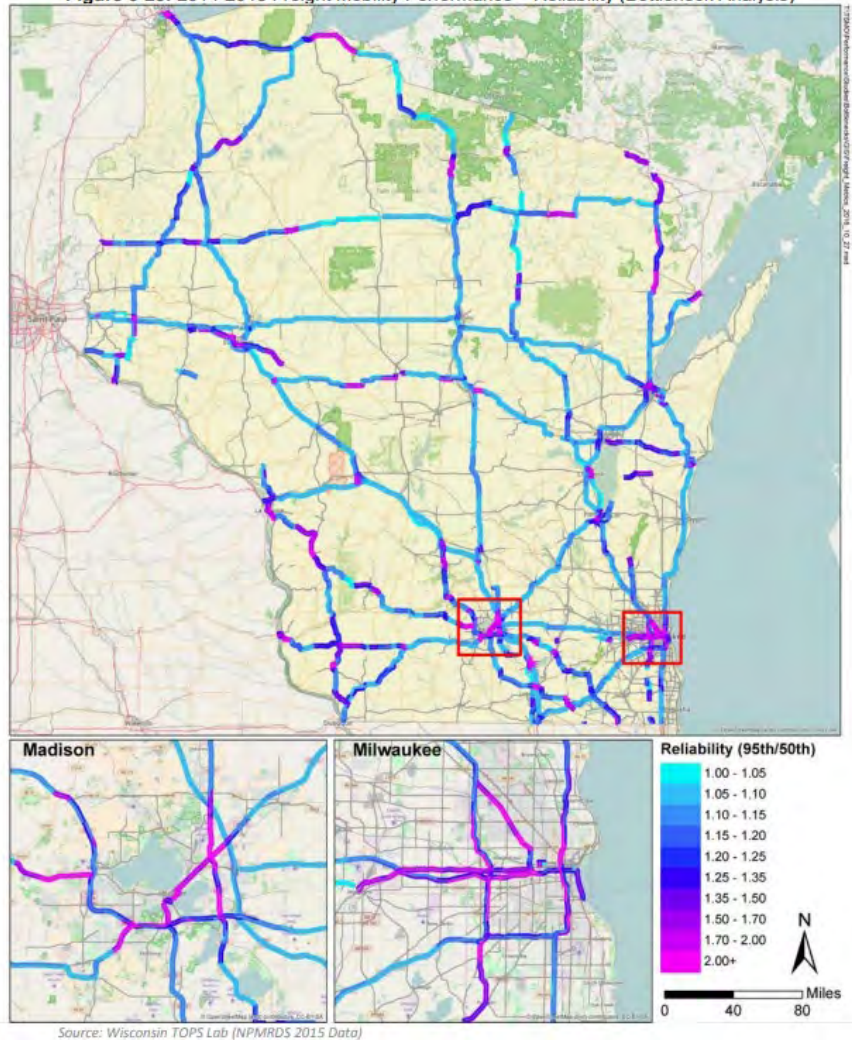
Truck Freight Issues:

- Foundation of shipping for economy
- Travel safety
- Roadway capacity
- Heavy truck traffic impacts to quality of life
- Transport of hazardous materials

Roadway Reliability

Figure 6-23 displays truck travel time reliability, which is similar to the performance measure proposed under MAP-21, but with the addition of non-Interstates. Truck travel time reliability is the ratio of the 95th percentile over the 50th percentile (median) travel time over the entire year.

Figure 6-23: 2014-2015 Freight Mobility Performance – Reliability (Bottleneck Analysis)



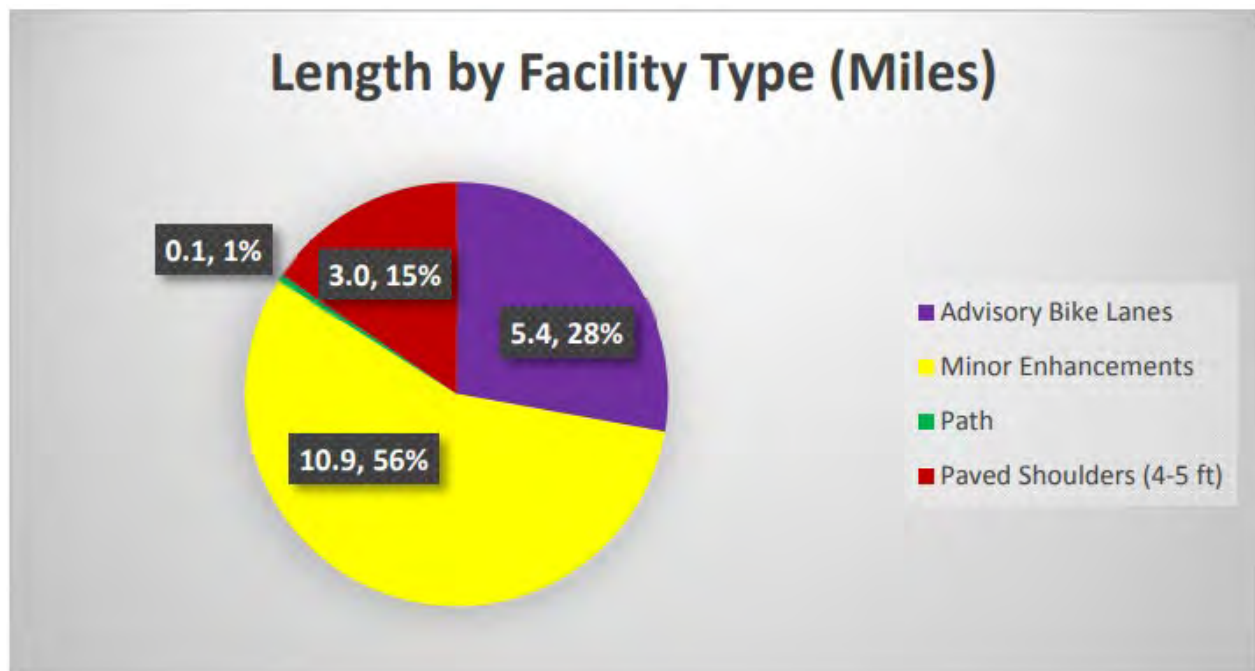
Pedestrians and Bicycling

Pedestrian and bicycle traffic is primarily recreational in the Town of Richmond. Active transportation (pedestrians and bicycling) can be an alternative to the automobile for many purposes, including commuting to work, shopping, visiting neighbors or service providers, and safe routes to school. Due to the lack of density in the Town, there are very few opportunities to walk and bike for functional reasons.

The St. Croix County 2017 Bicycle and Pedestrian Plan was adopted on May 2, 2017 by the St. Croix County Board of Supervisors. The St. Croix River Crossing bridge includes a bicycle and pedestrian crossing. The historic lift bridge exclusively carries bicycle and pedestrian traffic. Projects have been completed that connect the two bridges on both sides of the river with trails, effectively linking northern St. Croix County to the Twin Cities. The following table and map show recommendations from the 2017 County Bicycle and Pedestrian Plan.

Town of Richmond

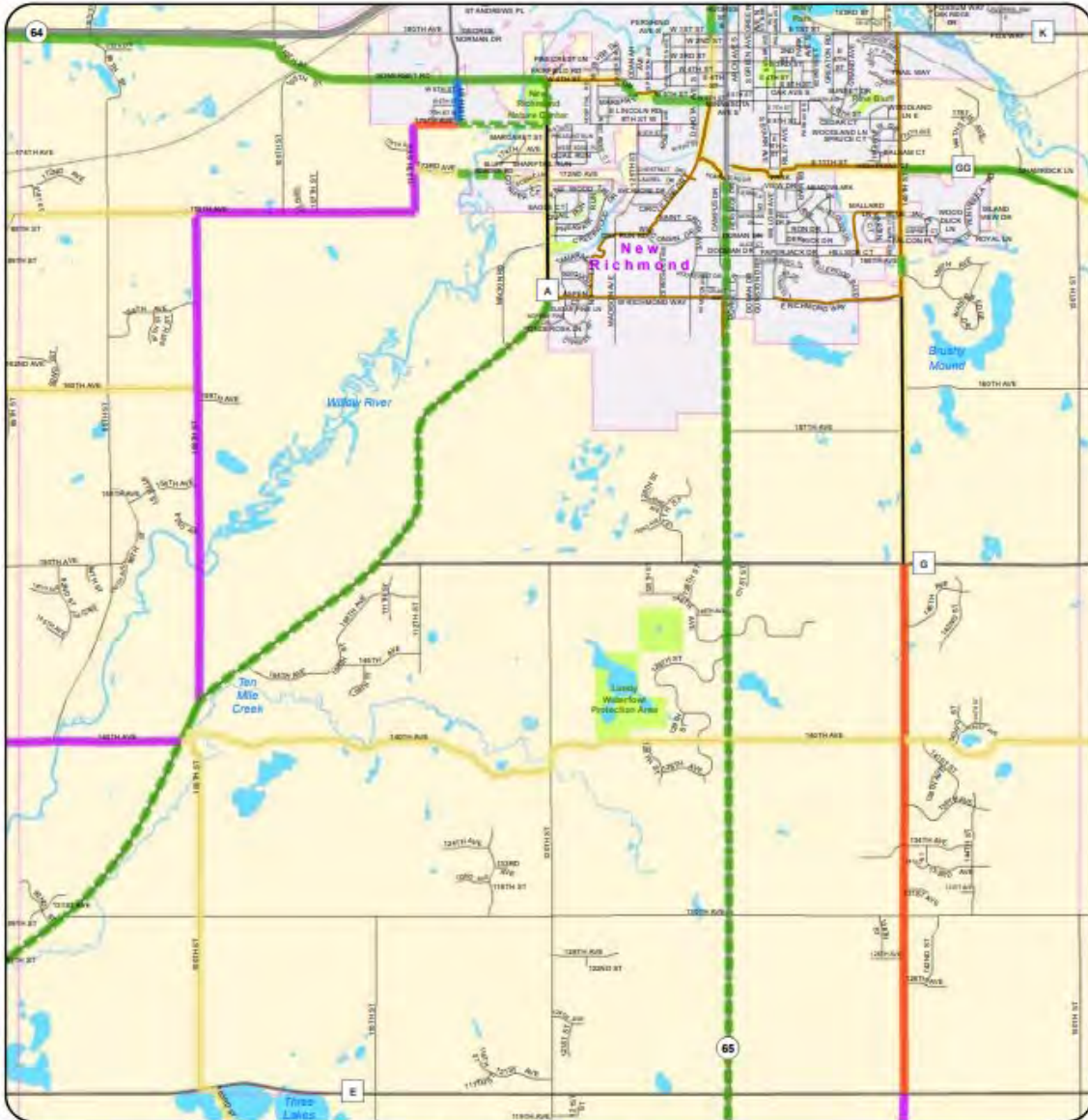
Project Description	From Street	To Street	Facility Recommendation	Length (Miles)
100th St/170th Ave/112th St	Cty Rd A	175th Ave	Advisory Bike Lanes	4.5
140th Ave	Cty Rd A	West Town Boundary	Advisory Bike Lanes	0.9
140th Ave	Cty Rd A	East Town Boundary	Minor Enhancements	5.3
100th St	Cty Rd A	Cty Rd E	Minor Enhancements	2.0
140th St	166th Ave	Cty Rd G	Minor Enhancements	1.6
160th Ave	West Town Boundary	100th St	Minor Enhancements	1.0
170th Ave	West Town Boundary	100th St	Minor Enhancements	1.0
140th St	168th Ave	166th Ave	Path	0.1
140th St	Cty Rd E	Cty Rd G	Paved Shoulders (4-5 ft)	3.0



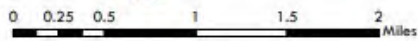
St. Croix County Community Development
 1101 Carmichael Rd.
 Hudson, WI
 Phone: 715.386.4680
 Email: cdd@co.saint-croix.wi.us
 www.co.saint-croix.wi.us

ST. CROIX COUNTY Bicycle and Pedestrian PLAN

Recommendations for
 The Town of Richmond



- Existing Path
- Existing Paved Shoulders
- Path
- Bike Lanes
- Separated Bike Lanes
- Advisory Bike Lanes
- Paved Shoulders
- Wider Paved Shoulders
- Minor Enhancements
- Path (Full Build Alignment)
- Bike Lanes (Full Build Alignment)
- Paved Shoulders (Full Build Alignment)
- Minor Enhancements (Full Build Alignment)



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Date Printed: 3/21/2017



Transit

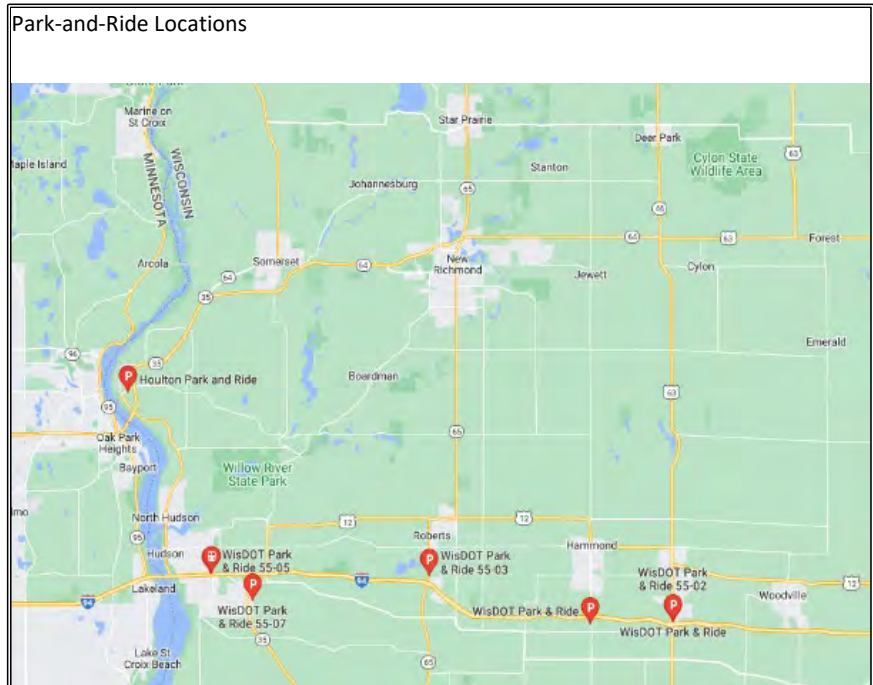
The Town of Richmond does not have direct access to mass transportation systems. Some bus service is provided to the region along Interstate Highway 94. The maps below show the locations of park-and-ride facilities and bus routes in the area. According to Wisconsin Department of Transportation (DOT) bus routes map below, Greyhound, Flixbus, Coach USA and Megabus have bus routes between Menominee and Minneapolis / St. Paul.

Special Services

The St. Croix County Aging Disability Resource Center maintains a fleet of vans that provide demand responsive service for seniors and those with disabilities. St. Croix County contracts with New Freedom to provide door-to-door service for trips related to medical, educational, employment and social events. This service is available in New Richmond.

Park-and-Ride

The nearest park-and-ride facilities are in Houlton (WIS 64/WIS 35) and Roberts (I-94/WIS 65). Wisconsin DOT Rideshare program is a free service provided by the State of Wisconsin to connect people to carpool and bicycle commute solutions.



The rideshare carpooling program can be accessed online at:

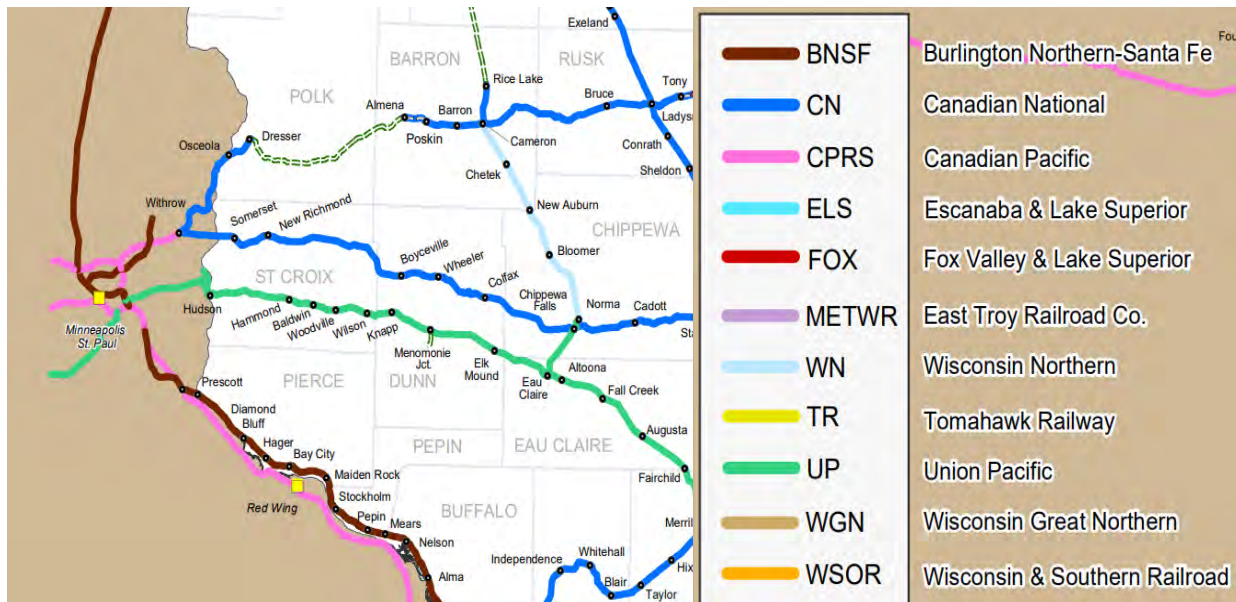
<https://wisconsin.gov/pages/travel/road/rideshare>

Rail Service

The Canadian National Rail Line travels through the northwest corner of the Town of Richmond. According to the WI Freight plan, the maximum allowable weight per rail car for the rail line through the Town carries 286,000+ (Figure 6-13 2016 Maximum Weight). Canadian National provides freight shipping services including customs brokerage, transloading and distribution, business development and real estate and private car storage.

Wisconsin Central Ltd, a railroad subsidiary of Canadian National Railway, operates an 80-acre distribution terminal in the northern part of the Town just south of the Highway #64/Business Highway #64 interchange. A railroad spur was constructed into the property that includes an automotive compound for finished vehicles to serve intermodal shippers and receivers in the metropolitan area of Minneapolis and St. Paul, Minnesota.

WI DOT Railroads and Harbors Map 2022



Air Service

The nearest scheduled air passenger service and air freight connections are available at Minneapolis-St. Paul International Airport (MSP). The MSP International Airport is the 16th busiest airport in the U.S. It offers scheduled passenger service and serves as an air cargo feeder for air freight shipments.

The New Richmond Regional Airport is the only public airport located in St. Croix County. The airport is owned by the City of New Richmond and operated by an airport commission. It is included in the Federal Aviation Administration (FAA) National Plan of Integrated Airport Systems for 2021–2025, in which it is categorized as a local general aviation facility. The airport has two runways and houses about 220 aircrafts based in privately owned hangars.



Photo: New Richmond Regional Airport

The Lake Elmo Airport is located approximately 20 miles southwest of the Town of Richmond in Lake Elmo, MN. The airport has two runways and houses a variety of aircrafts.

ATV /UTV and Snowmobile Routes

ATV/UTV and snowmobile routes have been designated within the Town of Richmond.

Snowmobile routes through the Town are overseen by the St. Croix County Snowmobile Association. The Association is composed of 12 snowmobile clubs from around the county. The St. Croix County Parks Coordinator serves as the trail coordinator for the state-funded county trail system. The Association works through the Parks Division in the maintenance and grooming of trail facilities. The Department of Natural Resources provides funds for trail maintenance using snowmobile registration fees and gas tax revenues.

There are 247.7 miles of groomed state-funded trail in St. Croix County. There are also segments of local trails which may not be groomed. Trails are established on public lands, within public rights-of-way and on private lands through annual agreement.

Existing Transportation Plans and Programs

State Plans and Programs

1. Wisconsin Department of Transportation (DOT) Plan 2050 (Connections 2050)
2. WI DOT four-year Statewide Transportation Improvement Program
3. WI DOT Access Management State Statutes
4. Wisconsin State Airport System Plan
5. Wisconsin Bicycle Transportation Plan
6. WI DOT Pedestrian Policy Plan
7. WI DOT Adopt-A-Highway Program
8. WI DOT Information System for Local Roads (WISLR)
9. WI DOT Local Roads Improvement Program (LRIP) - Town plan to DOT for funding
10. WI DOT Transportation Economic Assistance (TEA) Program
11. Wisconsin Department of Natural Resources (DNR) trails program
12. Wisconsin Economic Development Corporation Community Development Block Grant (CDBG)

Regional and Local Plans and Programs

1. St. Croix County Transportation Local Road Improvement Program (LRIP) plan
2. Town of Richmond 5-year Road Work Plan
3. St. Croix County Highway Department 5-year plan 2022-2026
4. West Central Wisconsin Regional Planning Commission (WCWPRC) Transportation
5. Specialized Transportation and Transit Providers
 - St. Croix County Aging and Disability Resource Center
 - New Freedom Program – Center for Independent Living for Western Wisconsin



Transportation Goals, Objectives & Policies

Goal: The Town of Richmond’s transportation system should provide for the efficient and safe movement of people and goods; serve the planned land use pattern; minimize negative impacts such as congestion, noise and air pollution and meet the needs of multiple users and transportation modes.

Objectives:

1. Ensure that transportation system improvements are coordinated with land development desires.
2. Coordinate multi-jurisdictional (town, village, city, county, state) transportation system improvements and maintenance in the Richmond area.
3. Provide for safe and adequate road capacities and road conditions.
4. Support and encourage the development of transportation system improvements for biking, hiking and other transportation modes.
5. Preserve the scenic value along certain roadways to protect and enhance the Town of Richmond’s rural character.
6. Maintain a cost-effective level of service.
7. Continue to support agricultural use of the transportation system.
8. Apply for road grants as they become available, with assistance from the town engineer.

Policies:

1. Work with the county to update and implement Town Road Improvement Programs (TRIPs) to provide for the appropriate upgrading of Town roads.
2. Continue to update and implement the WISLR and PASER (Pavement Surface Evaluation Rating) programs to provide for the upgrading and maintenance of town roads.
3. Contract with St. Croix 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.
4. Work with the County, State and private landowners in ensuring that road rights-of-way are clear of obstacles, particularly at road intersections. Road rights-of-way should be properly mowed and cleared.
5. Post weight restrictions on existing Town roads as necessary and consider the weight limits on local roads when reviewing development proposals.
6. Plan for the extension of existing Town roads and a network of interconnected new roads to control highway access, preserve rural character, minimize extensive road construction, decrease road maintenance costs, provide for appropriate routes for trucks and emergency vehicles and serve planned development areas.
7. As development pressure increases, develop and adopt an official map for the Town of Richmond to assist in planning for, designating and protecting roadway corridors for planned road extensions.

8. As new development occurs, discourage new private roads and explore options to make existing private roads public to improve access for emergency services, improve maintenance and decrease conflicts.
9. Communicate and work with the Wisconsin Department of Transportation, St. Croix County, landowners and private developers on corridor preservation projects: limit development and access along State Trunk Highways 64 and 65 to help preserve them as throughways and scenic image corridors. Do not limit access over or under those highways.
10. Protect the visual quality of scenic roadways through site planning, driveway location, landscaping, signage, and other standards, such as placing driveways along property lines, fencerows, or existing vegetation wherever possible. Decrease conflicts between agricultural uses and non-farm uses by directing traffic to alternative routes.
11. Discourage large amounts of “side of the road” residential and commercial development on State and county highways and arterial town roads to prevent congestion and preserve rural character and safety.
12. Evaluate and implement town impact fees on new development projects to offset additional expenses to the town for roads.
13. Designate specific town and county roadways for bicycle traffic and improve designated bicycle routes with shared roadways, wide, signed shoulders or off-road bike paths if opportunities occur. These changes would provide a coordinated system of bike routes to access the City of New Richmond, villages of Somerset and Roberts and park and school system serving town residents. It would provide better, safer connections for residents.
14. Work with the City of New Richmond and the Multi-Purpose Pathway Committee to coordinate and sign bicycle/pedestrian routes into and out of the City of New Richmond.
15. Monitor activities by the Airport Commission that could affect town residents, such as ordinances that would require height limitations and building construction standards for insulation and sound reduction. Property sites within the three-nautical mile airport zone may be required to have deed restrictions acknowledging the airport and its related noise impacts.
16. Encourage St. Croix County to continue to provide transportation services for elderly and disabled residents.



Photo: The tree-lined driveway leading to the Casey Farmstead in the Town of Richmond.

Transportation Vision Statement

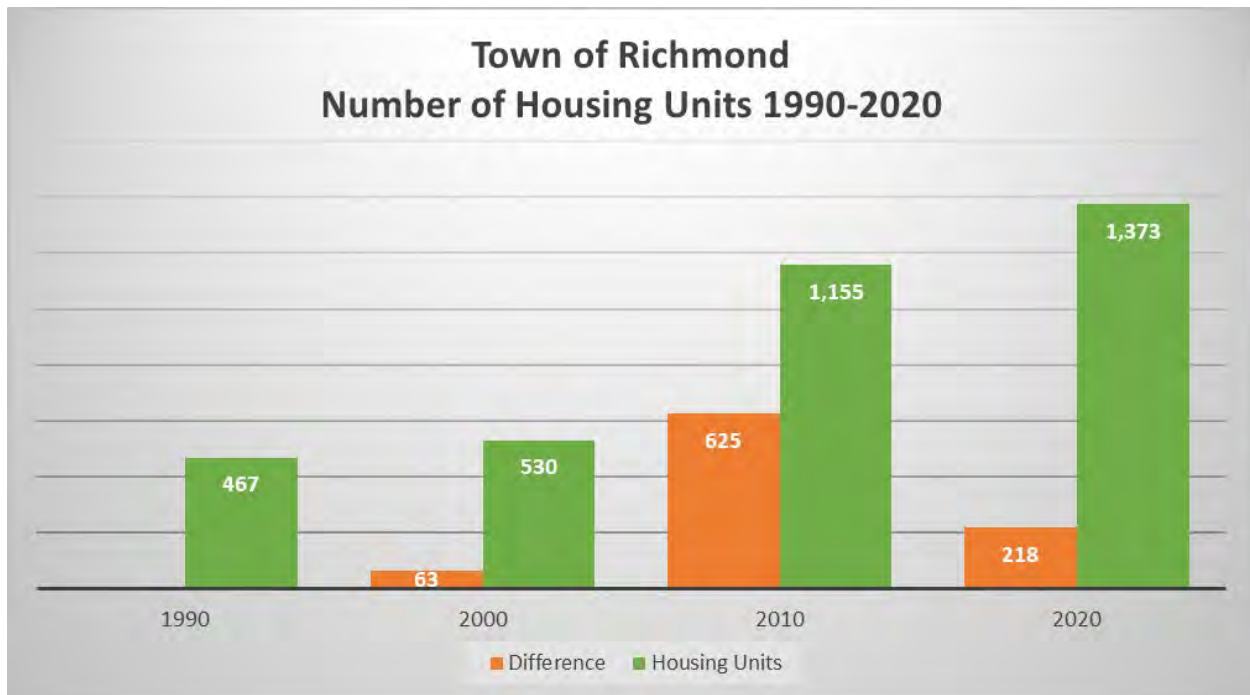
The Town has worked to maintain a transportation network throughout the community including roads, bike and walking trails, and snowmobile and ATV routes. Future roads and trails are well-integrated with appropriate land uses and have addressed transportation bottlenecks with highways and rail. There is rail service in the northwest part of the town near STH 64 to serve local industry and keep them connected to the county and region thereby reducing truck and residential traffic. Working with St. Croix County, WisDOT, and other neighboring communities, a ride-share website and a park and ride lot have been established.

Housing

The following housing element inventories and analyzes available data to gain a basic understanding of the housing stock and trends in Town of Richmond. This chapter element contains analysis of housing demographics including number of household units, tenure, and type from 1990-2020, an overview of housing programs, and housing goals, objectives, and policies.

Town of Richmond Number of Housing Units

According to the U.S. Census Bureau, the number of housing units in the Town of Richmond has consistently increased since 1990 to a total of 1,373 in 2020. The graph below shows the number of housing units increased by 63 from 1990 to 2000 and by 625 from 2000 to 2010. Another 218 housing units were built from 2010 to 2020 for a total increase of 906 housing units in the 30-year period. For reference, the terms housing units¹ and households² are deciphered in U.S. Census Bureau glossary definitions, shown in footnotes below.

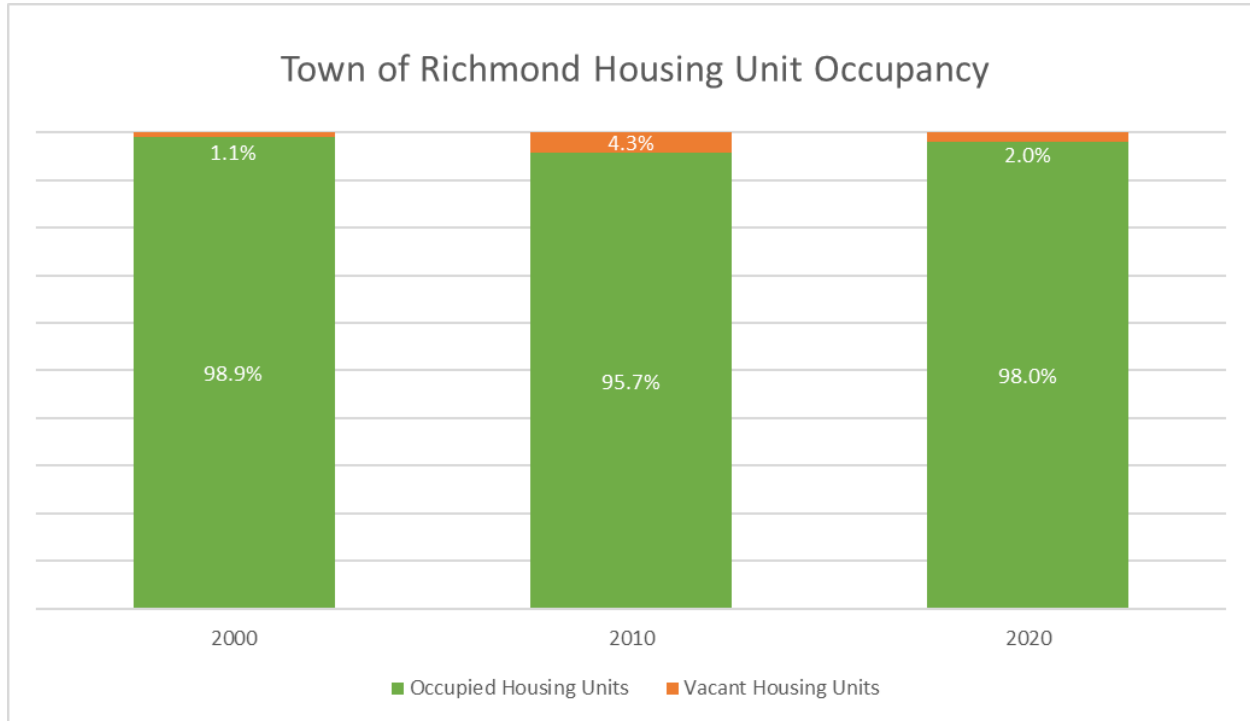


¹ **Housing unit definition:** A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building, and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

² **Household definition:** A household includes all the people who occupy a housing unit (such as a house or apartment) as their usual place of residence. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, "family" and "nonfamily." Household is a standard item in Census Bureau population tables.

Town of Richmond Housing Occupancy

Housing occupancy is an indicator of community stability. According to the U.S. Census, the number of occupied housing units in Town of Richmond, since 2000, has fluctuated with the highest percent of vacant housing units reported in 2010 (4.3%). In 2020, the vacancy rate of housing units in Town of Richmond returned to a low rate of 2%. The decrease in vacant housing in Richmond is a positive indicator for community prosperity.



Town of Richmond Housing Unit Occupancy						
	2000	%	2010	%	2020	%
Total Housing Units	530		1,155		1,373	
Occupied Housing Units	524	98.9	1,105	95.7	1,346	98
Vacant Housing Units	6	1.1	50	4.4	27	2

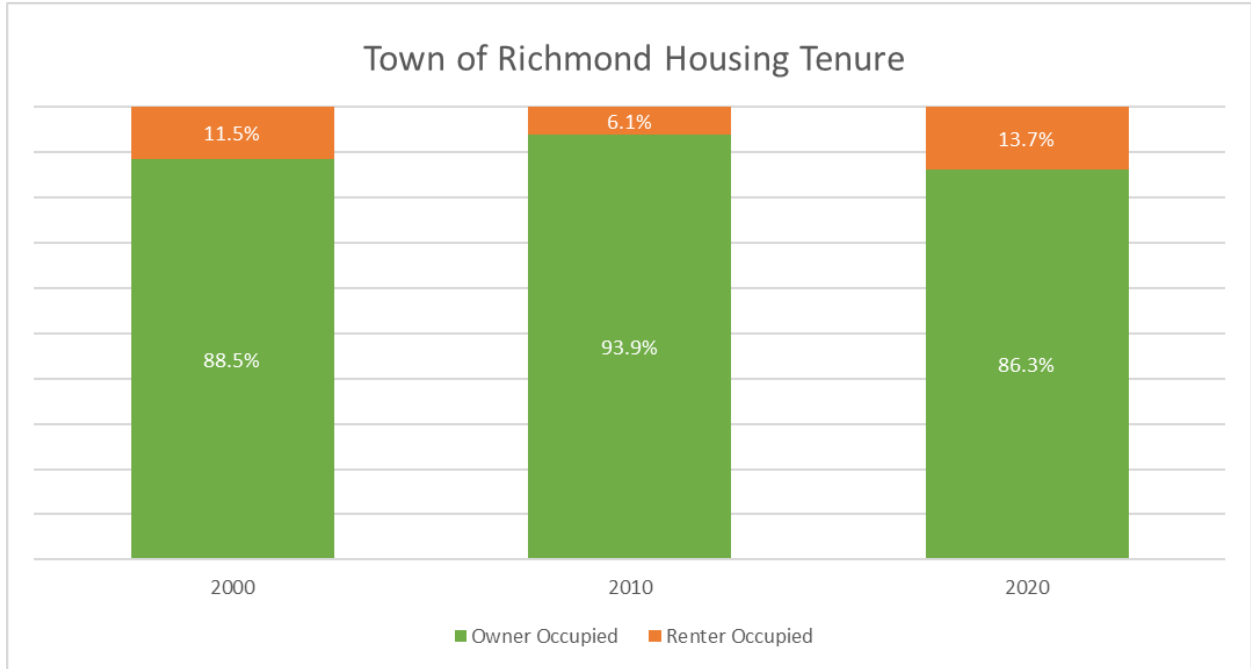
Source: US Census

As U.S. Department of Housing and Urban Development reported to Congress in 2010, “*Foreclosures [vacant housing units] can depress property values, lower local property tax revenue, and impose additional costs on public agencies in the form of additional police, fire, and other municipal services needed to respond to the blighting influence that vacant and foreclosed properties can have on local communities.*” For communities with high rates of foreclosure and vacancies, the goal of many housing programs is to repurpose properties to stabilize neighborhoods³.

³ Source: U.S. Department of Housing and Urban Development: <https://www.hud.gov>

Town of Richmond Housing Tenure

Housing tenure is the number or percent of housing units that are owner occupied or renter occupied. The graph and table below reveal that the percent of occupied housing units in the Town of Richmond that were owner occupied decreased slightly from 2000 (88.5%) to 2020 (86.3%). Source: U.S. Census

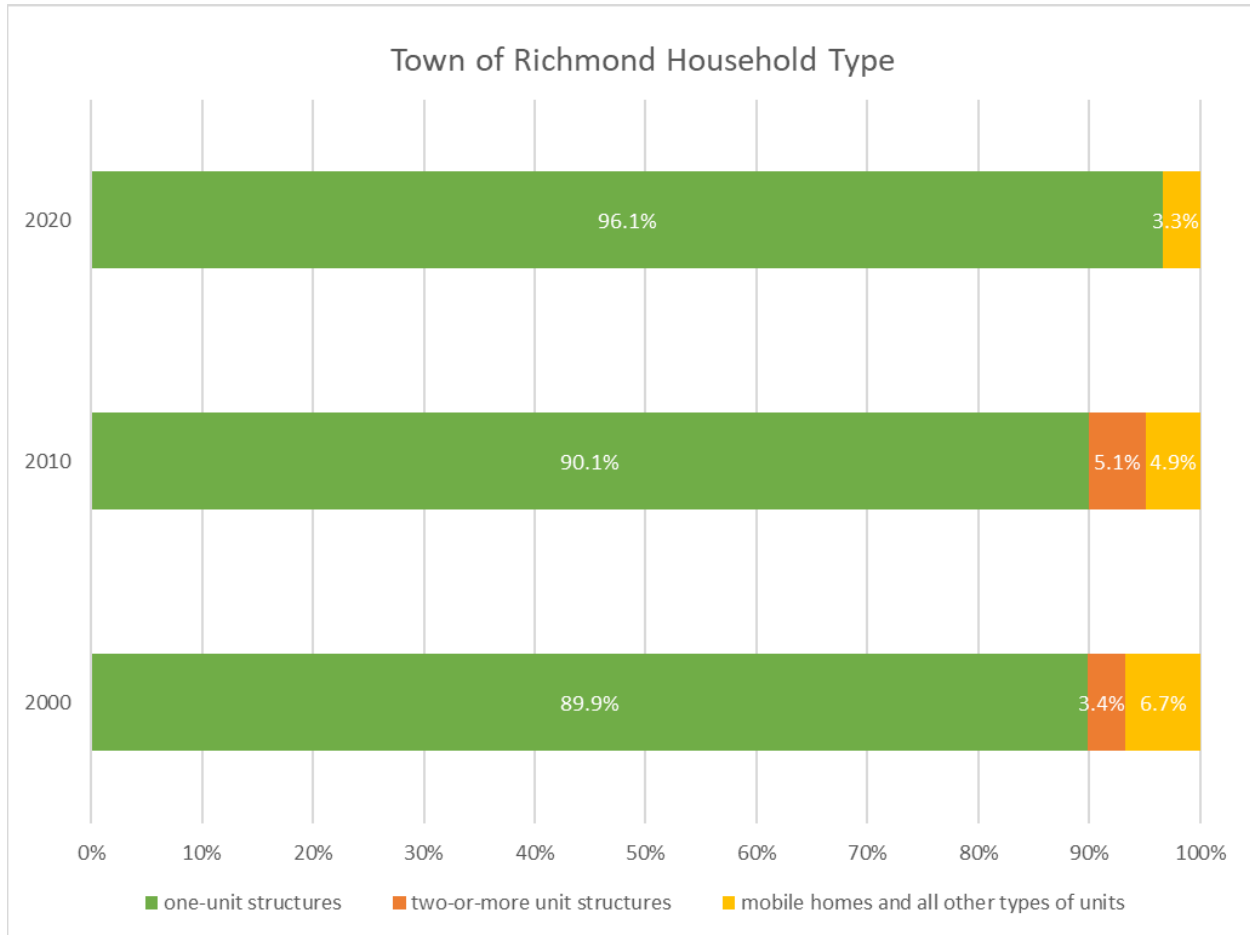


Town of Richmond Housing Unit Tenure						
	2000	%	2010	%	2020	%
Occupied Housing Units	524		1,105		1,346	
Owner Occupied	464	88.5	1,038	93.9	1,162	86.3
Renter Occupied	60	11.5	67	6.1	184	13.7

Source: US Census

Town of Richmond Household Type

The graph below shows the percent of household types including one-unit, two-or-more unit, and mobile homes and all other types of units in the Town of Richmond. One-unit structures are the dominant housing type in town with 89.9% or more since 2000. The graph reveals that the percent of two-or-more unit homes decreased from 2000 (3.4%) to 2020 (0%). Similarly, the percent of mobile homes and all other types of units decreased from 2000 (6.7%) to 2020 (3.3%). Source: U.S. Census

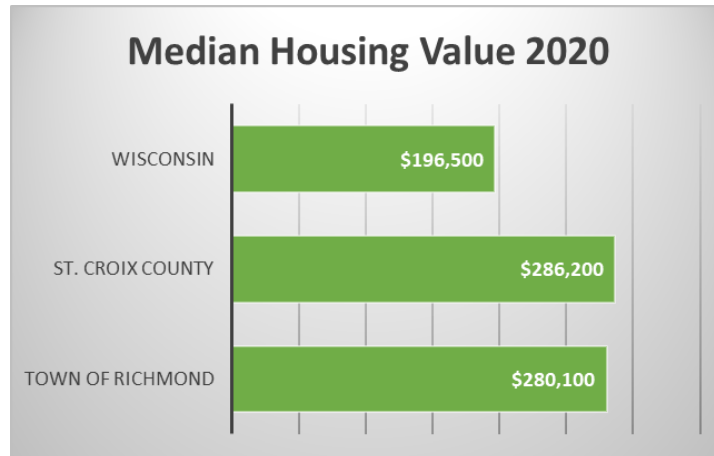
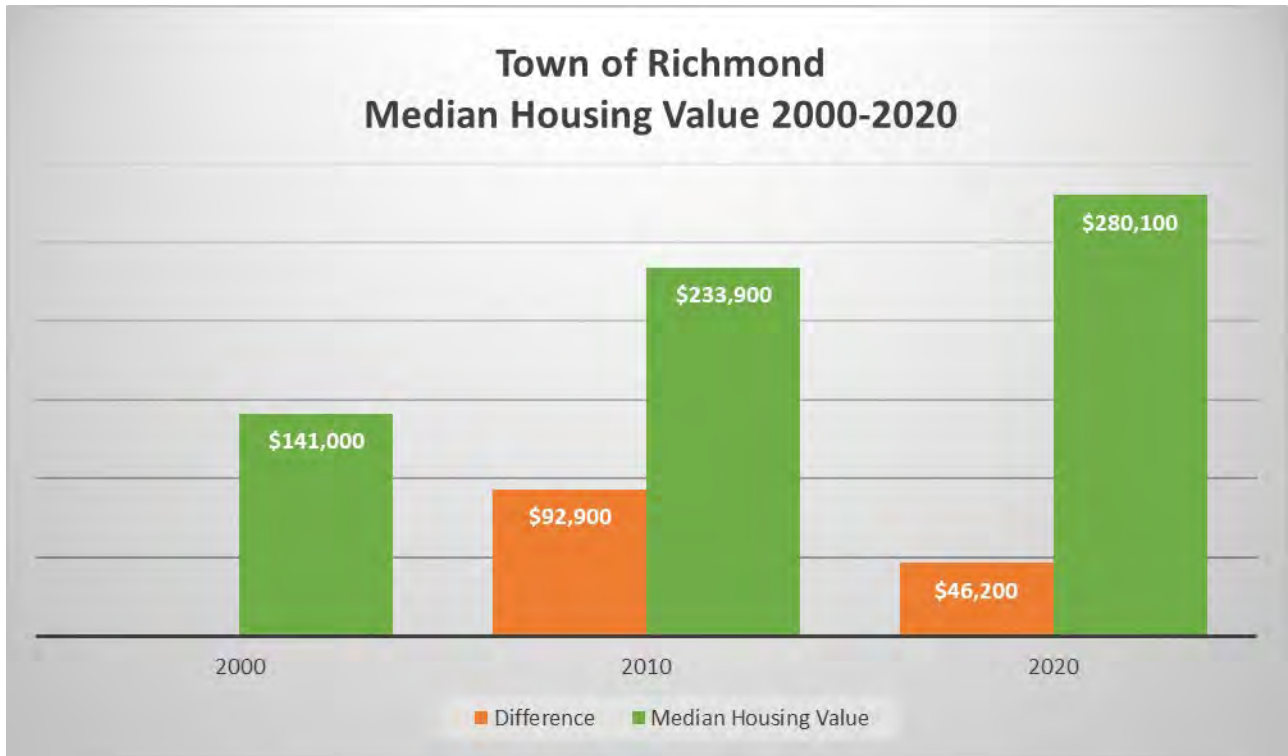


Housing Affordability & Value

Finding affordable and quality housing has historically been somewhat difficult in St. Croix County. A lack of affordable housing has overriding impacts on population migration patterns, economic development, and the tax base.

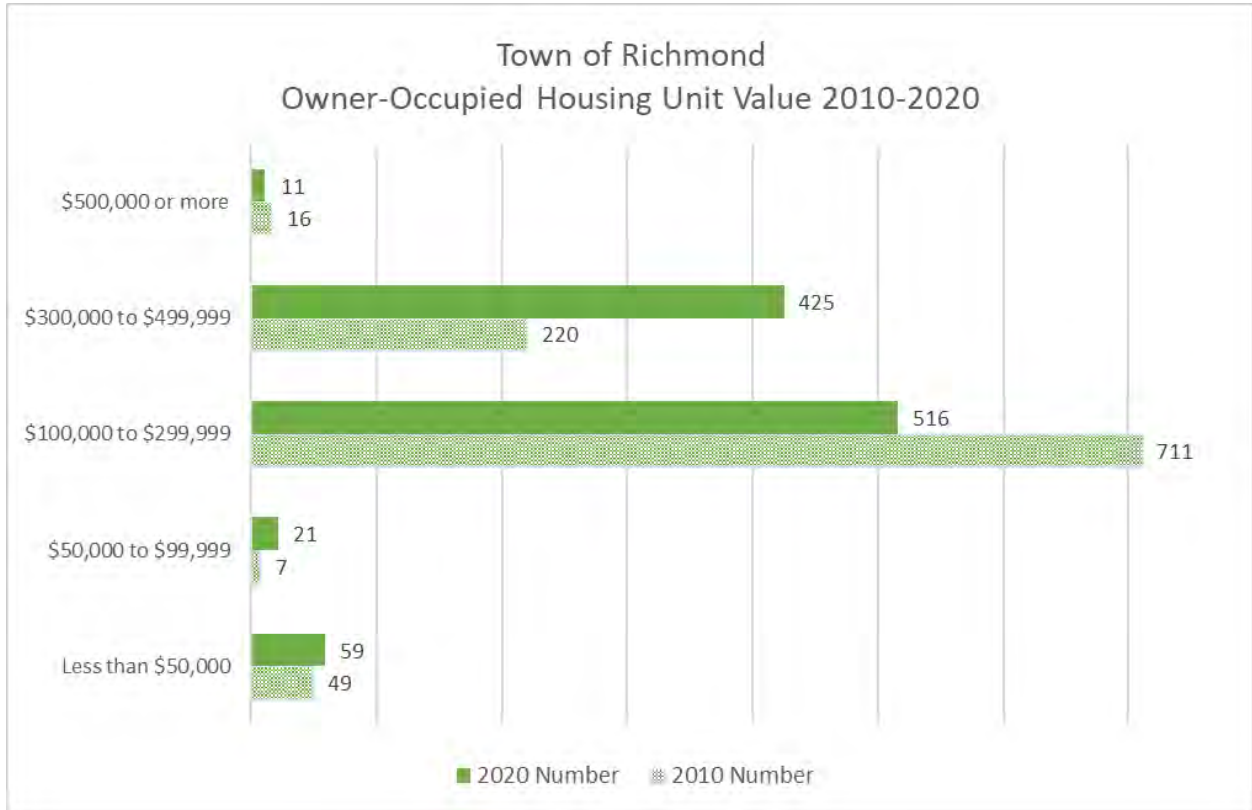
Town of Richmond Median Housing Value 2000-2020

The graph below shows that the median value of homes within the Town has consistently increased since 2000. Median home value significantly increased between 2000 (\$141,000) and 2010 (\$233,900), a difference of \$92,900 in the ten-year period. The Town of Richmond median value in 2020 is lower than the County and much higher than the State median. Source: U.S. Census



Town of Richmond Owner-Occupied Housing Unit Value

The graph below shows the number of housing units in five U.S. Census dollar value categories ranging from less than \$50,000, to \$500,000 or more. According to the 2020 Census A.C.S. 5-year estimates, the most common valued price range of owner-occupied housing was between \$100,000-\$299,999 (516). Similarly, the 2010 Census reported that the most common valued range of housing was also between \$100,000 to \$299,999 (711). Overall, the value of housing in Town of Richmond has increased since 2010.



Housing Affordability - Cost as Percent of Income

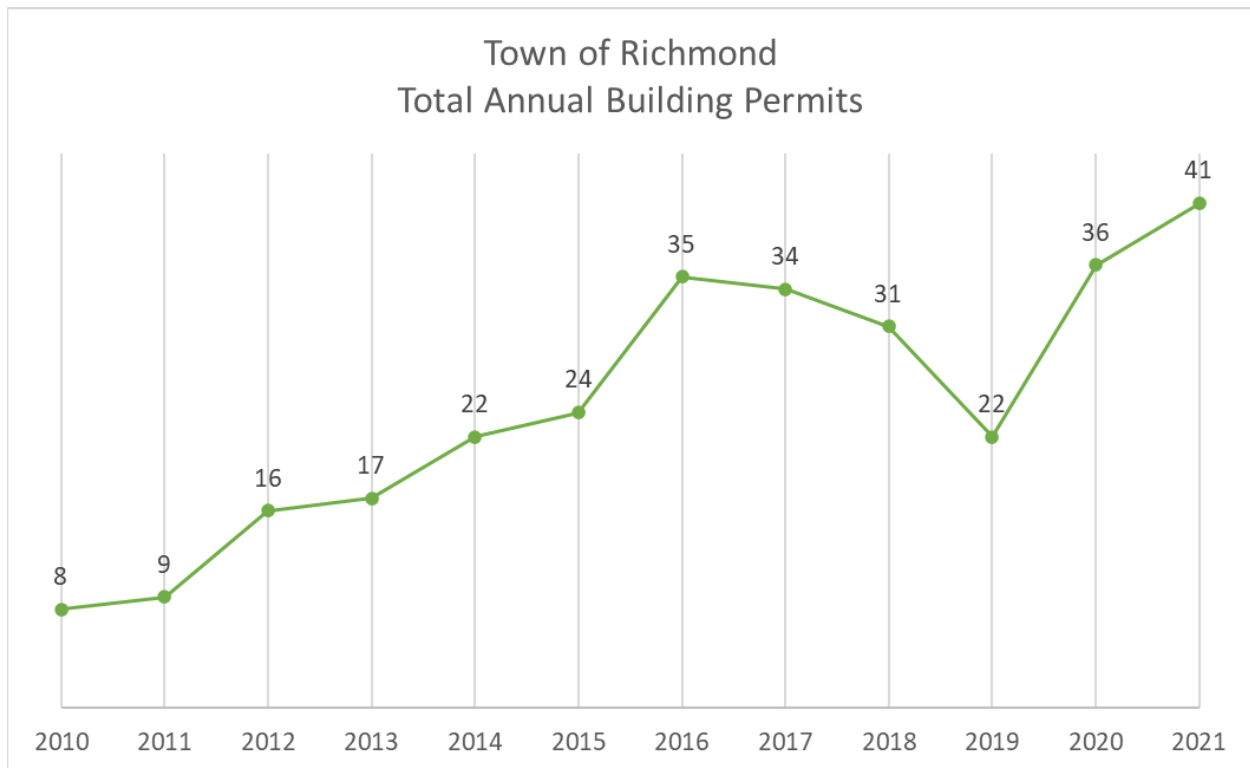
The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing that does not exceed more than 30 percent of household income. The table below shows the percentage of households in 2010 and 2020 that depict percentages of the housing cost to income ratio. Housing costs can include mortgage payments, homeowners' insurance, property tax, hazard insurance and condominium or townhome association fees. The "Owner-Occupied with a Mortgage" category indicated a lesser portion of household income in 2020 going to pay housing costs than in 2010. Similarly, the "Owner-Occupied without a Mortgage" category showed a lesser proportion of income being spent on housing costs in 2020 versus 2010. However, rent costs are less affordable in 2020 than in 2010. According to this Census data housing, as a percentage of income, housing is more affordable in 2020 than it was in 2010 for owner-occupied housing and less affordable for those who rent.

Town of Richmond Housing Cost as a Percent of Income		
	2010 Percent	2020 Percent
Owner-occupied with a mortgage		
Less than 20 percent	27%	51%
20 to 29 percent	34%	31%
30 percent or more	39%	18%
Owner-occupied without a mortgage		
Less than 20 percent	79%	91%
20 to 29 percent	8%	0%
30 percent or more	13%	9%
Renter occupied		
Less than 20 percent	60%	5%
20 to 29 percent	29%	79%
30 percent or more	11%	16%

Town of Richmond Building Permits for New Dwelling Units

The annual building permit totals were gathered to review development trends in Town of Richmond.

The Town of Richmond contracts with All-Croix Inspections Corp. for building permit administration. The graph below shows the annual total number of permits for new dwelling units from 2010-2021. The graph reveals that the number of permits has been consistently increasing, apart from 2017-2019.



Housing Programs

County and Local Housing Programs

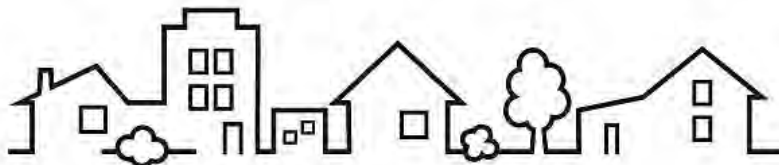
- *St. Croix County Housing Authorities Hudson, New Richmond and River Falls* - www.rfhousing.org
- *West Central Wisconsin Community Action Agency, Inc. (WestCAP)* - <http://www.wcwrpc.org/>
- *Impact Seven, Inc., Rice Lake provides senior housing support* - <https://www.impactseven.org>
- *St. Croix Valley Habitat for Humanity River Falls, WI* - <https://scvhabitat.org>
- *Tomorrow's Home Foundation, Madison, WI* - <https://www.tomorrowshomefoundation.org/home>

State Housing Programs

- *Wisconsin Housing and Urban Development* - <https://www.hud.gov/wisconsin>
- *Wisconsin Department of Administration*
 - *Division of Housing and Intergovernmental Relations*
 - *Community Development Block Grant (CDBG) –*
<https://doa.wi.gov/Pages/LocalGovtsGrants/CommunityDevelopmentPrograms.aspx>
 - *Wisconsin Housing Cost Reduction Initiative (HCRI)*
- *Wisconsin Historic Home Tax Credits* - <https://www.wisconsinhistory.org/Records/Article/CS3136>
- *Wisconsin Home Safety Act* - <https://www.doj.state.wi.us/ocvs/safe-home>
- *Wisconsin Property Tax Deferred Loan Program (PTDL)* - <https://docs.legis.wisconsin.gov>
- *Wisconsin Housing and Economic Development Authority (WHEDA)* - <https://www.wheda.com>
- *Wisconsin Rural Development, Rural Housing Service* - <https://www.rd.usda.gov/wi>
- *Wisconsin Weatherization Assistance Programs* - <https://www.benefits.gov/benefit/1887>

Federal Housing Programs

- *United States Department of Housing and Urban Development (HUD)* - <https://www.hud.gov>
 - *Home Investment Partnership Program (HOME)*
- *United States Department of Agriculture (USDA-RD)* - <https://www.rd.usda.gov>
 - *Home Programs, Rural Development, Rural Housing Service*



Housing Unit Projections

Housing projections are helpful to estimate the number of units that may be needed and the amount of land that may be consumed by future housing development. As the number of households and housing units continues to grow, there is a resulting need for government to provide additional public facilities and services such as roads, sewer and water extensions, fire and police protection and schools. It may also create a need to develop and enforce additional regulations and ordinances.

The population, household size, and total housing unit projections in the table below were developed using the State of Wisconsin Department of Administration growth projections for the Town of Richmond. The projected total housing unit need can be calculated by dividing the estimated population projections by the estimated person per household unit size of 2.96.

TOWN OF RICHMOND - EXISTING AND PROJECTED POPULATION AND HOUSING

	2000	2010	2020	2030	2040
Population	1,556	3,272	4,074	4,831	5,365
Household Size	2.94	2.83	2.96	2.96	2.96
Total Housing Units	530	1,155	1,373	1,632	1,812

Source: 2000-2020 Census and State of Wisconsin Department of Administration

Housing Acreage Needed

According to the above housing unit projections, the Town of Richmond is forecasted to add 439 units to its housing stock over the next two decades (2020 to 2040). The total minimum acreage needed to accommodate those projections is 878 acres (439 units x the minimum residential lot size of two (2) acres).

Housing Goals, Objectives & Policies

Goal: Safe, quality housing for all Town of Richmond residents while maintaining a predominantly rural residential character.

Objectives:

1. Encourage the maintenance, rehabilitation and reuse of existing housing stock.
2. All new housing should be well designed and properly maintained.
3. Encourage high quality construction standards for housing.
4. Encourage housing sites in the Town that meet the needs of persons within a variety of income levels, age groups and special needs.
5. Support new developments that are primarily single-family homes or two-family homes.
6. Restrict home sites that are unsafe from seasonal flooding or ponding.

Policies:

1. Plan for a sufficient supply of 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. The Town may participate in and support programs and funding sources such as the Community Development Block Grant (CDBG), that provides assistance to residents in maintaining and rehabilitating the housing stock.
4. Update land use regulations to guide the location of future residential development and protect important features of the natural environment without making existing houses nonconforming whenever possible.
5. Conservation design development is encouraged to preserve the rural character of the community to enable rural residential development and provide services in a cost-effective manner.
6. Guide development away from hydric and alluvial soils, which are formed under conditions of saturation, flooding or ponding.
7. Encourage home site design that achieves rural character, preserves farmland and ensures that home sites are safe from seasonal flooding or ponding.



Photo: One of the many subdivisions in the Town of Richmond, Cherry Knolls offers attractive homes and home sites for residents.

8. The maximum gross density for development shall depend on the location of the development. The gross density may not be the minimum lot size in all cases.
9. Consider updating county and/or town land use ordinances to require standards for manufactured or mobile homes such as: a minimum width and living space area for each unit and/or a roof on each unit with at least a 3:12 pitch.



Photo: Lundy's Preserve is an example of residential development that borders open space land, the Lundy Pond Waterfowl Production Area.

10. Encourage residents and mobile home park owners to ensure the safety of residents by anchoring mobile home units to frost-free foundations.
11. Coordinate with St. Croix County to pursue grant funding for anchoring older mobile or manufactured homes.
12. Additional mobile home parks or multi-family or multi-unit dwellings do not fit the rural character of the Town of Richmond and should be developed in villages or cities where adequate utilities (public sewer and water), facilities and services are available.

13. Work with St. Croix County to update the County and Town land use regulations to require that relocated houses and new manufactured houses 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.



Photo: Multiple homes and larger farmsteads represent multi-generations and larger farm operations.

14. Work with St. Croix County to maintain property to ensure a high-quality living environment within all residential areas and to address violations of applicable land use ordinances on residential, commercial or industrial properties.
15. Work with St. Croix County to improve or expand St. Croix County Zoning Ordinance regulations regarding property maintenance and nuisance issues such as junk vehicles and dilapidated buildings.
16. Work with St. Croix County on the St. Croix County Animal Waste and the Zoning ordinances to improve relationships and operations between large-scale farms and nearby existing residences.

Economic Development

Through planning, a community can anticipate economic change and guide development to the best of its abilities to achieve its economic vision and objectives. Economic development is about working together to maintain a strong economy which provides a good standard of living for individuals and a reliable tax base for the community. A community's economic development plan should reflect the values of the community and must be carefully linked to the goals, objectives, and strategies of the other plan elements. This plan element provides a variety of economic data and indicators, existing plans and programs, local economic strengths, weaknesses, and redevelopment opportunities and goals and objectives.

The eastern edge of the Twin Cities Metro area is only a 30-minute drive from the Town and a fair number of working Town residents commute to Minnesota for employment. The beauty of the area attracts people to it, and the Town of Richmond now faces issues all too common for a rural community on the fringe of a major metropolitan area including new residential development that is viewed as an opportunity for some and a threat to the rural lifestyle of others.

As the demand for land, roads, and public facilities increases, the community recognizes the need to plan for effectively managing change. In addition to residential growth, the influence of the metropolitan area is apparent in Richmond as many of the Town's residents drive to the Twin Cities for employment, shopping, and events, while the natural amenities of the Town are attracting visitors from outside the community.

Transportation is vital to business recruitment, expansion, and retention. The St. Croix River Crossing bridge was constructed in 2017 that spans the St. Croix River, between Oak Park Heights, Minnesota (Hwy 36) and St. Joseph, Wisconsin (Hwy 64). The completion of the bridge allows safer, faster, and more convenient vehicle transportation between St. Croix County and the Twin Cities (Impact study key findings right).



Crossing Impact Study Key Findings:

- 1) New bridges can facilitate continued growth in already growing communities, but do not drive or spur growth
- 2) The improved river crossing will increase access to jobs in the region and may make employers located in the Richmond area more attractive to potential employees and the talent pool located in the more urbanized areas of the Twin Cities region.
- 3) Population growth will drive demand and support for additional retail, hospitality, health care, construction, real estate, and governmental services. New resident income in the corridor could support new private-public sector jobs.
- 4) New economic development and activity will likely occur in an incremental manner. Most employment growth is driven by new startups and through the expansion of existing companies. Most firm relocations are executed by smaller businesses less than 100 employees. An opportunity is to develop economic strategies that target certain industry and occupational clusters within the metro area, since the Corridor Communities will become more accessible due to the new bridge.

Town of Richmond Tax Rates

The Wisconsin Department of Revenue (WDOR) reported the following current state and county sales and use tax rates as of October 18, 2022.

WI State Sales Tax rate as 5% tax imposed on the sales price of retailers who sell, license, lease, or rent tangible personal property.

WI Use Tax is a 5% tax imposed on the purchase price of tangible personal property, certain coins and stamps, certain leased property affixed to realty, certain digital goods, or taxable services that are used, stored, or consumed within Wisconsin, but upon which a Wisconsin sales or use tax has not previously been paid.

County Sales Tax - For the 68 Wisconsin counties who have adopted a county tax, the county tax is a 0.5% tax imposed on the sales price from retail sales, licenses, leases, or rentals of tangible personal property. St. Croix County adopted said 0.5% county tax.

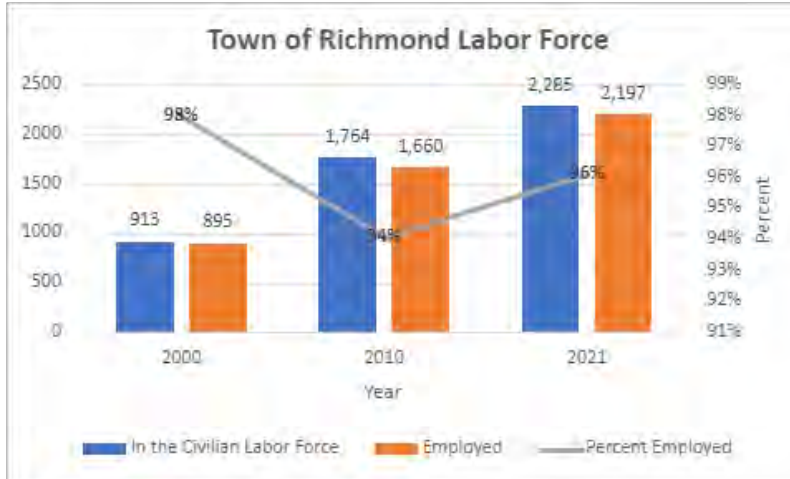
Use Caution with Economic Data

The data in this section should be used for general planning purposes and consideration of trends but must be used cautiously and with a critical eye. Critical decisions may require additional data collection. The data found here is taken from different sources and, sometimes, for different geographic areas. Some data sources use different definitions which may differ from each other (as well as your own definition). Further, when dealing with small samples or a single community, a single oversight during data collection (e.g., missing one business) or a change after the data is collected can make large differences. And in some cases, data may be withheld due to confidentiality.

Labor Force

The following graph shows the Town of Richmond labor force status in 2000, 2010, and 2021. According to Census data, the number of Town residents in the civilian labor force increased from 1,764 in 2010 to 2,285 in 2021.⁴ The percentage of employed residents in the labor force increased from 94% in 2010 to 96% in 2021.

⁴ US Census Glossary Definition: The civilian labor force does not include members of the U.S. Armed Forces and consists of people classified as employed or unemployed.



Unemployment

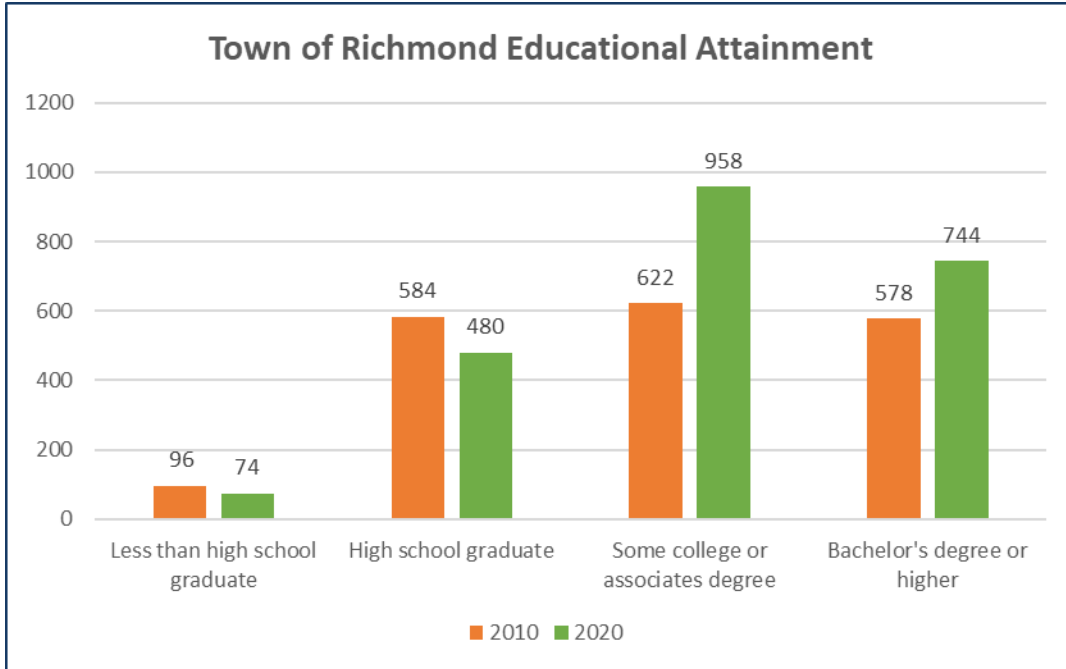
The table below shows a comparison of the unemployment rates between the Town of Richmond and St. Croix County from 2000-2020. According to Census data, the Town unemployment rate decreased from 5.9% in 2010 to 3.8% in 2020. The unemployment rate of St. Croix County reduced noticeably from 6.7% in 2010 to 2.7% in 2020.

	2000	2010	2020
Town of Richmond	1.9%	5.9%	3.8%
St. Croix County	2.6%	6.7%	2.7%

Source: U.S. Census Bureau and American Community Survey 2000, 2010 and 2020

Educational Attainment

The graph and table below display the educational attainment level of residents in the Town of Richmond that were age 25 and older in 2010 and 2020. The educational attainment level has increased since 2010. This is evidenced by the increase in percentage of categories for residents with some college and residents with a bachelor’s degree or higher and the decrease in the percentage of residents with less than a high school diploma from 5.1% in 2000 to 3.2% in 2020. According to US Census data, Town of Richmond residents are becoming more educated since 2010.

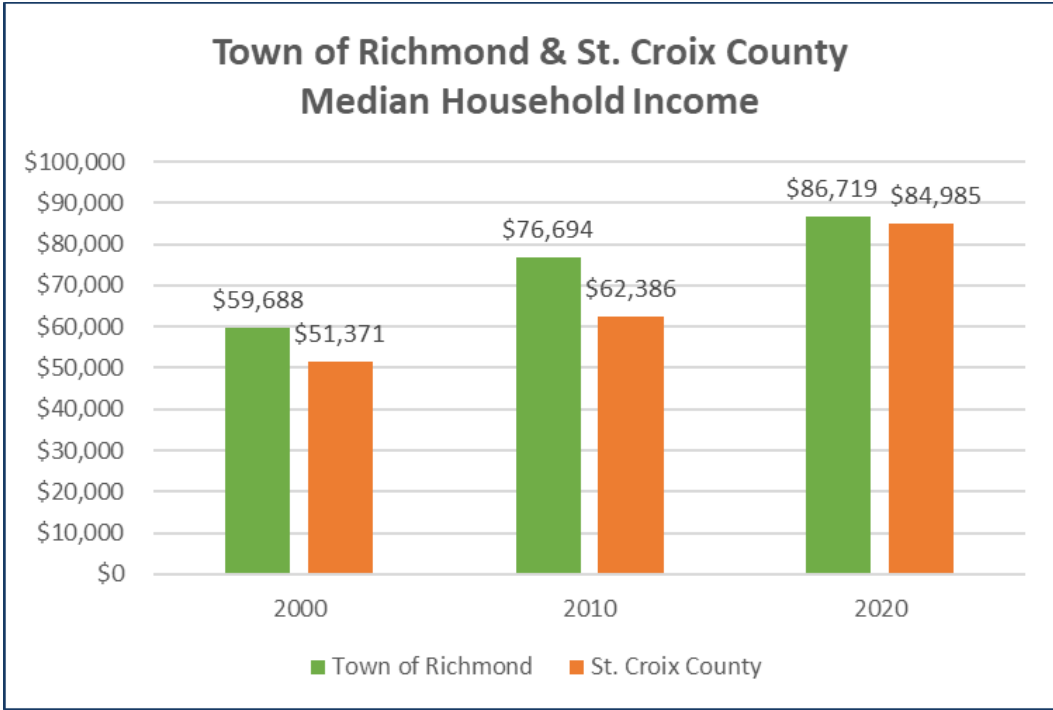


Educational Attainment	2010		2020	
	Less than high school graduate	96	5.1%	74
High school graduate	584	31.1%	480	21.3%
Some college or associates degree	622	33.1%	958	42.6%
Bachelor's degree or higher	578	30.70%	744	32.9%
Total	1,880	100.00%	2,256	100.0%

Source: U.S. Census 2010 and 2020

Income

The median household income in the Town of Richmond has consistently increased since 2000 and 2010. The Town's median income is also consistently above the County median income in 2000, 2010, and 2020 shown in the graph and table below.

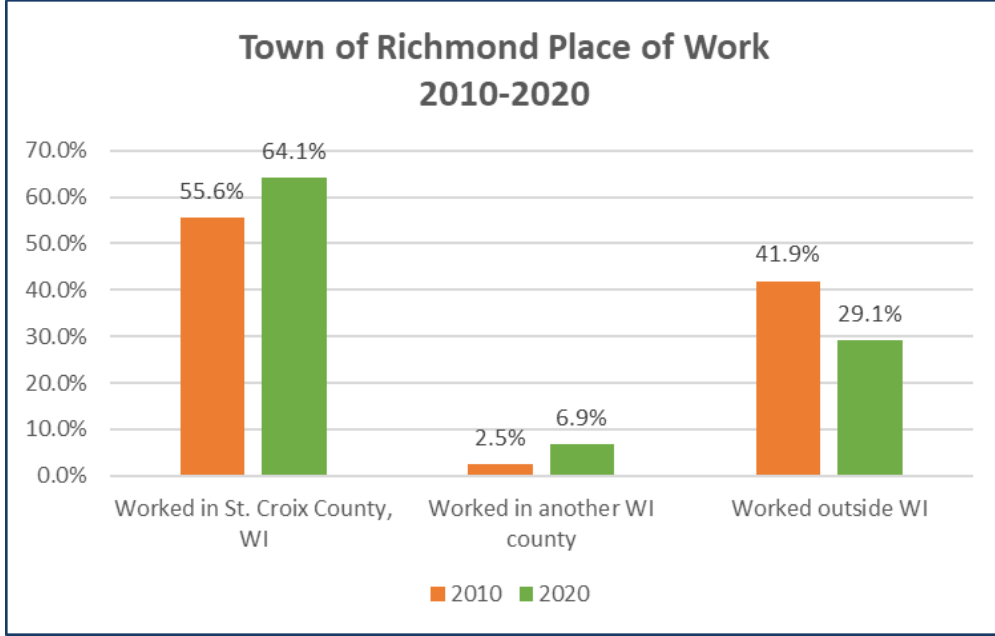


Median Household Income	2000	2010	2020
Town of Richmond	\$59,688	\$76,694	\$86,719
St. Croix County	\$51,371	\$62,386	\$84,985

Source: U.S. Census

Place of Work and Commute Time

The eastern edge of the Twin Cities Metro area is approximately 30 minutes from the Town of Richmond and some working Town residents commute to Minnesota for employment. The graph and table below show town residents place of work for 2010 and 2020. According to Census data, a higher percentage of residents have found employment within the county in 2020 compared to 2010. The percentage of residents working outside Wisconsin decreased from 41.9% in 2010 to 29.1% in 2020. Still, nearly 3 out of every 10 employed residents continue to work outside of Wisconsin. This finding, combined with the town’s population growth, results in economic and social impacts. The beauty of the area attracts people to it, and the Town of Richmond faces common issues of a rural community on the fringe of a major metropolitan area including new residential development. Increased population and development can be viewed as an opportunity for economic growth with the benefits of increased incomes and spending in the community with the realized costs of increased infrastructure and service needs and impacts to the rural landscape and lifestyle.



Town of Richmond Place of Work	2010	2020	Difference
Worked in St. Croix County, WI	55.6%	64.1%	8.5%
Worked in another WI county	2.5%	6.9%	4.4%
Worked outside WI	41.9%	29.1%	12.8%

Source: U.S. Census 2010 and 2020

According to the census data, the average (mean) travel time to work decreased from 2010 (26.4 minutes) to 2020 (25.5 minutes).

Employment by Industry

According to US Census data, the top 3 employment industries of residents in the Town of Richmond include: Education, Health Care & Social Assistance, Manufacturing and Construction. The table below shows the Town of Richmond employment by industry for Census 2000, 2010, and 2020.

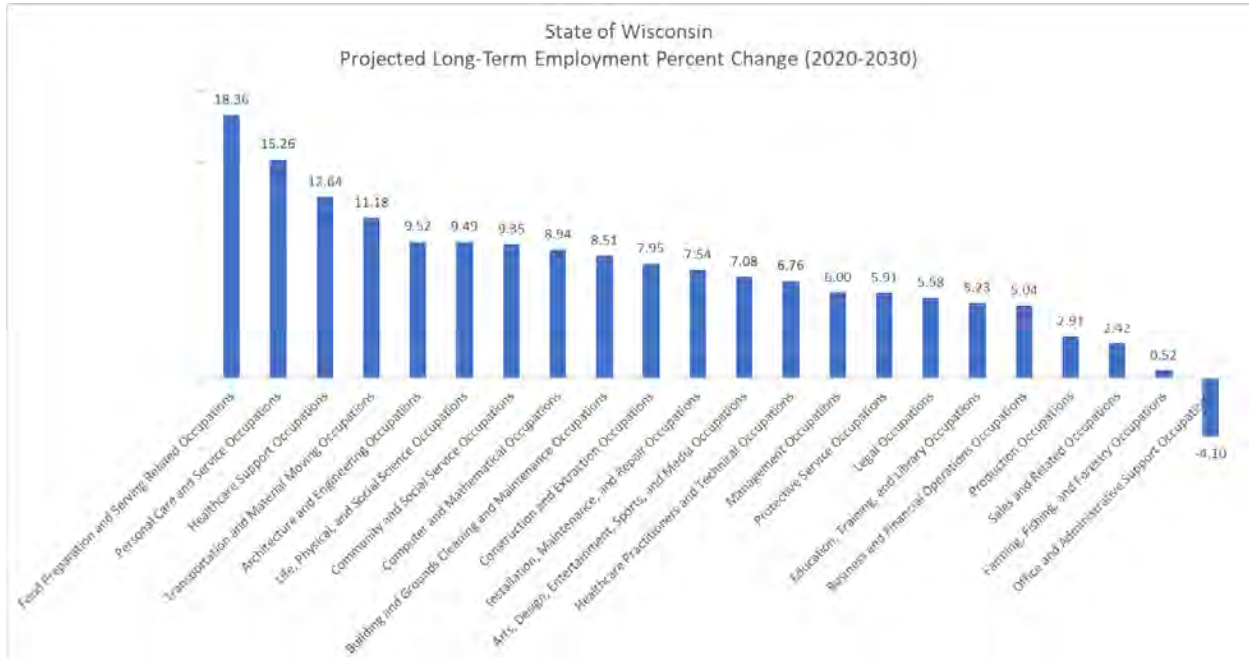
Employment by Industry

INDUSTRY	2000	2010	2020
Civilian employed population 16 years and over		1660	2088
*Agriculture	69	38	13
Construction	46	116	199
Manufacturing	231	380	370
Wholesale Trade	22	34	142
Retail Trade	72	171	132
Transportation, Warehousing & Utilities	55	100	31
Information	5	37	32
Finance, Insurance & Real estate	54	124	105
Professional, Scientific, Management, Admin. & Waste Management	55	161	100
Education, Health Care & Social Assistance	158	317	508
Arts, Entertainment, Recreation, Accommodation & Food Services	74	107	196
Other	21	41	137
Public Administration	33	34	123

*Agriculture includes farming, forestry, mining, fishing, hunting, agricultural inspectors, equipment operators, graders and sorters, animal breeders, greenhouse/nursery operators, fallers, and loggers

State Occupation Employment Forecast

The Wisconsin Department of Workforce Development (WDWD) produces occupation employment projections. The graph and table below show the long-term occupation employment projections to 2030. The top 5 projected occupations include: Food Preparation and Serving Related Occupations, Personal Care and Service Occupations, Healthcare Support Occupations, Transportation and Material Moving Occupations, and Architecture and Engineering Occupations.



Wisconsin Long Term Occupation Employment Projections,2020-2030					
SOC Code	Occupation Title	Employment 2020 ⁽²⁾	Projected Employment 2030	Numeric Change (2020-2030)	Percent Change (2020-2030)
35-0000	Food Preparation and Serving Related Occupations	205,999	243,822	37,823	18.36
39-0000	Personal Care and Service Occupations	78,034	89,942	11,908	15.26
31-0000	Healthcare Support Occupations	144,320	162,566	18,246	12.64
53-0000	Transportation and Material Moving Occupations	258,815	287,741	28,926	11.18
17-0000	Architecture and Engineering Occupations	53,554	58,653	5,099	9.52
19-0000	Life, Physical, and Social Science Occupations	25,366	27,772	2,406	9.49
21-0000	Community and Social Service Occupations	40,511	44,300	3,789	9.35
15-0000	Computer and Mathematical Occupations	91,571	99,753	8,182	8.94
37-0000	Building and Grounds Cleaning and Maintenance Occupations	89,236	96,830	7,594	8.51
47-0000	Construction and Extraction Occupations	126,068	136,095	10,027	7.95
49-0000	Installation, Maintenance, and Repair Occupations	117,423	126,282	8,859	7.54
27-0000	Arts, Design, Entertainment, Sports, and Media Occupations	42,760	45,786	3,026	7.08
29-0000	Healthcare Practitioners and Technical Occupations	183,660	196,072	12,412	6.76
11-0000	Management Occupations	155,943	165,297	9,354	6.00
33-0000	Protective Service Occupations	52,111	55,189	3,078	5.91
23-0000	Legal Occupations	16,590	17,516	926	5.58
25-0000	Education, Training, and Library Occupations	182,702	192,256	9,554	5.23
13-0000	Business and Financial Operations Occupations	183,672	192,924	9,252	5.04
51-0000	Production Occupations	319,263	328,547	9,284	2.91
41-0000	Sales and Related Occupations	270,025	276,561	6,536	2.42
45-0000	Farming, Fishing, and Forestry Occupations	31,128	31,291	163	0.52
43-0000	Office and Administrative Support Occupations	371,446	356,224	-15,222	-4.10
00-0000	Total, All Occupations	3,040,197	3,231,419	191,222	6.29

Source: Wisconsin Department of Workforce Development (WDWD) Occupational Employment Projections

Wisconsin Economic Development Strategy

The Wisconsin Economic Development Corporation's (WEDC) Wisconsin Tomorrow report outlines a comprehensive approach to economic development. The report includes strategies in the following topics: The new COVID response and recovery, economic well-being, Wisconsin's perspectives, fuel financial stability, educate everyone, support healthy living, reinforce community, infrastructure, respect the environment, and innovation. The report's executive summary states the following.

A strategy for investment, for economic recovery and for growth must draw upon the authentic Wisconsin ideal – that everyone deserves an opportunity to prosper. That opportunity will no doubt come with challenges, with a need to persevere, and with a requirement to work hard — and Wisconsinites should not be held back because of inequity or lack of access to infrastructure, health care or education.

Central to this strategy is a comprehensive approach that promotes economic well-being for every person in our state. It's a strategy that must focus on removing obstacles and providing the necessary support, which requires valuing all individuals and understanding their needs and their dreams. As we look forward, we must use the experience and knowledge gained from the COVID-19 pandemic to reinforce the elements of each individual's economic well-being – their financial stability, their education and health, the infrastructure of the community they live in and their immediate environment – to find gaps and opportunities so we know where to invest.



Environmentally Contaminated Sites

The Environmental Protection Agency (EPA) and the Wisconsin Department of Natural Resources (WDNR) urge the clean-up of environmentally contaminated commercial or industrial sites to utilize the lands for more productive uses. According to the WDNR's Bureau of Remediation and Redevelopment Tracking System (BRRTS) there are six basic types of environmentally contaminated sites in St. Croix County: Leaking Underground Storage Tanks, Environment Repair Program sites, Abandoned Continued, No Action Required, General Property, and Spills.

As of February 2023, there were no active environmentally contaminated sites located within the Town of Richmond listed in the BRRTS. The Town of Richmond list contained five (5) historic closed sites. Three of the five reported incidents involved hydraulic fluid leaks from vehicles/trucks. One report included a trail derailment from 1978 with an oil leak and the fifth report was from a vehicle that needed to be removed from a pond in 2022. The WDNR states that, "BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and delays in updating new information."

The US EPA develops a national priorities list of contaminated sites and Superfund Alternative Approach. The list contains sites proposed to, currently on, and deleted from Superfund's National Priorities List (NPL) as well as sites being addressed under the Superfund Alternative Approach (SAA). In a February 2023 search of the state of Wisconsin sites, Richmond was not on the list.

Town Commercial and Industrial Areas and Commercial Growth Areas

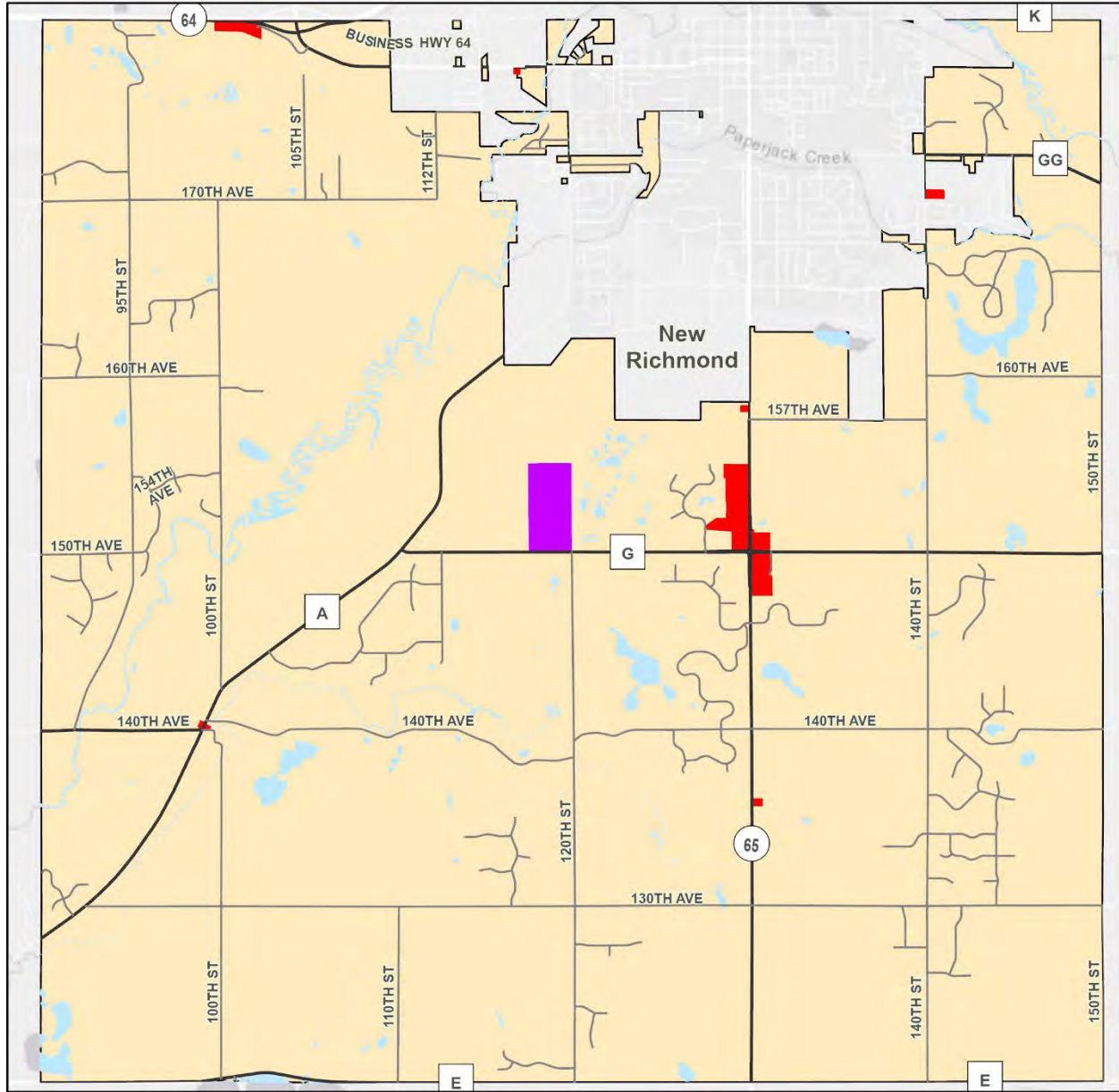
As reflected on the **Commercial and Industrial Zoning Map** on the following page, there are a number of areas in the community which are predominately commercial/industrial in nature:






1. The intersection of County Road G and Highway 65 includes self-storage, small manufacturing businesses, home construction service, restaurant, convenience store and service type uses.
2. An Industrial zoned area north of County Road G includes gravel mining and asphalt production. Adjacent properties zoned residential allow similar uses through historic uses pre-dating zoning and through conditional use permits.
3. A small cluster of commercial zoned property with bar and grill type establishments in the hamlet of Boardman.
4. Several smaller, free-standing commercial sites scattered in the Town and includes a liquor store, self-storage and flooring store.

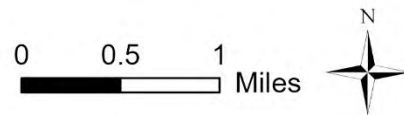
Any proposed development should be individually evaluated to determine if the nature and design of the development is appropriate at the location, is designed in a manner that does not conflict with the rural character of the community and is deemed compatible with surrounding uses. Not shown on the map are various home-based businesses, in which the commercial activities are secondary to the principal residential use.

Commercial and Industrial Uses Map

Town of Richmond Commercial and Industrial Zoning - 2023



	Commercial Zoning		Road
	Industrial Zoning		Richmond Boundary
	Water		



St. Croix County Land Information, 2023

2022 Town Survey and Vision Discussion Summaries for Economic Development

An effective economic development strategy should build upon local strengths, while improving or mitigating potential weaknesses. Many of the strengths and weaknesses are also economic goals or opportunities.

Related to Economic Development, the September 2022 Vision discussion hosted by the Town highlighted the following:

1. Support home occupation type uses
2. Should plan for commercial development in areas along Highway 65
3. Promote agricultural business
4. Open for discussion on industrial uses
5. Broadband installation and expansion will improve the economy
6. Concerns about labor force and the number of workers who are employed in the Twin Cities
7. Developing and maintaining road and utility infrastructure is getting more costly

Desired Businesses and Industries

The Town of Richmond would welcome most commercial and light industrial businesses that do not threaten natural resources, sacrifice community character, create significant land use conflicts, reduce nearby property values, or add a disproportionate level of Town services per taxes gained. Generally, such businesses should be low impact that would not need municipal water and sewer service. The Town should also actively support the installation of a high-speed internet service which would allow high-tech and home businesses to thrive without any impact on the visual rural character of the Town.

Public Opinion

The 2022 public opinion survey provided the following insights into desired economic development by community members.

- Business Location
 - 77% of 2022 survey respondents agreed that business/commercial developments should be restricted to designated areas in the town (rural area outside the City of New Richmond).
- Type of Businesses: When asked should the following 16 types of businesses be allowed in the Town, 2022 survey results revealed the following:

YES		NO	
Direct Sales of Farm Products	98%	Junk/Salvage Yards	77%
Agricultural Production	93%	Large Scale Farms of 500+ animal units	69%
Home Based Businesses	88%	Industrial/Manufacturing	62%
Agricultural Entertainment Uses	75%	Storage Businesses	61%
Agricultural Service Businesses	75%	Gravel Pits	57%
Composting Sites	74%	Private Campgrounds	50%
Dog Boarding/Kennels	63%		
Convenience Store/Gas Stations	57%		
Golf Courses	57%		
Retail/Commercial	47%		

Economic Development Plans and Programs

There are many organizations, programs, grants, and services available to assist with economic development planning and activities. A number of the programs related to infrastructure development were previously discussed in the Utilities and Community Facilities Element. The following are some commonly referred to economic development plans and programs.

Federal Agencies & Programs

- U.S. Department of Commerce, Economic Development Administration (EDA) - <https://www.eda.gov/>
- U.S. Department of Agriculture, Wisconsin Rural Development Programs - <https://www.rd.usda.gov/wi>
- U.S. Environmental Protection Agency – Contaminated sites nation priorities - <https://www.epa.gov/cleanups/site-specific-national-cleanup-databases>

State Agencies & Programs

- Forward Wisconsin - available sites or buildings –
- Wisconsin Department of Workforce Development - <https://dwd.wisconsin.gov/>
- Wisconsin Economic Development Association - <https://weda.org/>
- Wisconsin Department of Administration - <https://doa.wi.gov/Pages/home.aspx>
- Wisconsin Economic Development Corporation - <https://wedc.org/>
- Wisconsin Department of Tourism - <https://www.travelwisconsin.com/>
- Wisconsin Department of Agriculture, Trade and Consumer Protection Agricultural Development and Diversification (ADD) Grant Program - <https://datcp.wi.gov/Pages/Homepage.aspx>
- Wisconsin Department of Natural Resources - <https://dnr.wisconsin.gov/>
- Wisconsin Housing and Economic Development Authority (WHEDA) - <https://www.wheda.com/>
- Wisconsin Department of Transportation - <https://wisconsin.gov/Pages/home.aspx>

Regional Agencies & Programs

- Momentum West - <https://www.momentumwest.org/>
- West Central Wisconsin Regional Planning Commission - www.wcwrpc.org
- St. Croix County Economic Development Corporation & Tourism Bureau - <https://stcroixedc.com/>
- St. Croix County, University of Wisconsin-Extension, Cooperative Extension - <https://stcroix.extension.wisc.edu/>

Current Town of Richmond Economic Plans and Designated Sites

The Town of Richmond has no formal economic development plan. Development and siting of new businesses is regulated through zoning. Economic and business development in the area is largely promoted through multi-jurisdictional partnership organizations, such as St. Croix County Economic Development Corporation, Momentum West, and West Central Wisconsin Regional Planning Commission.

Economic Development Goals, Objectives & Policies

Goal: The Town of Richmond will support economic development activities appropriate to the resources, character and service levels of the town and that strengthen the local economy while maintaining its commitment to the town's environmental needs. Large-scale industrial and commercial development should be directed to St. Croix County's urban centers. Rural economic development should promote alternative agricultural and forestry-based opportunities and industrial and commercial development with minimal infrastructure needs.

Objectives:

1. Identify locations for future environmentally friendly businesses to locate within the Town.
2. Encourage the redevelopment and reuse of the town's existing commercial sites.
3. Retain and help grow existing farms and businesses.
4. Support home-based businesses where there will be little impact on surrounding properties.
5. Plan for an adequate supply of developable land for commercial and industrial uses in logical areas consistent with the town's plan elements and prevent unplanned commercial development along major roadways.
6. Consider the conservation of non-renewable resources and the rural character when evaluating a commercial development request.
7. Support economic development efforts for farming and farm-related businesses.

Policies:

1. Support the continued operation and/or expansion of existing farms and businesses in Richmond.
2. Support the economic health of alternative agriculture in the Town of Richmond.



Farms will continue to be a predominant land use in the Town of Richmond during the next 25 years. Their continued operation is important to the Town's tax base.

3. Support fruit, vegetable and tree farms and greenhouses in the town, designed to supply food to local farmer's markets and grocery stores in the area.
4. New commercial activities that support residents in nearby neighborhoods should be located along STH 65 from the City of New Richmond to CTH G and along CTH G to 140th Street. Existing commercial sites may show some expansion but only if it is not in conflict with other surrounding land uses. No other new areas of commercial development are encouraged or planned. Generally commercial development which requires greater services than the town can provide should be located within or adjacent to the City of New Richmond where urban sewer and water services are present.

5. Work with area villages and cities to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these jurisdictions. Encourage business types which will benefit all the communities.



Several small businesses in the Town are located along STH 65 and CTH G.

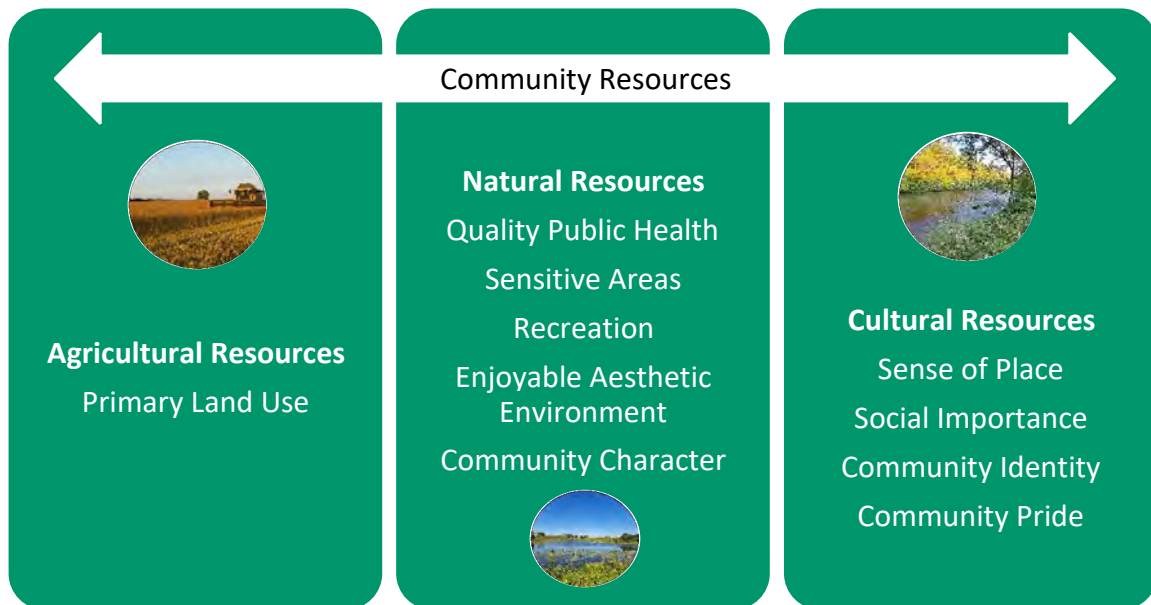
6. Promote higher quality development and minimize the negative impacts of commercial and industrial development in the Town through the use of restrictive covenants, zoning restrictions and design standards.
7. Commercial and industrial site plans should include parking preferably behind buildings and parking lot landscaping standards, including landscaped islands or rain gardens within large parking lots that break up the expanse of impervious surface.
8. Business signage, landscaping, screening, and lighting should be compatible with the rural character of Richmond in accordance with St. Croix County zoning.
9. Site lighting must be shielded and directed downward with no spillover onto neighboring properties and should have specific illumination time frames to maintain dark skies and save energy.
10. Landscaping and screening should include visual screening standards and setback buffers between residential and industrial or commercial land uses.
11. Require businesses to maintain and protect the air quality, water quality and rural character of Richmond.
12. Require the disclosure of any soil or groundwater contamination on sites before approving development proposals.
13. Require private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.



This commercial business in Richmond is completely screened from neighboring residential properties, except for parking and signage.

14. Commercial and industrial development should be designed with consideration of the open spaces that this plan identifies along the Town's primary drainage corridors, which include the Willow River, Ten Mile Creek, Paperjack Creek, Anderson Springs, Brushy Mound and Lundy ponds and other wetlands.
15. Work with St. Croix County to permit home-based businesses that do not impact surrounding properties.
16. Encourage renewable energy resources on a small-scale basis.

Agricultural, Natural, & Cultural Resources



General Context

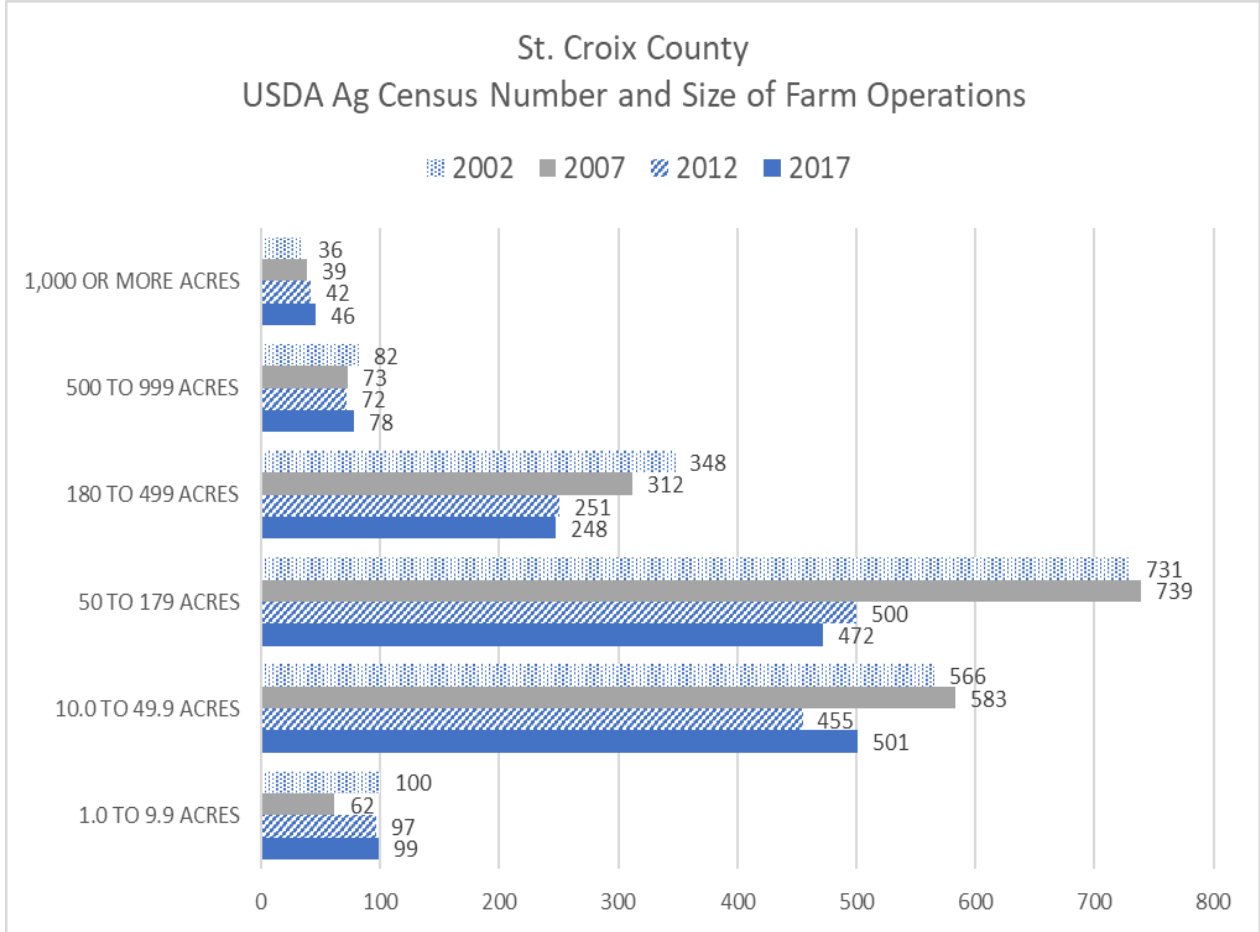
The Town of Richmond has a rich natural history, which is the basis for its present physical characteristics. Over 100 years of human settlement and resource use have altered the physical characteristics of the landscape. The people who reside in the Town value the natural environment and the physical influences that make up the rural landscape as evidenced by results of the Town of Richmond 2022 Resident Survey. Natural features are important to consider when planning for future uses. The rural and agricultural character of the Town of Richmond is an important consideration as well. This inventory of the physical features of the town describes the impacts of development on those features and provides an analysis of systems that might be employed to mitigate the impacts of possible development on the landscape.

Agricultural Resources and Trends

Agriculture is an important element of the social and economic characteristics of St. Croix County. Up until about 30 years ago agriculture was the predominant feature of the Town of Richmond as well. Changes in agriculture, due to socio-economic conditions, new practices, and development pressure, have had profound impacts in the Town of Richmond.

Size & Number of Farms

The graph below shows the number and size of farm operations in St. Croix County in according to the US Department of Agriculture (USDA) Ag Census years 2002, 2007, 2012, and 2017. Of the St. Croix County farm operations, the Ag Census of 2017 reported 234 agricultural operations within the Richmond zip code (54017). This compares to 259 such operations in 2007.



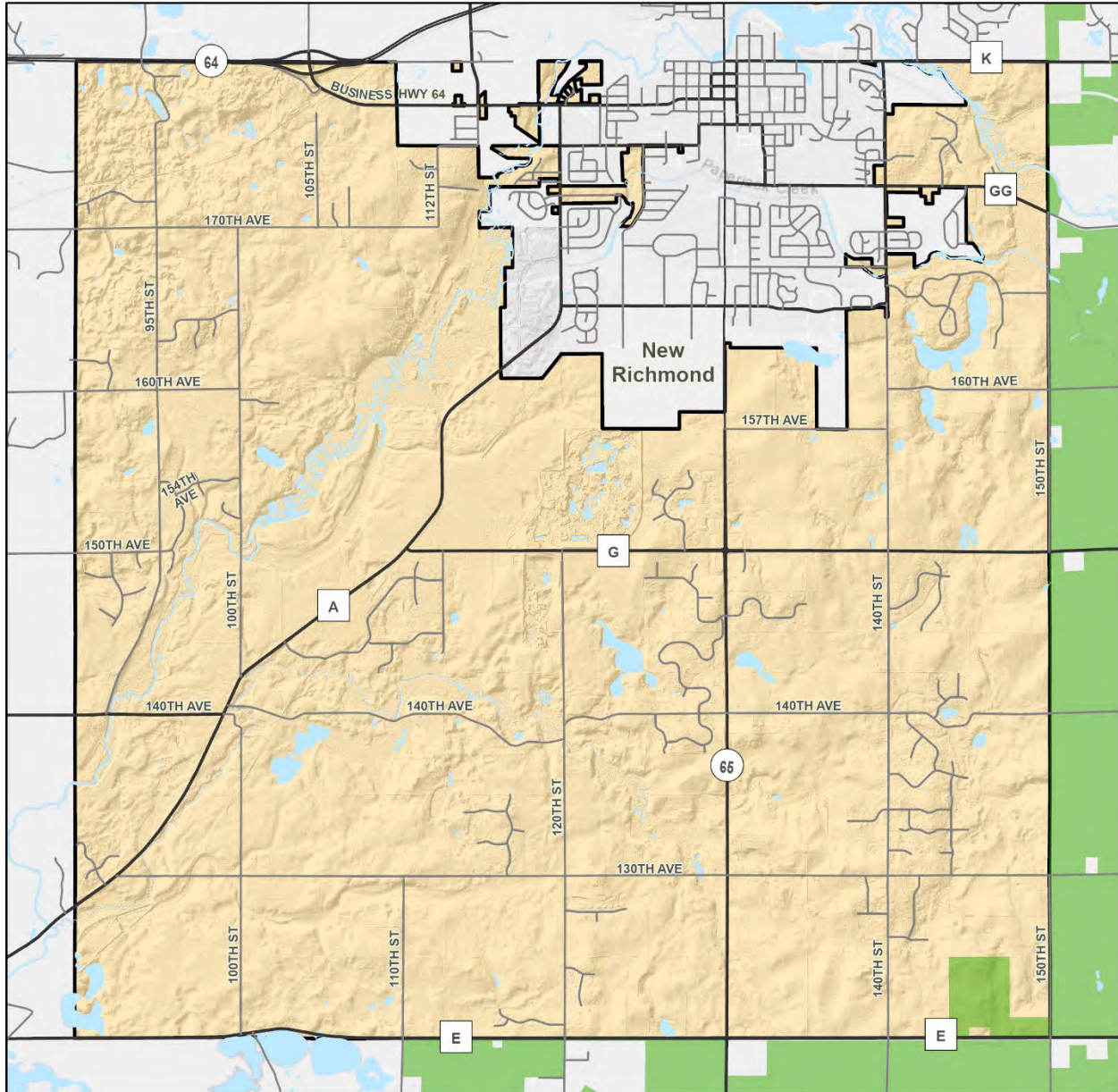
Prime Agricultural Land and Farmland Preservation Areas





Prime Agricultural Land is the land that is best suited for food, feed, forage, fiber, and oil seed crops. It may be cultivated land, pasture, woodland, or other land, but it is not existing urban and developed land or water areas. The soil qualities, growing season, and moisture supply are those needed for a well-managed soil to produce a sustained high yield of crops in an economic manner. Prime agricultural land produces the highest yields with minimal inputs of energy and economic resources. Frequently, prime farmland is based solely on U.S. Department of Agriculture soil classification data for traditional row crops. The County prohibits non-farm development of productive farmland and properties identified as farmland preservation areas are given a high level of zoning protection.

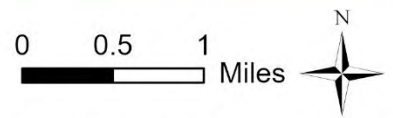
Farmland Preservation Map

Since the Town does not have land use categories that correspond to the Future Land Use Map, which support long term agriculture and restrict residential development densities, the only parcels shown on the Farmland Preservation Plan Map are in the far southeast corner of the Town that are combined with lands in the Town of Warren to the south.

Town of Richmond Farmland Preservation



 Farmland Preservation	 Road
 Water	 Richmond Boundary



St. Croix County Land Information, 2023

Land Evaluation and Site Assessment (LESA)

The LESA system is a numeric rating developed by the Soil Conservation Service of the U.S. Department of Agriculture for planning, policy development, and decision-making, but refined to accommodate local soil conditions, development trends, and goals. As part of the St. Croix County Comprehensive Plan (and Farmland Preservation Plan) adopted in January 2012, the LESA system was used to identify productive agricultural lands and provide a relative rating of potential farmland preservation areas. After much community discussion and public input, St. Croix County's LESA system included two components:

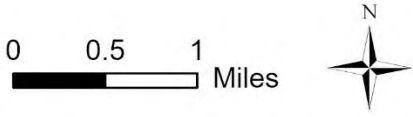
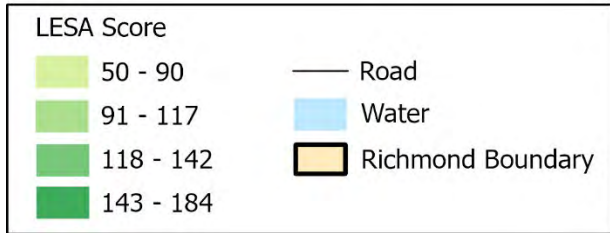
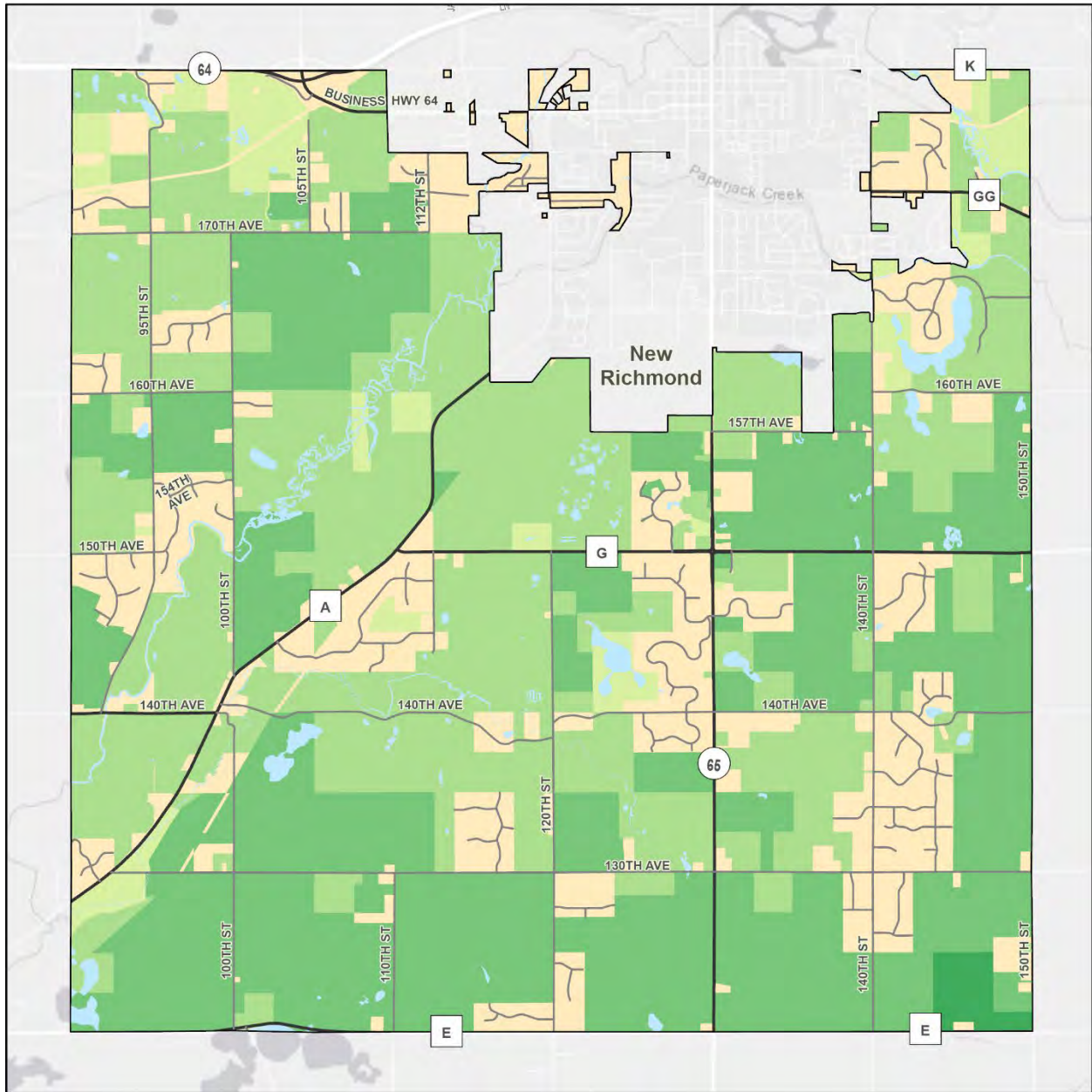
LAND EVALUATION (LE) and SITE ASSESSMENT (SA). LAND EVALUATION (LE): Based on soils and their characteristics with three primary weighted indexes: Prime Farmland (10%) Capability Class (30%) Productivity for Corn and Alfalfa (60%). SITE ASSESSMENT (SA): Is more dynamic, reflects development pressure based on adopted plans, policies, and other social, economic, and geographical attributes. Ten evenly weighted factors of property's long-term farmland preservation potential: Size and Tract of Contiguous Ownership, Compatibility of Adjacent Land Uses, Compatibility of Surrounding Land Uses, Existing Land Use Policy on Site, Existing Land Use Policy on Adjacent Sites, Future Land Use Policy on Existing Site, Future Land Use Policies on Adjacent Sites, Distance to Public Sewer, Road Classification of Site Access, Environmental and Public Values of the Site.

A weighted score of 118 or greater would qualify for eligibility into the Farmland Preservation Plan Map. The Map is used to identify parcels that would be eligible for a certified Agricultural zoning district in St. Croix County – the AG-1 (limited residential density of 1 dwelling unit per 40 acres) or AG-2 (limited residential density of 1 dwelling unit per 20 acres) zoning district. In exchange for farming your land and meeting conservation standards, a property owner can receive an annual income tax credit through an agreement with the County and State.

The map below shows parcels that are eligible within the Town of Richmond.

Land Evaluation and Site Assessment Map

Town of Richmond Land Evaluation and Site Assessment



St. Croix County Land Information, 2023

Surface Geology and Physiography

The surface geology of St. Croix County, and particularly Richmond Township, have been influenced by several periods of glaciation. Landforms produced by glacial deposits include end moraine, ground moraine and pitted outwash plains. The first glacier covered the entire county, while the second, the Wisconsin Stage, covered only the land northwest of the Willow River, including the northwest portion of Richmond. End moraines are formed by deposition at the margin of a glacier during a standstill of the glacial front, when the rate of melting equals the rate of glacial advance. They form either at the point of maximum ice advance or during the recession of the glacier. The northwest portion of Richmond, north of the Willow River, is covered by end moraine from the Superior lobe of the Wisconsin Age of glaciation. This end moraine consists of unsorted glacial material ranging in size from clay to boulders. Typically, the topography is rugged to rolling or hummocky with deep stream gorges and kettles (pits), which may contain lakes or marshes.

Originally all of St. Croix County was covered by ground moraine deposited previous to the Wisconsin stage of glaciation. The material deposited was unsorted and resulted in a gently rolling topography.

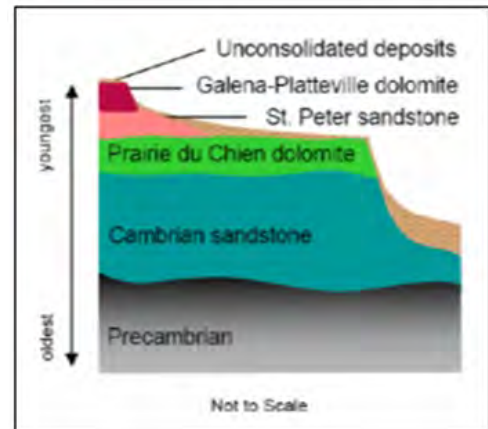
The eastern half of Richmond is covered in ground moraine. Ground moraine is deposited under glacial ice as a blanket of unsorted rock debris, which ranges widely in size. Early-Wisconsin or pre-Wisconsin Age glaciers deposited the ground moraine. A gently rolling topography, meandering streams and few lakes characterize this ground moraine. The topography here is a gently undulating plain with moderate relief and no definite alignment of undulation.

Immediately adjacent to the leading edges of the end moraine deposited by the Superior lobe (south of the Willow River) is a pitted outwash plain of stratified layers of sand, gravel, silt, and clay. The outwash plain was deposited by running water from melting glaciers. Kettles developed in the plain from the melting of buried blocks of ice. The St. Croix River Valley, along the western extreme of the county, was a major glacial drainageway as the glaciers melted and receded.

Bedrock Geology

Geology is very similar to a layered cake, with each layer representing a different geological material and different geologic period. Starting from the oldest and lowermost geologic material, then working our way forward through time:

Precambrian Rocks are the bottommost layer of bedrock that can be found throughout St. Croix County and the entire State of Wisconsin. These rocks were formed around 4,000 to 600 million years ago and consist of some very old sedimentary rocks, as well as igneous and metamorphic rock types, primarily granite and basalt. This rock unit or layer is commonly referred to as crystalline bedrock. Precambrian red shale and rhyolite have been identified in the Hudson area.



Cambrian Sandstones are sedimentary rocks that were formed from about 600-425 million years ago. During this time period eroded sands were deposited in layers on the ocean floor. These layers formed a loosely cemented sandstone rock which is between 300-500 feet thick and are present under the entire county. They are primarily sandstone but include subordinate shale, siltstone and dolomite. Predominant formations of the Cambrian include Mt. Simon, Eau Claire, Galesville, Franconia and Trempealeau.

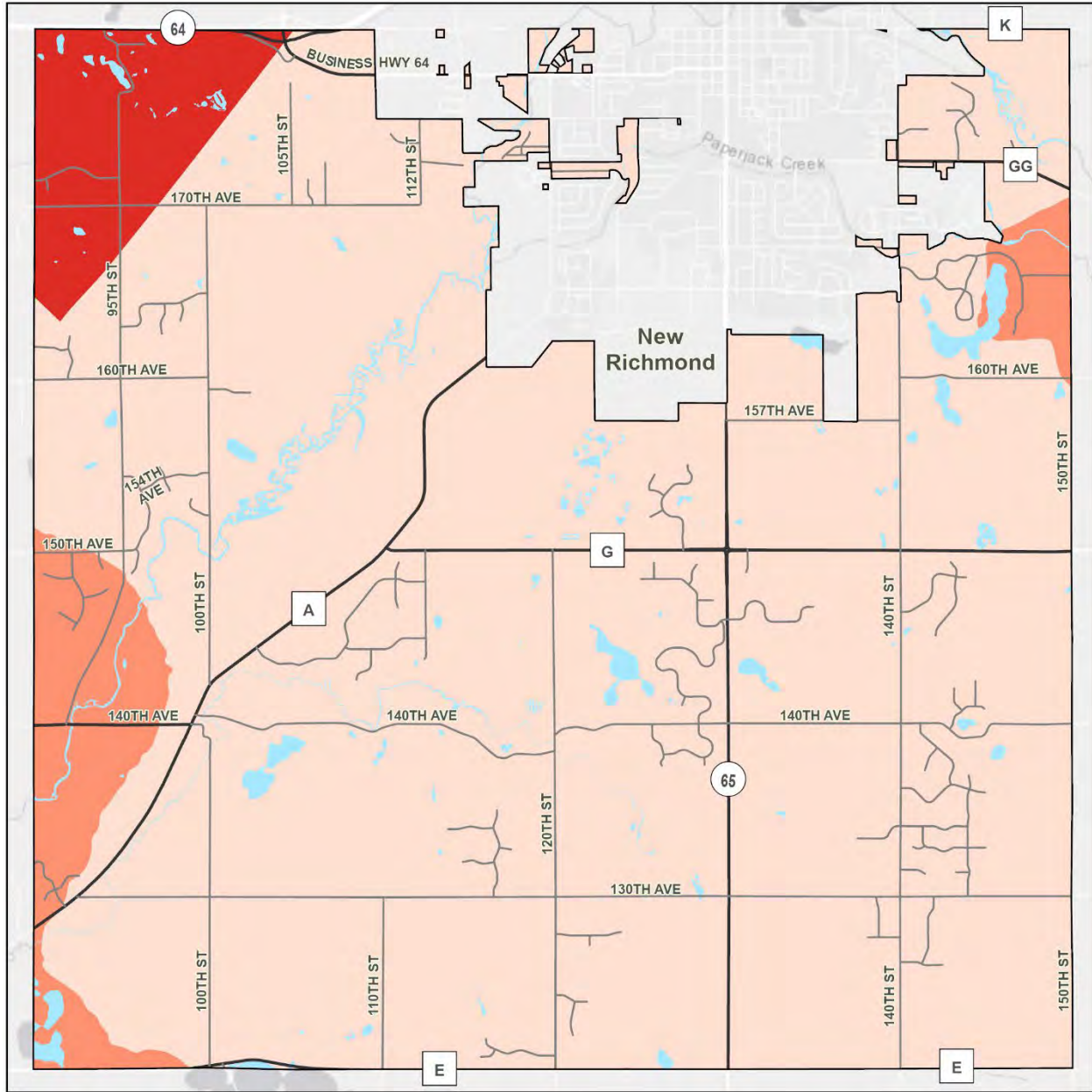
Ordovician Rocks are sedimentary rocks which are the uppermost bedrock layer in St. Croix County consisting of sandstones, shales and dolomites. These are further defined as the Prairie du Chien group, St. Peter Sandstone Formation, Galena-Platteville Formation.







Unconsolidated materials of mainly till and sands, were deposited by glaciers (glacial drift) and are found overlying the bedrock throughout almost the entire county.

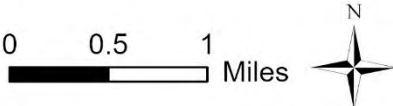
The majority of the bedrock geology of Richmond Township is limestone bedrock and dolomite called Prairie du Chien Dolomite, typically 10 to 100 feet thick. There are also pockets of the Ancell Group comprised of sandstone and quartzose, 15 to 100 feet thick, and Tunnel City Group, comprised of mainly sandstone, 65 to 100 feet thick.

Bedrock Geology Map

Town of Richmond Bedrock Geology



 Prairie du Chen Group	 Road
 Ancell Group	 Water
 Tunnel City Group	 Richmond Boundary



St. Croix County Land Information, 2023

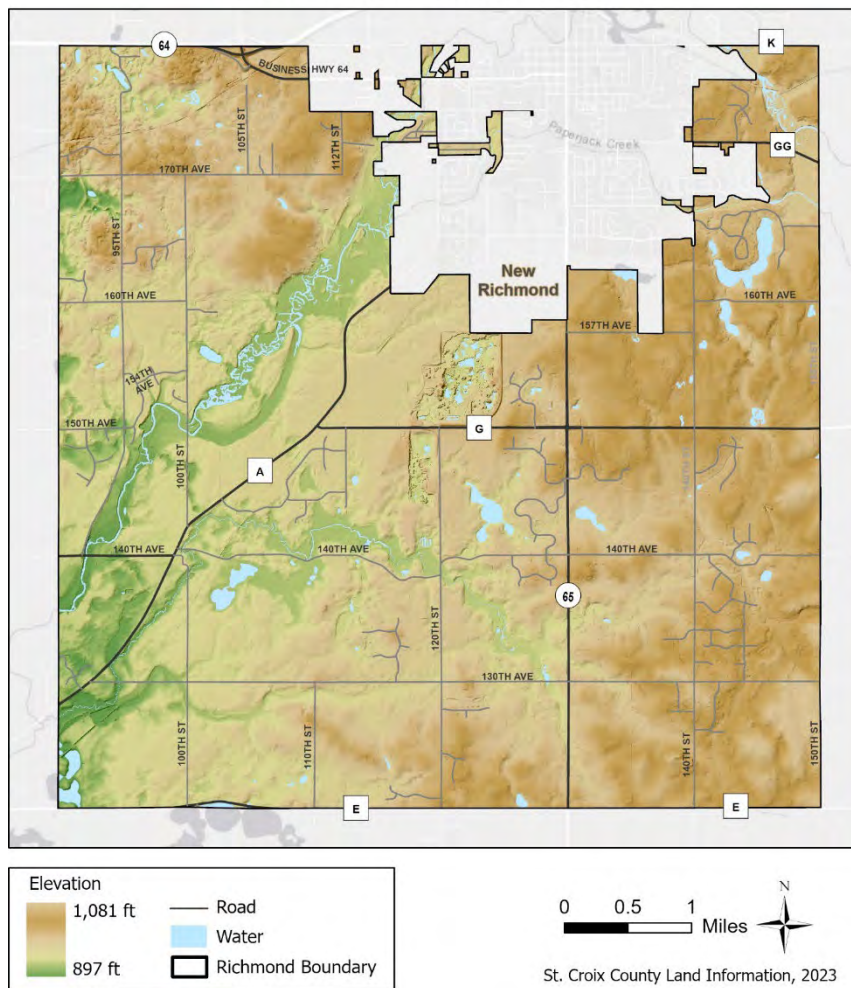
Topographic Features

The Town of Richmond is part of larger geographic structures sharing some common characteristics or conditions. Physically, St. Croix County is part of the "western upland" region of Wisconsin. This region extends parallel to the Mississippi and St. Croix Rivers from Polk County to the Illinois border and to the east from 30 to 75 miles. Surface topography in the western upland ranges from gently rolling to very steep with ridges separating deeply incised stream valleys. The southern two-thirds of the region is characterized by rugged topography, while the northern third tends to have a smoother surface in most areas. The western upland is higher in elevation than the central plain region to the east but is lower in elevation than the northern highland region that extends northward from Polk County.

The Town of Richmond ranges in elevation from 1,081 feet above sea level in the north part of the Town to an 897' elevation in the southwest portion of the Town that corresponds to the flow of the Willow River as it winds its way towards the St. Croix River to the west. Areas of more rugged topography are found along the Willow River drainage system.

Elevation Map

Town of Richmond Elevation



Soils

Soil properties are an important factor in how land is used. They indicate how productive farmland is, where sand and gravel are, and limitations for development. Indeed, the types of soils in an area often dictate the best use of the land. Hence, soil suitability interpretations for specific urban and rural land uses are essential for physical development planning and determining the best use of the soils on a site.

St. Croix County through the United States Department of Agriculture Natural Resources Conservation Service (NRCS) produced a digital soil survey that provides detailed soils mapping for the county at a scale of one-inch equals 1000 feet. In addition, the survey has produced information on the physical, chemical and biological properties of the soils, and provided soil property interpretations for agricultural, engineering, planning and resource conservation activities.

Major Soil Association Groups

St. Croix County has a wide variety of soils ranging from heavy, poorly drained to light and droughty. Soils that are generally excessively drained and well drained are found in the western half of the county. The moderately drained and somewhat poorly drained soils predominate in the county's eastern half. However, both extreme soil conditions are found throughout much of the county, making management difficult.

Widely varying soil types and complex slopes make the application of some best management practices troublesome. There are many areas with poorly drained soils on relatively steep slopes, which combine erosion with drainage problems.

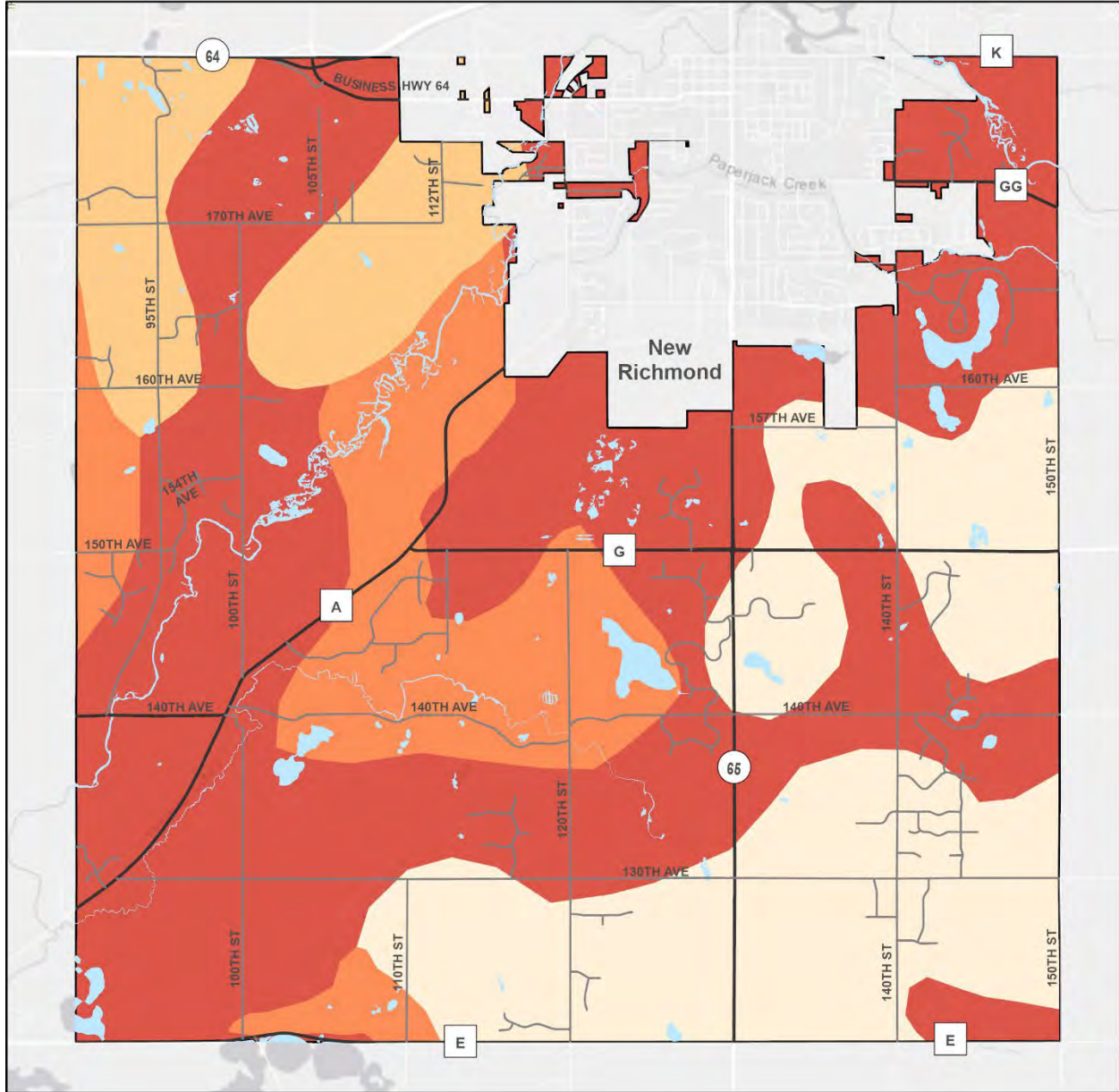
The General Soil Map shows the soil associations in the Town of Richmond. Soil associations are landscapes that have distinctive patterns of soils in defined proportions. They typically consist of one or more major soils and at least one minor soil and are named for the major soils. The General Soils of Richmond are depicted in the map below. It provides general soils information for the Town and is not intended to provide information for site-specific applications.

Soil Types

1. Santiago-Jewett-Magnor – Moderate to slow permeability
2. Amery-Cromwell Association - Well drained and somewhat excessively drained, gently sloping to steep, medium textured and moderately coarse textured soils on glacial drift plains.
3. Burkhardt-Chetek-Sattre Association - Well drained and somewhat excessively drained, nearly level to steep, medium textured and moderately coarse textured soils on outwash plains and stream terraces.
4. Sattre-Pillot-Antigo Association - Well drained, nearly level to sloping, medium textured soils on outwash plains and stream terraces.

General Soils Map

Town of Richmond General Soils



	Santiago-Jewett-Magnor		Water
	Amery-Cromwell		Road
	Burkhardt-Chetek-Sattre		Richmond Boundary
	Sattre-Pillot-Antigo		

0 1 2 miles

St. Croix County Land Information, 2023

Radon

Radon is a colorless, odorless gas produced by the decay of radium (which is produced by the decay of uranium). Deposits of radium and uranium are common in rock and soil. Studies have shown that exposure to radon gas and its decay products can increase the risk of lung cancer. The risk of developing lung cancer is related to the concentration of radon in the air and the length of time an individual is exposed.

Radon has been identified in numerous homes throughout St. Croix County and in many homes in Richmond. Radon tests were taken by individual landowners using kits obtained through St. Croix County. Radon levels can vary greatly from home to home, the only way to identify elevated radon levels is to test your home. Radon test results do not predict the radon levels in neighboring homes. They do show, however, that elevated radon levels can occur anywhere. Radon mitigation systems are recommended when radon tests indicate a level of 4.0 picocuries per liter (pCi/L) of air or higher. Additional information on radon, testing and health impacts, is available at the following website: www.epa.gov/radon

Suitability for On-Site Wastewater Treatment Systems

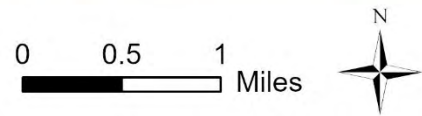
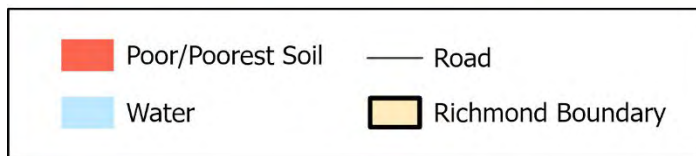
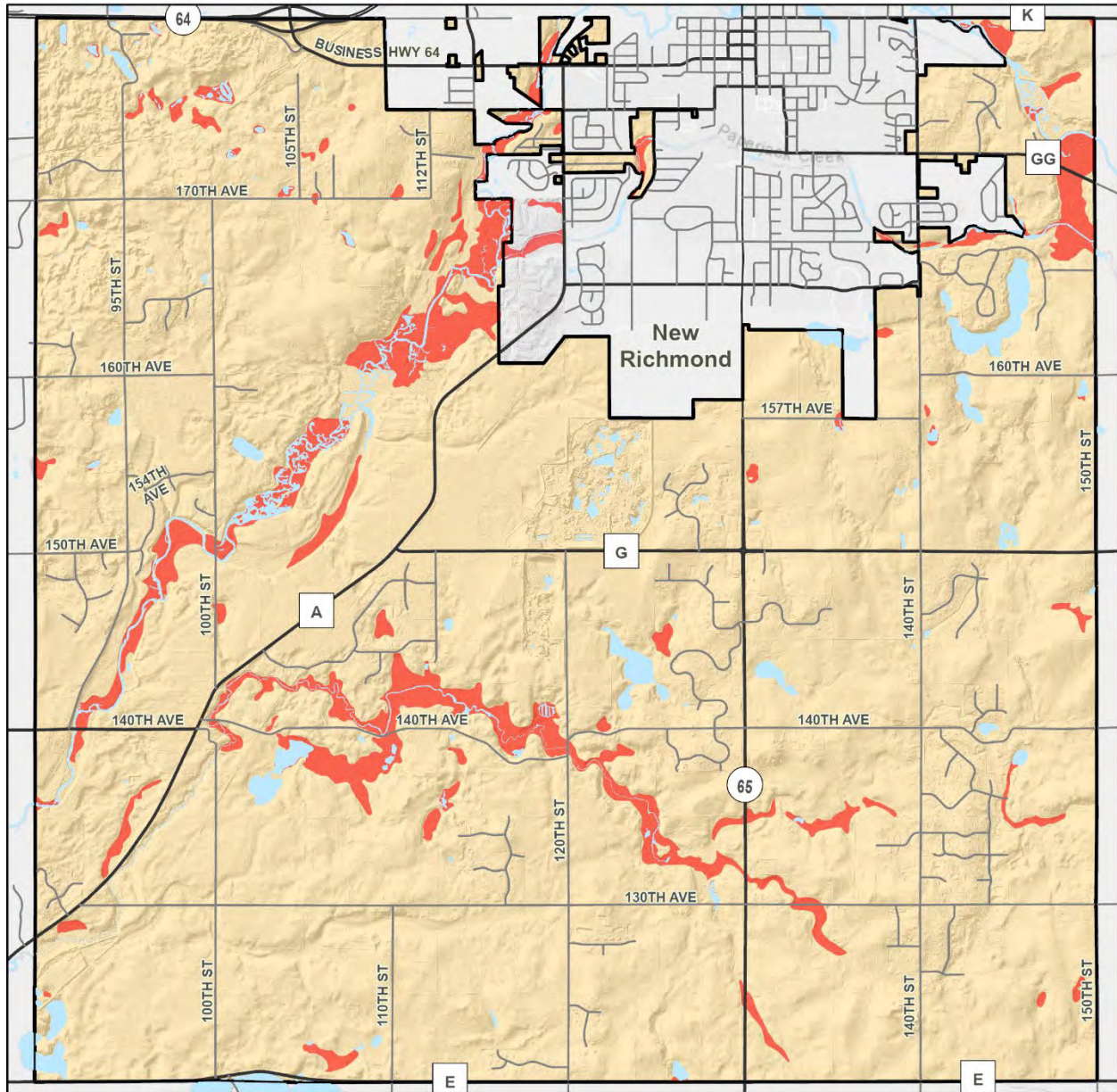
Private Onsite Wastewater Treatment Systems (POWTS) are subsurface systems of perforated pipe, which distribute effluent from septic tanks to the soil. Soil between 18 inches and six feet is evaluated for properties that affect absorption of effluent and construction and operation of the system. Properties that affect absorption are permeability, depth to bedrock and water table, and susceptibility to flooding. The layout and construction of a system is affected by soil conditions related to slope, erosion potential, lateral seepage, and downslope flow of effluent. Soils with characteristic large rocks and boulders present additional problems and increase the costs of system construction.

The state requirements for septic system siting are specified in the Wisconsin Administrative Code. This code relies heavily on the ability of the soil to effectively treat the effluent discharged from the POWTS drainfield. The original soil survey suitability interpretations for St. Croix County were reviewed and updated by county staff to include information on suitability for POWTS based on Wisconsin Administrative Code soils criteria, public sanitary sewer or alternative treatment. The NRCS soil interpretations for septic tank absorption fields consider most excessively drained soils occurring over fractured bedrock or high water tables a severe limitation to septic system development because effluent in these situations can be readily transported to the groundwater and be detrimental to groundwater quality.

The map below, Limitations for Septic Systems, depicts those soils in the Town of Richmond with severe limitations based on the updated interpretation for POWTS.

Limitations to Septic Systems Map

Town of Richmond Limitations to Septic Systems



St. Croix County Land Information, 2023

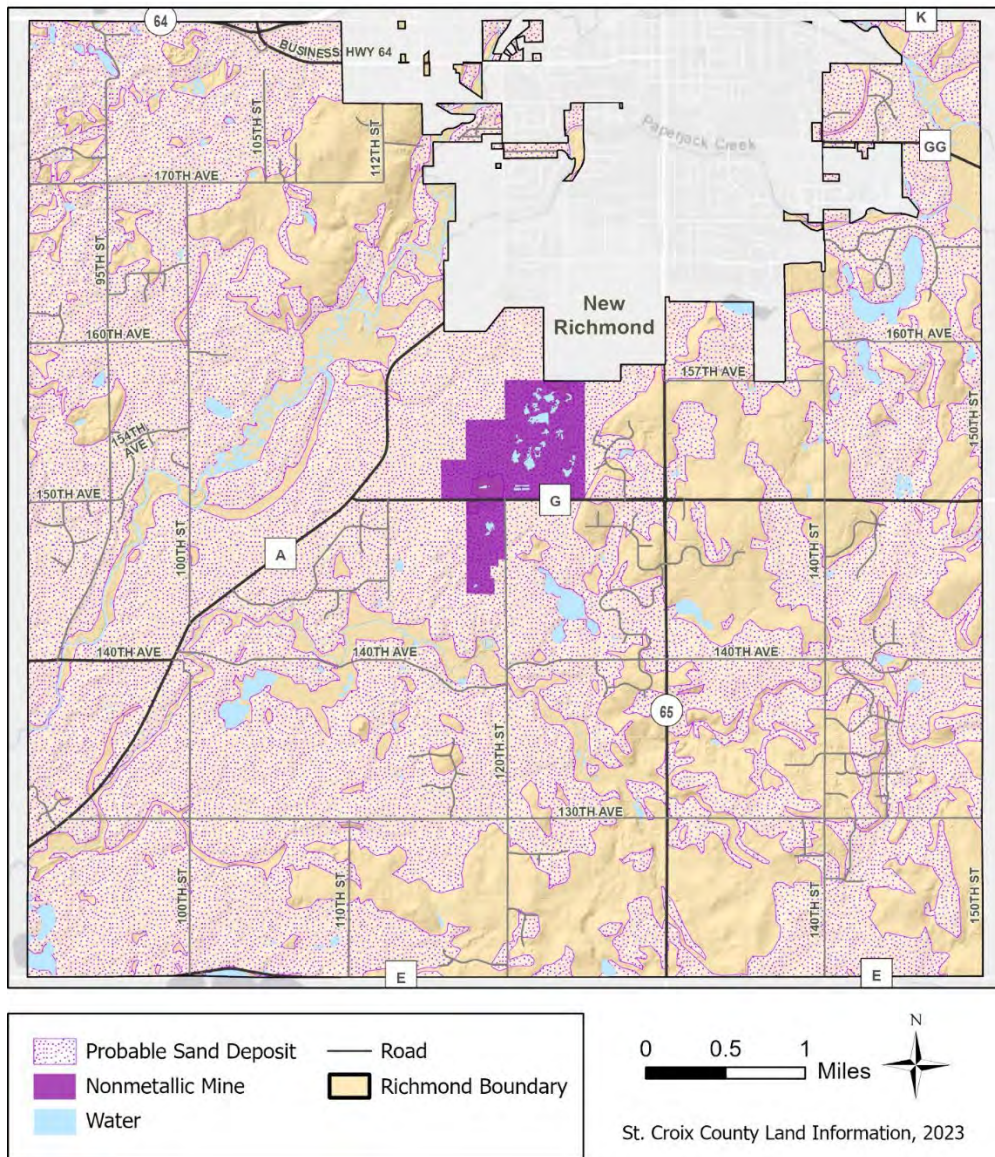
Suitability for Extraction of Minerals (Non-Metallic)

The Town of Richmond has significant supplies of sand and gravel. The soils amongst glacial outwash are the most likely source for sand and gravel as the melting waters of the glacier were most active in sorting and depositing high-quality sand and gravel in this area. Where the bedrock is at or near the surface of the ground are areas which are probably most suited for quarrying stone.

The maps below, Potential Sand Deposits and Potential Gravel Deposits show probable locations for sand and gravel deposits in the Town of Richmond.

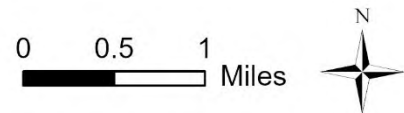
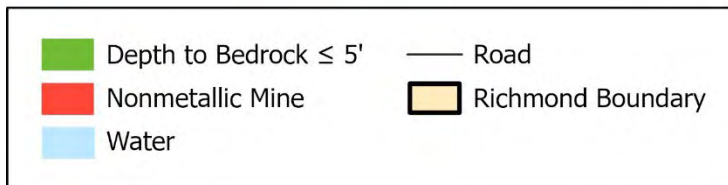
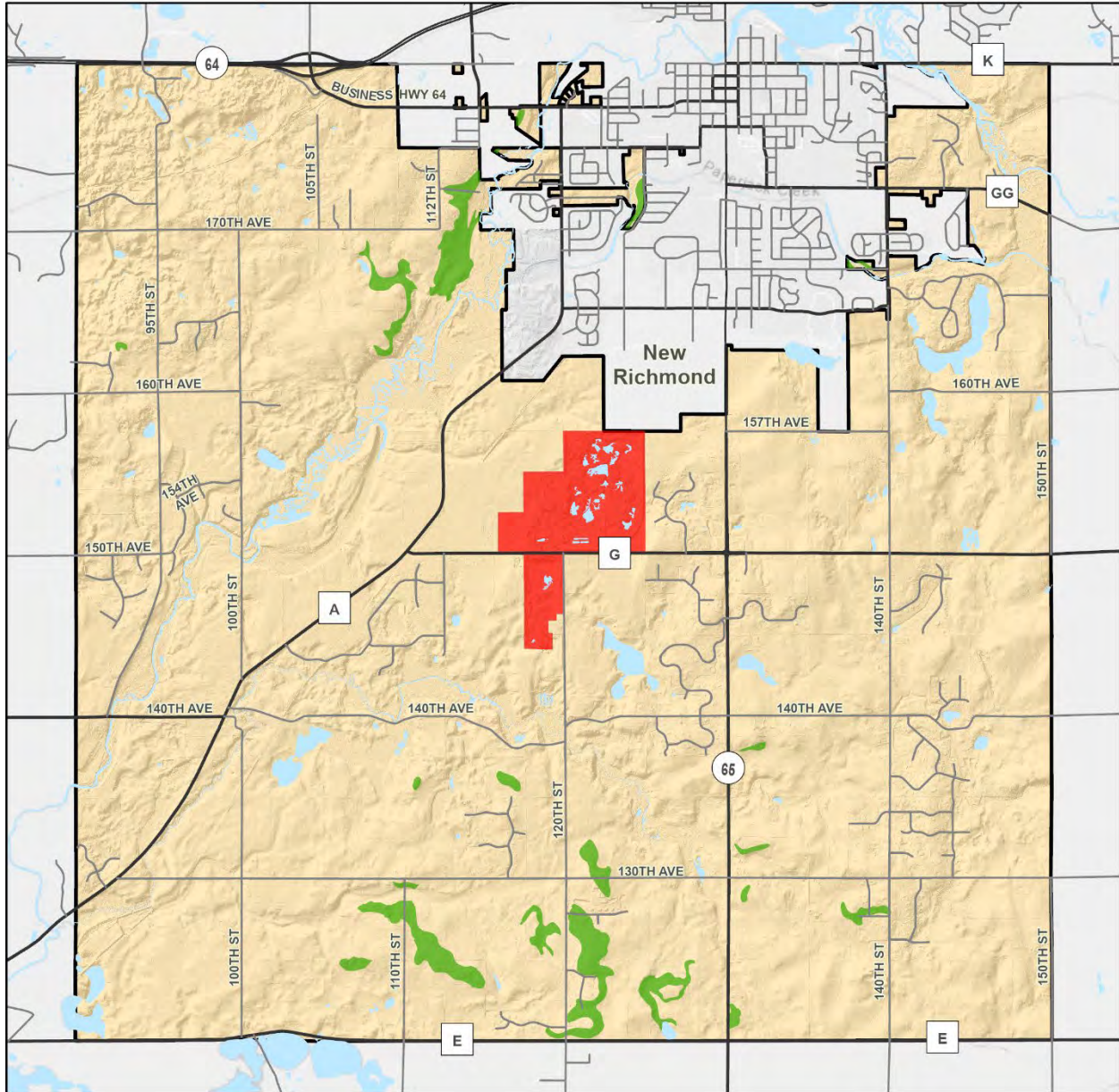
Probable Sand Deposits Map

Town of Richmond Probable Sand Deposits



Depth to Bedrock Map

Town of Richmond Depth to Bedrock



St. Croix County Land Information, 2023

Groundwater

Groundwater Quality & Contamination

In consideration of groundwater quality and contamination, the connection between the various water resources is important. As rain and snow fall to the ground (precipitation), some runs off into lakes, rivers and streams; some evaporates; and some is used by plants. The rest trickles down through the soil and subsurface material. This water eventually reaches a saturated zone that comprises groundwater. The groundwater then can travel to and through geologic formations that can store and transmit water called aquifers. The concept of water moving from the land's surface into groundwater is the starting point for thinking about the relationship between land use and groundwater quality. Nearly anything people can dump, spill, or spread on the ground can seep down to groundwater. This groundwater is then used by residents for drinking, farming, and other activities. Groundwater can also return to the surface as springs or as discharge to lakes, rivers, and streams. And large withdrawals of groundwater (e.g., high capacity wells) can have an impact on surface water.

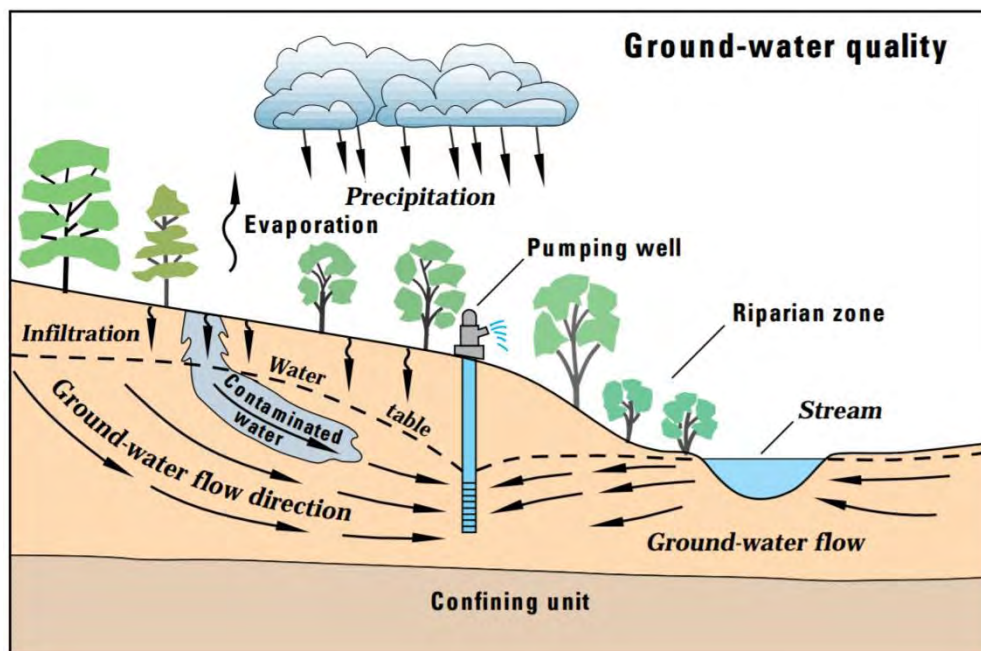


Image from US Geological Survey

Groundwater is consistently identified by communities and residents as one of most critical resources that needs to be protected. Groundwater contamination is possible from many sources ranging from leaking underground storage tanks, hazardous materials spills, and landfills to agricultural practices, excess fertilizing, land spreading, and industrial operations. Groundwater quality can often be very site specific for certain contaminants. No site-specific hazardous materials concern or toxic release site were identified within the town. However, the transport of hazardous materials via rail and highway is always a potential contamination source. In Wisconsin, most of nitrate inputs into the groundwater are agricultural in origin (e.g., manure spreading, fertilizers), but on-site septic systems and lawn fertilizers can also be a significant nitrate source, especially in densely populated areas. Groundwater in St. Croix County is classified as hard or very hard due to the presence of calcium and magnesium.

Primary Water Source

Groundwater is the primary source of water for domestic, industrial, and agriculture uses in St. Croix County and is the main source of potable water supplies in the Town of Richmond. Groundwater in the Town of Richmond is supplied through individual, private wells; there is no municipal water supply within the Town.

Aquifers

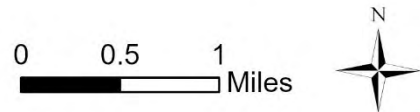
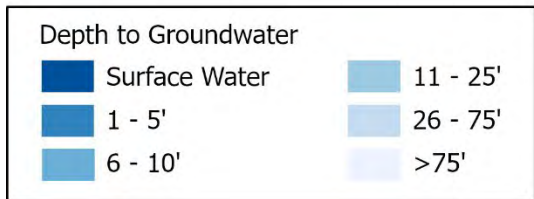
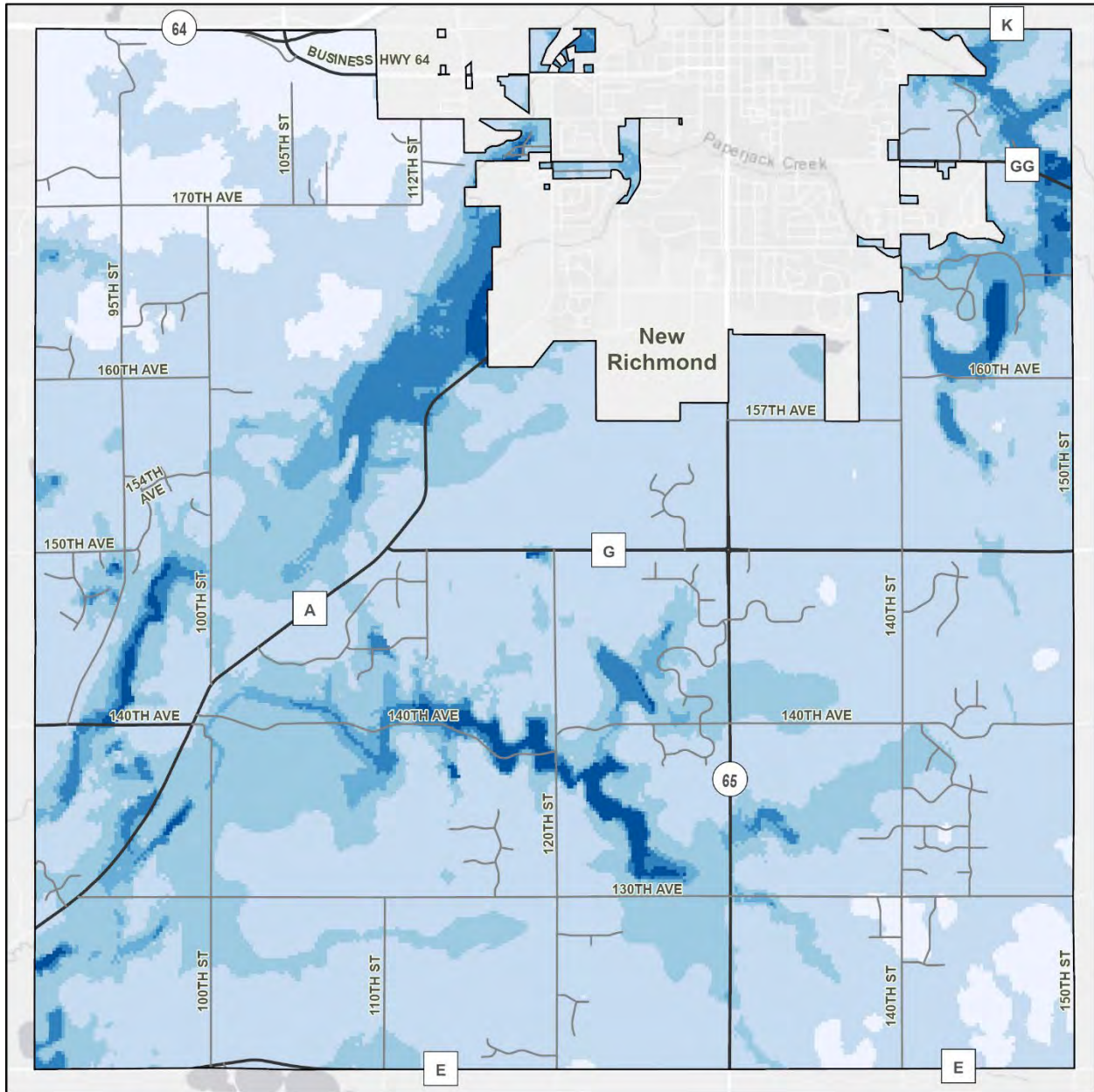
The dolomite aquifer underlies all of St. Croix County and is the principal source of water for residential, municipal and industrial supplies. Most groundwater used for the water supply is supplied by shallow flowpaths that have been in the system only a few years or decades. Within these shallow aquifers, groundwater flows only short distances (up to a few miles) from the recharge area (where it enters the ground) to a discharge area (where it exits into a surface water). For the Richmond area, most of the local groundwater flow is towards the Willow River and ultimately discharged west to the St. Croix River.

Soil & Depth to Groundwater Relevance

The soils and depth to groundwater contribute to the quality of groundwater in the Town of Richmond. According to the Natural Resources Conservation Service (NRCS), all the soil associations found in Richmond are classified as soils with moderate to very rapid permeability. This is due to the type of soil and the topography of the land. Contamination of the groundwater can occur more easily in areas where the soils are very permeable or shallow. The **Depth to Groundwater Map** below shows areas with shallow depth to groundwater. As illustrated in the map, most of the town is 11-25 feet in depth to groundwater. Shallower depths follow the Willow River and other flowages. Because of the permeable soils in town, the groundwater can be contaminated more easily than non-permeable soil areas.

Depth to Groundwater Map

Town of Richmond Depth to Groundwater



St. Croix County Land Information, 2023

Surface Water

Lakes, ponds, wetlands, rivers, streams, and intermittent waterways and natural drainageways make up the surface waters of the Town of Richmond. These resources are all water bodies, standing still or flowing, navigable and intermittent, including natural drainageways that collect and channelize overland rainwater or snowmelt runoff. Natural drainageways are characterized by intermittent streams, threads, rills, gullies and dry washes that periodically contribute water to first-order streams. There are also many artificial drainageways where the natural drainageways have been altered by human activity. All of these features have the ability to transport sediment and pollutants, and are affected by their watersheds, the land that surrounds them.

The surface waters of Richmond occupy a major drainage system of northwestern Wisconsin. The St. Croix River basin which is part of the Mississippi River basin, covers the western two-thirds of the county and the Town of Richmond. The Willow River, which traverses the Town of Richmond; Apple River, Trout Brook, and Kinnickinnic River are within the St. Croix River basin. There are also wetlands, intermittent streams or dry runs and other surface drainage features that carry water only during spring runoff or during extreme storm events.

Although the entire county was subjected to glacial action, the topography has since been eroded and worn so that it is now a well-drained area. The most recent glaciation (Wisconsin Stage) only covered the land northwest of the Willow River. Here, the end moraine left many kettle hole lakes, but these have almost all disappeared and are now seen as wet depressions. Most of the remaining surface waters are some relatively larger lakes, streams and artificial impoundments.

Richmond's water resources include: Brushy Mound Lake, Lundy and Long ponds, Anderson Springs, Paperjack Creek, Ten Mile Creek and Springs and the Willow River.

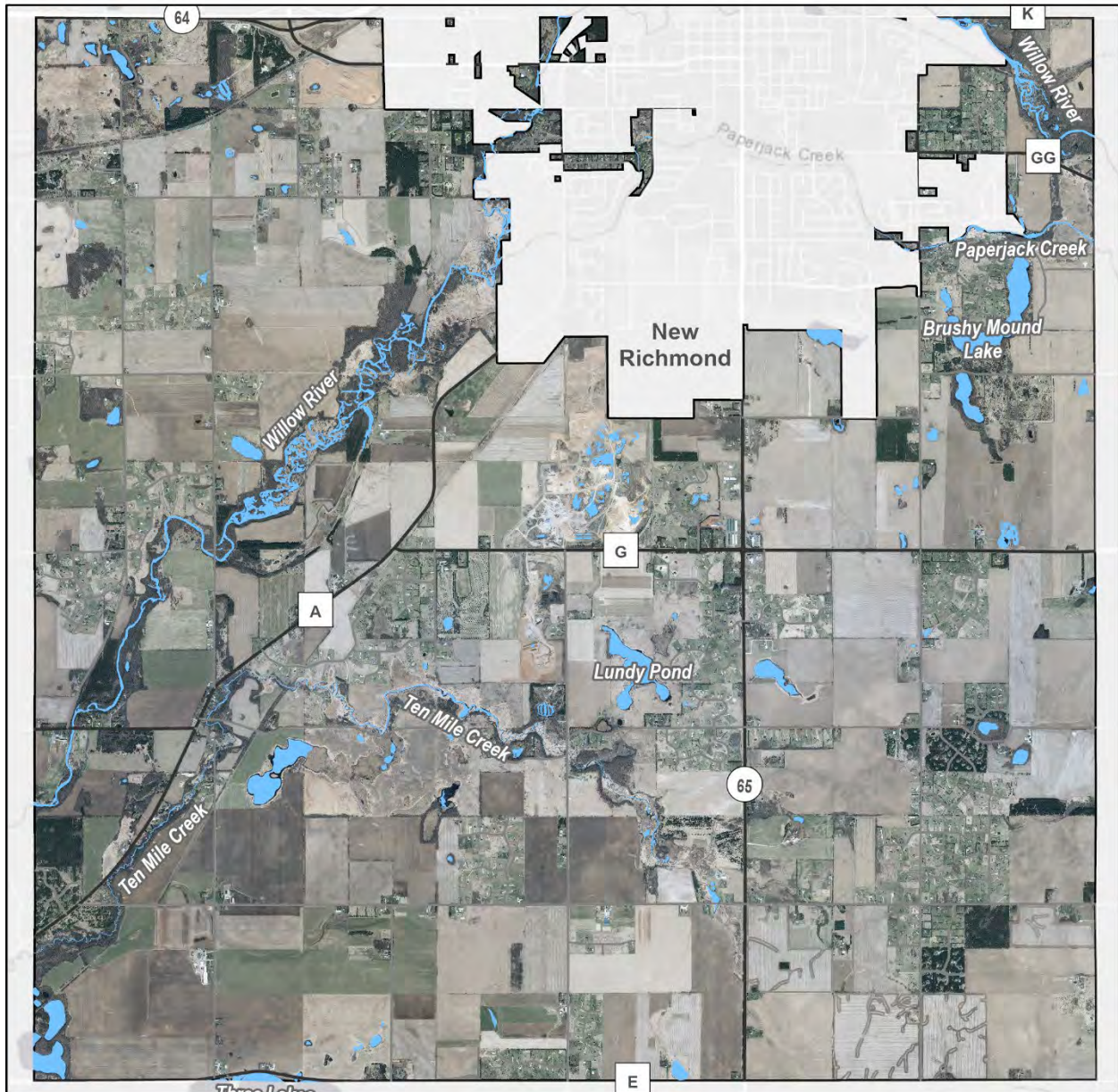
Watersheds




The lakes, rivers and wetlands of the town are impacted by land use practices in the watersheds that drain to them. A watershed is an area of land that drains or "sheds" its water to a lake, river, stream, or wetland. The effects of natural and man-made activities in one area can have a direct impact on other areas. For example, stormwater runoff and flash flooding from a heavy rainfall upstream in a watershed will eventually reach the downstream part of that watershed.

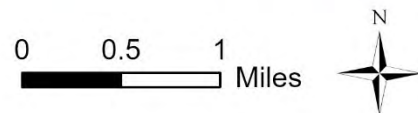
Most of the pollutants that enter surface water resources are carried in runoff from many diffuse or nonpoint sources. The major pollutants of concern are sediment carried from areas with bare soil such as crop fields and construction sites and phosphorus attached to soil particles or dissolved in water from fertilizers and livestock operations and private onsite wastewater treatment facilities. There are three watersheds in Richmond: Lower Apple River, Upper Willow River and Lower Willow River.

Surface Water Map

Town of Richmond Surface Water



	Water
	Road
	Richmond Boundary



St. Croix County Land Information, 2023

Total Maximum Daily Load (TMDL) Limits

A Framework for Water Quality Improvement

The St. Croix River and Lake St. Croix are highly valued resources that provide exceptional recreational opportunities and support a diverse ecology of aquatic and terrestrial species. Over the years, eutrophication, or nutrient enrichment, has occurred in Lake St. Croix due to excess phosphorus loading. In response, the DNR partnered with the Minnesota Pollution Control Agency and the St. Croix River Water Resources Planning Team to develop a Total Maximum Daily Load (TMDL). In 2012, the U.S. EPA approved the Lake St. Croix TMDL, calling for a 38% reduction in the human-caused phosphorus carried to the rivers and streams of the basin.



The St. Croix River

About the Basin

The St. Croix River basin is approximately 7,760 square miles, located in northwestern Wisconsin and Minnesota. The St. Croix River begins near Solon Springs, Wisconsin, flowing west and south more than 160 miles until it joins the Mississippi River at Prescott, Wisconsin. Lake St. Croix is a naturally impounded riverine lake in the lower 25 miles of the St. Croix River. The basin is predominated by forests in the north, and agriculture and grassland in the south. Agricultural land mainly consists of cash grain, continuous corn, dairy and potato/vegetable.



Basin TMDL Implementation

The overall goal of TMDL implementation is to meet water quality standards and provide meaningful water quality improvements for Lake St. Croix by reducing the annual total phosphorus loading in the St. Croix River basin by 100 metric tons. In order to reach this goal, partners in both Wisconsin and Minnesota are working together to establish best management practices across the basin. Annual progress reports detailing this continuing effort can be found below.

- [2020-2021 Annual Report \[PDF\]](#)
- [2017 Annual Report \[PDF\]](#)
- [2016 Annual Report \[PDF\]](#)
- [2015 Annual Report \[PDF\]](#)

Point Source Discharges

There are 52 wastewater facilities located in Wisconsin and Minnesota that discharge to surface waters in the St. Croix River basin. Through compliance with the National Pollutant Discharge Elimination System (NPDES) program, all permitted facilities are discharging at or below their TMDL wasteload allocations.

Discharges Municipal Separate Storm Sewer Systems (MS4S)

There are 29 regulated MS4 permittees in the St. Croix River basin, with 25 located in Minnesota and 4 located in Wisconsin. Of the four permitted MS4s in Wisconsin, two are meeting their wasteload allocations while the other two are finalizing their implementation plans. In 2019, Minnesota added four new regulated MS4s within the TMDL project area. The Minnesota Pollution Control Agency is currently making adjustments to stormwater wasteload allocations; however, these adjustments will not change the approved overall total loading capacity of the TMDL.

Agriculture

There are three Farmer-Led Watershed Councils in the St. Croix River basin: Horse Creek Watershed (Polk County), Dry Run Creek Watershed (St. Croix County) and the South Kinnickinnic Watershed (Pierce County).

- [DATCP Produce-Led Project Summaries \[exit DNR\]](#)

Monitoring

- [Water Quality of the St. Croix River, Metropolitan Council \[PDF\]](#)
- [Assessing Lake St. Croix in 2018 on the Way to 2020 TMDL Goals, Science Museum of Minnesota \[PDF\]](#)

TMDL Resources

- [Lake St. Croix TMDL Final Report \[PDF\]](#)
- [Lake St. Croix TMDL Implementation Plan \[PDF\]](#)
- [Updated Strategic Plan \[PDF\]](#)
- [DNR's Nutrient Reduction Strategy Report \[PDF\]](#)
- Minnesota Pollution Control Agency - [Lake St. Croix TMDL \[exit DNR\]](#)

Closed Depressions

A common topographic feature found throughout St. Croix County is closed depressions. Closed depressions are extremely sensitive land features because of their close association with the groundwater. The release of pollutants into or near closed depressions can reach the groundwater immediately. The **Closed Depressions Map** below shows the closed depressions within the Town of Richmond. Closed depressions can be formed through different geological processes. Many areas of St. Croix County have dolomite and limestone upper bedrock layer, which can fracture and enlarge over time to form what is known as karst topography. But in the Richmond area, sandstone bedrock is more dominant making kettles or kettleholes the primary type of closed depression. Kettles develop when large blocks of glacier ice are buried within glacial deposits and subsequently melt leaving behind a surface depression. Kettle depressions are typically round and have filled over time with surface water runoff, groundwater, sediment, or vegetation. Kettle ponds or lakes are often also seepage lakes that are primarily fed by springs or groundwater with no associated stream inlet or outlet.

Contour lines on closed depressions

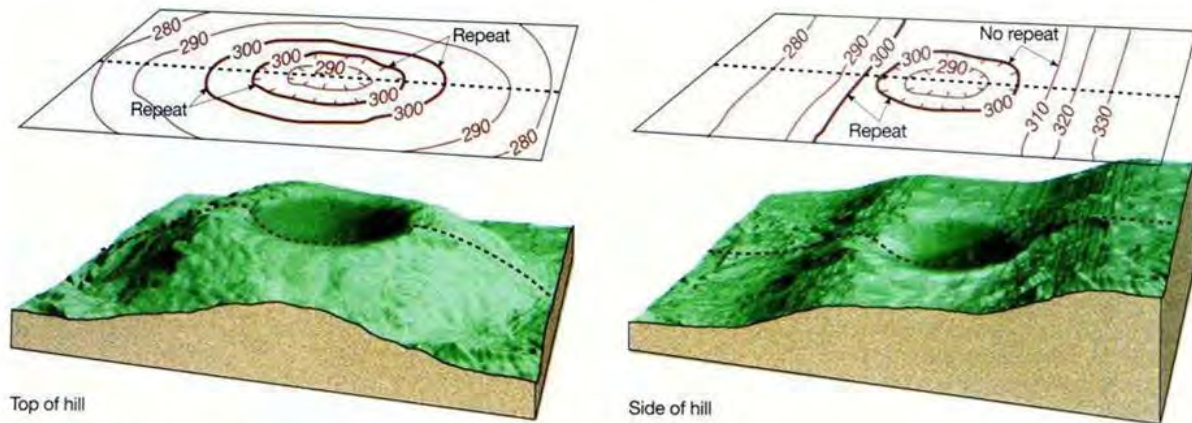
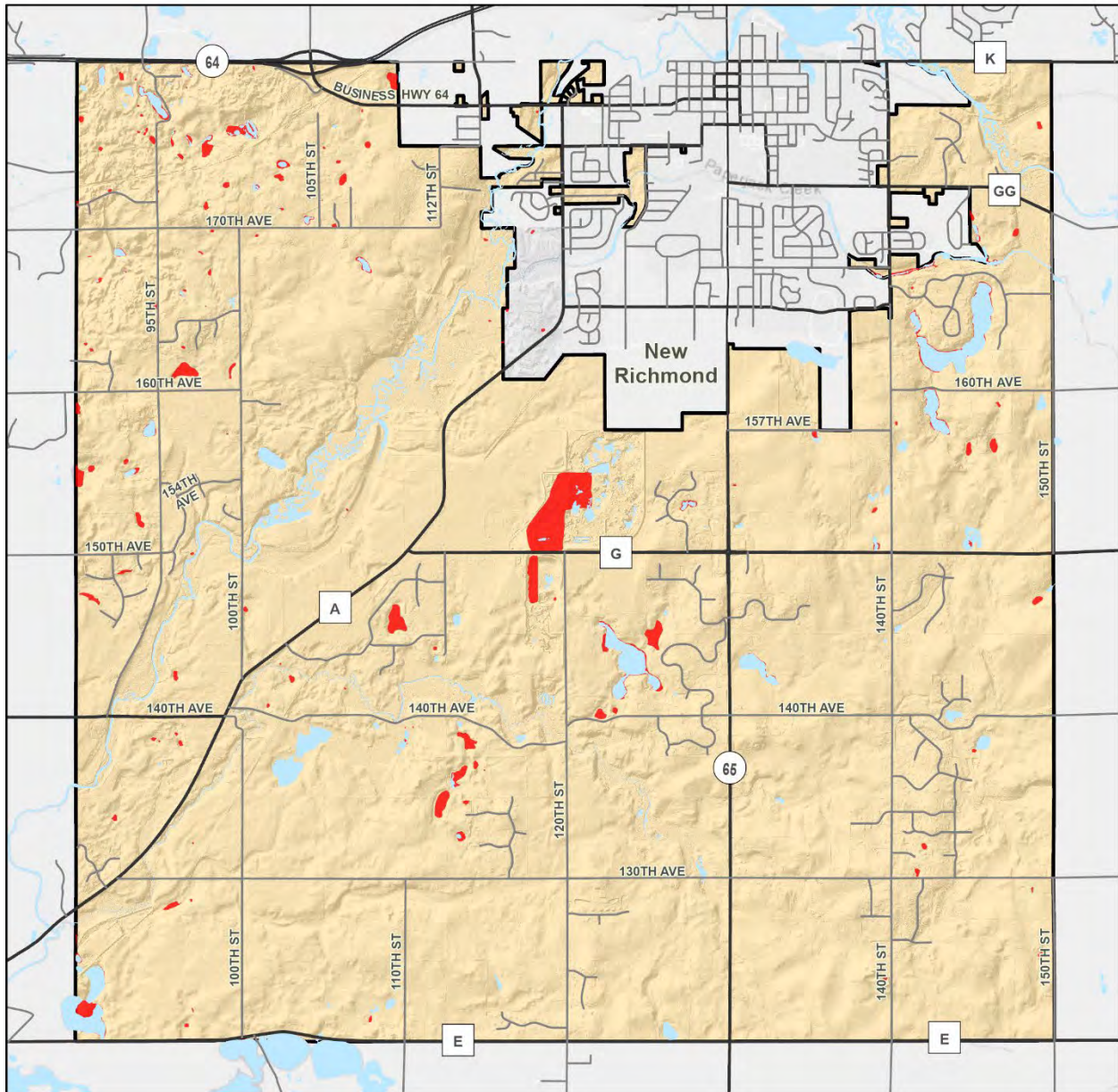


FIGURE 8.10 Contour lines repeat on opposite sides of a depression (left illustration), except when the depression occurs on a slope (right illustration).

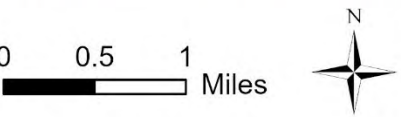
Closed Depressions Map

Town of Richmond Closed Depressions



 Closed Depressions	 Road
 Water	 Richmond Boundary

0 0.5 1 Miles



St. Croix County Land Information, 2023

Private Well Water Testing

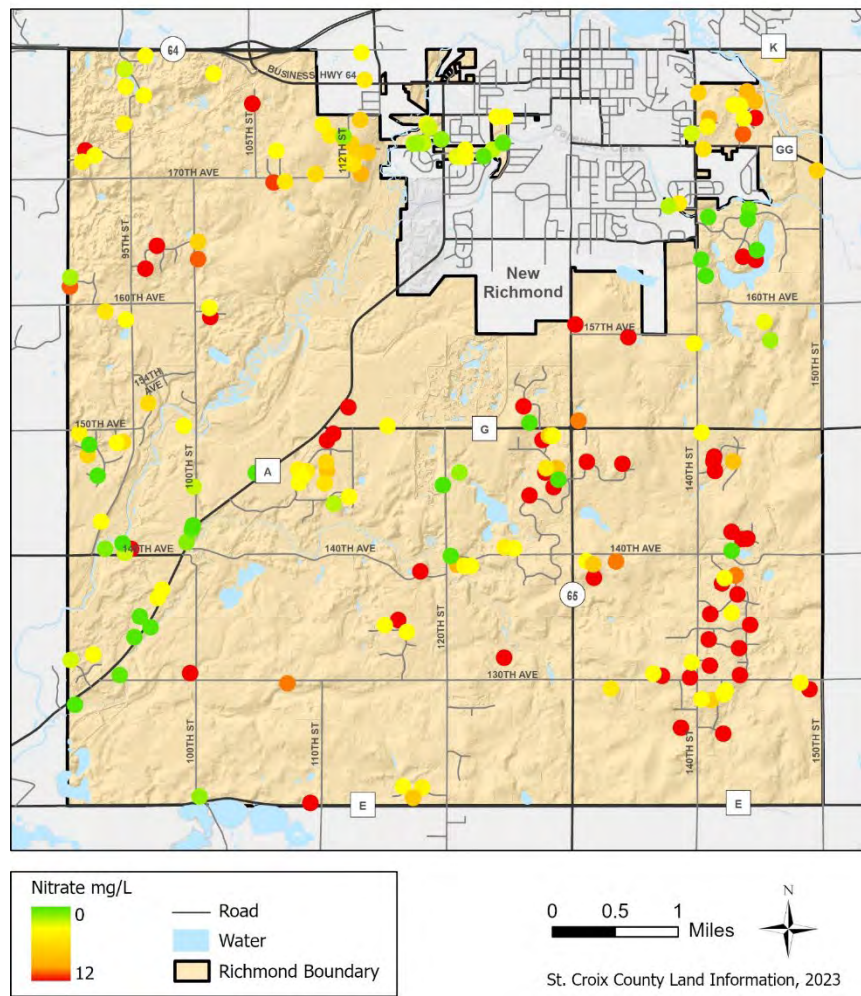
St. Croix County hosts a Citizen Groundwater Monitoring Program for private well owners. Each year the St. Croix County Community Development Department host four water screening clinics throughout the County. The purpose of these clinics provides an opportunity for residents to have their well water tested for nitrate-nitrogen.

The primary goals for these events are to promote drinking water testing and encouraging discussion of groundwater issues. In addition, staff provides resources discussing the health effects of nitrate-nitrogen and treatment options for residents. Program information and test results can be viewed at the following link: <https://www.sccwi.gov/921/Citizen-Groundwater-Monitoring-Program>

Nitrate levels at or above 10 mg/L are considered unsafe for consumption.

Groundwater Quality Map

Town of Richmond Groundwater Quality



Wellhead Protection Areas

Municipal water suppliers, such as the City of New Richmond, are required by state administrative code to establish wellhead protection measures for new wells. It is also appropriate to establish protection measures for existing public water supply wells to protect the public health, safety and welfare, and to reduce public costs should a pollution event occur. Because it is difficult to adequately react to a pollution event that occurs in proximity to a well, strict prohibitions of certain high-risk land uses should be established for that area (within the 30-day time of travel of contributing groundwater to a well). Certain high-risk land uses should be limited, and best management practices and monitoring established in the area between the 30-day and five-year time of travel of contributing groundwater to a public water supply well.

Environmentally Sensitive Resources

Floodplains

Flooding is defined as a general condition of partial or complete inundation of normally dry land from the overflow of inland waters, or the unusual and rapid accumulation or runoff of surface waters from any source. Often, the amount of damage from flooding is directly related to land use. If the ground is saturated, stripped of vegetation, or paved, the amount of runoff increases, adding to the flooding. Additionally, debris carried by the flood can damage improvements and infrastructure or can obstruct the flow of water and further contribute to flooding. For the Town of Richmond, flooding can be further subdivided into two primary types: (1) riverine or overbank flooding or (2) stormwater or overland flooding.

For purposes of this plan, a **floodplain** is that land which has been or may be covered by floodwater during a flood event. The terms “100-year flood” and “floodplain” are commonly used interchangeably and are generally treated as such within this plan. A 100-year flood, often referred to as a regional flood, special flood hazard area, or base flood, is a flood that has a one percent chance of being equaled or exceeded in any given year. This can be misleading as a 100-year flood is not a flood that will occur once every 100 years. The 100-year flood, which is the standard used by most Federal and State agencies, is used by the National Flood Insurance Program (NFIP) as the standard for floodplain management and to determine the need for flood insurance.

St. Croix County, and thus the Town of Richmond, is a participant in the National Flood Insurance Program (NFIP) in good standing. According to Federal Emergency Management Administration (FEMA) National Flood Hazard Layer (NFHL) Online Viewer, in February 2023, the Flood Insurance Rate Maps (FIRM) for St. Croix County NFIP were effective in March 2009.

The Town has also adopted the St. Croix County Natural Hazards Mitigation Plan which makes the Town eligible for FEMA flood mitigation grant funding should it be needed. General floodplain areas are noted on the map below.

Flood Types

River or Overbank Flooding – River flooding is when the channel no longer has the capacity to handle the water flow. This can include flash flooding or a slow buildup of flow and velocity over many hours or days. Within the Town of Richmond, this type of flooding is primarily limited to the Willow River and its floodplain.

Stormwater or Overland Flooding – The type of flooding which occurs primarily from surface runoff as a result of intense rainfall or heavy snowmelt is referred to as stormwater flooding or overland flooding. These flooding events tend to strike quickly and end swiftly. Poorly drained soils or areas already saturated can contribute to such flooding and areas of steep slopes can be particularly vulnerable. Stormwater flooding often follows natural drainageways and may be very localized. About 20 percent of the National Flood Insurance Program claims and 1/3 of all flood disaster assistance is for flood damages to structures located outside the 100-year floodplains.

Shorelands

The Town of Richmond has many shoreland areas. Shorelands provide valuable habitat for both aquatic and terrestrial animals and vegetation, and also act as buffers and thus serve to protect water quality. Shorelands are also considered prime residential building areas because of their scenic beauty. Recognizing this conflict, and to maintain the environmental, recreational, and economical quality of our water resources, the State of Wisconsin requires counties to adopt and enforce a shoreland ordinance. As required by the State, shorelands are defined as:

- All land within 1,000 feet of the ordinary high water mark of a lake, pond, or flowage; or
- All land within 300 feet of the ordinary high water mark of a river or stream or to the landward side of the floodplain, whichever is greater.

Shorelands in the Town are regulated by St. Croix County and State standards for shoreland protection. General shoreland areas are noted on the map below.



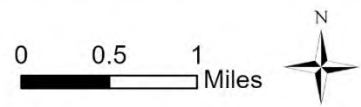
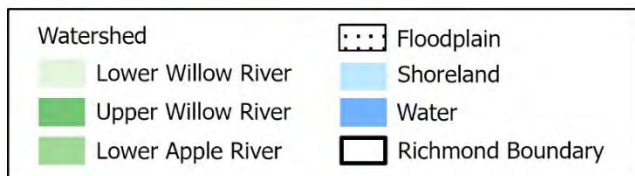
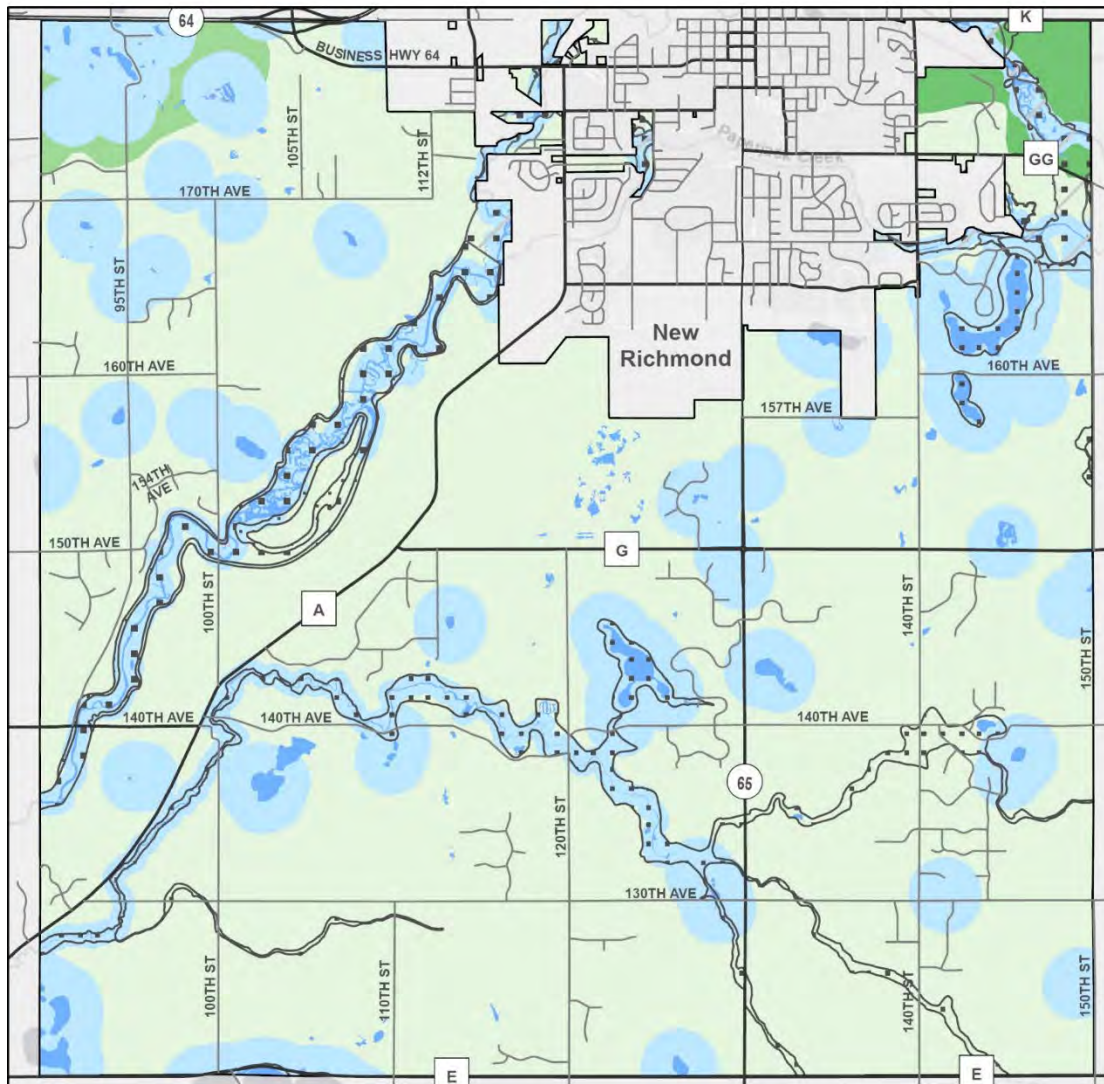
Natural Shoreline of Anderson Springs

Watersheds

The map below depicts the three primary watersheds located within the Town of Richmond, the Lower Willow River, the Upper Willow River and the Lower Apple River.

Watersheds, Shorelands & Floodplains Map

Town of Richmond Watersheds, Shorelands & Floodplains



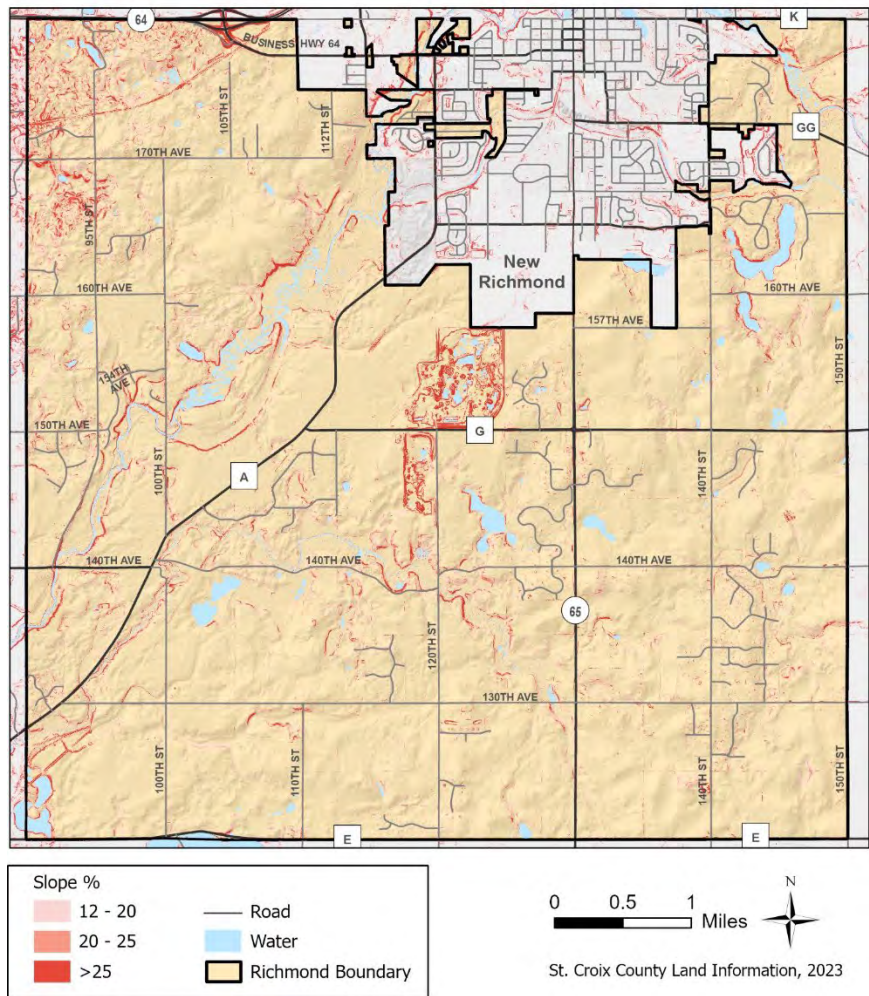
St. Croix County Land Information, 2023

Steep Slopes

Steep slopes are any area where the gradient of the land is 12 percent or greater (each percent of slope is measured as one unit in elevation for every 100 horizontal units). One category of steep slope is 12 percent to less than 20 percent slope of any soil type. It has been demonstrated that 12 percent slope is a threshold at which impacts from development become apparent. To allow development on these slopes one should avoid direct runoff into streams or rivers; follow state approved construction site erosion control standards; and institute best management practices, monitoring and maintenance to control on-site runoff and pollution. Steep slopes of 20 percent or greater are subject to erosion impacts even from slight land cover disturbances. Development on these slopes results in high construction costs and severe erosion with resultant negative impacts to surface waters. Therefore, development on slopes, 20 percent or greater, should be prohibited. The steep slopes of the Town of Richmond are depicted in the map below.

Steep Slopes Map

Town of Richmond Steep Slopes



Forests, Grasslands and Prairies

Forests, grasslands, and prairies stabilize the soil, improve air quality, and provide natural beauty and wildlife habitat. The following table shows the Town of Richmond land type tax assessment data gathered in 2023 from the St. Croix County parcel information database.

Assessment Category	2000	%	2010	%	2023	%
G1 (Residential)	1,556	7.8%	3,304	17.7%	3,477	19.3%
G2 (Commercial)	272	1.3%	347	1.9%	497	2.7%
G3 (Manufacturing)	90	0.5%	90	0.5%	90	0.5%
G4 (Agricultural)	14,784	74.1%	12,117	65.1%	11,314	62.8%
G5 (Undeveloped) *	1,789	9.0%	1,895	10.2%	1,338	7.4%
G5M (Agricultural Forest)*	0	0.0%	490	2.6%	670	3.7%
G6 (Productive Forest Lands)	1,273	6.4%	227	1.2%	464	2.6%
G7 (Other)*	186	0.9%	151	0.8%	155	1.0%
Total Acres	19,950	100.0%	18,621	100.0%	18,005	100.0%

The Town of Richmond is part of the Western Prairie Ecological Landscape, which includes most of St. Croix County. Prairie, oak, and brush (prairie with woody plants) dominated the Town's presettlement land cover in the mid-1800s. The Town is also part of WDNR's Western Prairie Habitat Restoration Area, which has a goal of permanently protecting 20,000 acres (or 10%) of the historic grassland acreage within fifteen townships in St. Croix and Polk counties. The far majority of this restoration acreage is publicly owned land, including some lands within the Town of Richmond, including lands owned by the Wisconsin Department of Natural Resources and U.S. Fish and Wildlife in various parts of the town.

Environmental Corridors

This system of identifying environmental corridors was developed as part of the St. Croix County Development Management Plan. The system was created with a great deal of input and consideration from similar systems in the state. It is a way to inventory and organize environmental features. The environmental corridors incorporate the following environmental and historical resources: Lakes, Ponds, Rivers, Streams, and Intermittent Waterways and Natural Drainageways; Wetlands; Shorelands; Floodplains; Steep Slopes; Geologic Formations and Physiographic Features; Highly Erodible Soils; Wet, Poorly Drained Organic Soils; Closed Depressions; Wellhead Protection Areas; Woodlands; Prairie; Rare or Endangered Species and Communities; Historical and Archeological Sites; and, Scenic Areas.

The following are the criteria used to designate environmental corridors and resources:

Primary Environmental Corridor

- Linear in nature, often arising from a dominant feature or focal point, such as a waterbody or geologic feature
- At least three environmental resources present
- At least 400 acres in size

- At least two miles long
- At least 200 feet wide

Secondary Environmental Corridor

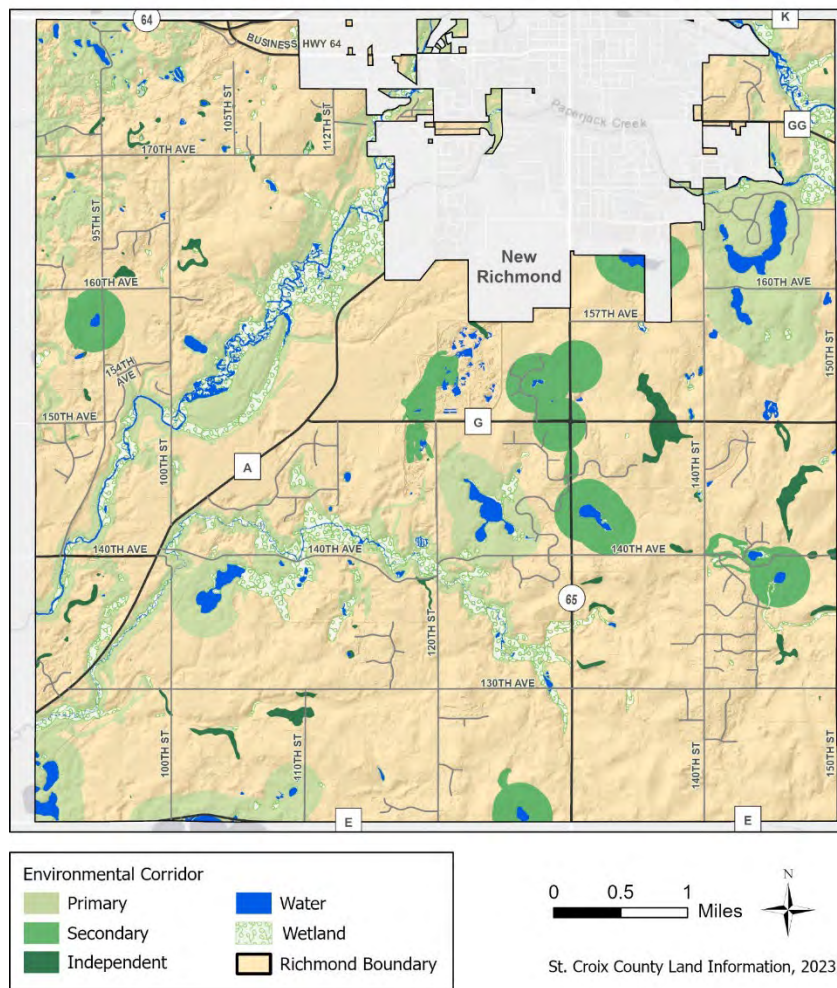
- At least two environmental resources present
- At least 100 acres in size
- Approximately one mile long or longer
- No minimum width

Independent Environmental Resources

- At least one valued resource present
- No minimum size
- Separated from environmental corridors by intervening land or small, narrow features abutting environmental corridors

Environmental Corridors Map

Town of Richmond Environmental Corridors



Wildlife and Fisheries Habitat

All existing federal, state and local wildlife and fisheries areas, including private conservancy areas are mapped. These areas are managed to provide important feeding, breeding, nesting, cover and other habitat values to a wide variety of plant and animal species. They also provide a recreational and open space function to local communities.

There are four large U.S. Fish and Wildlife Service (USFWS) Waterfowl Production Areas (WPA) and two Wisconsin Department of Natural Resources (WDNR) Wildlife Areas (WA) located wholly or partially in the Town of Richmond. The St. Croix Prairie WPA is 78 acres and is located in section 6, the office and headquarters for the St. Croix Wetland Management District of the USFWS is also located on this site. The Ten-Mile Creek WPA/WA is 400 acres and is located in sections 21, 28 and 29. It connects to the Lundy Pond WPA/WA which is located in sections 22, 27 and 28. The Lundy Pond WPA includes 136 acres of federal land and 250 acres of state land managed by the WDNR. About 154 acres of the Three Lakes WPA is located in section 32, the rest is located in the Town of Warren. The sites are a complex of oak savanna, wetlands and restored native prairie that provide habitat for many species of wildlife including mallards, blue-winged teal, wood ducks, hooded mergansers, trumpeter swans, Henslow's sparrows, bobolinks, meadowlarks, sandhill cranes, deer and wild turkey. Many other species of wildlife also benefit from these WPA/WAs.

WPA lands are purchased with duck stamp dollars and therefore the primary purpose is to provide waterfowl production habitat which consists of large tracks of grassland interspersed with numerous wetlands. Management on WPAs includes ongoing wetland and prairie restoration, water level manipulation, prescribed fire, tree removal, mowing and sometimes grazing. They are open to the public for hunting, fishing, environmental education and interpretation, and wildlife observation and photography. Motorized vehicles, mountain bikes and horses are not allowed in WPAs.

Within the Town of Richmond, there is no existing public access to the Willow River. However, the WDNR and USFW Service have identified sites where public access could be created for fishing and recreational use.

Anderson Springs is a natural cold water spring that flows into the Willow River it covers about 2.5 acres in the east one-half of the northeast quarter of section 17. It is currently listed as Class II trout water, however, there have been no recent surveys of the spring. In the past the spring was a popular trout fishing area. Local sport clubs leased access and fenced the spring pond for protection. The spring pond suffers from severe sedimentation and trout stocking ended over 50 years ago. The St. Croix County Sportsmen's Alliance at one time proposed removing the silt to restore the



Anderson Springs on the Willow River

spring pond. Purchase, rehabilitation and improving access to the spring pond remains a possibility and would provide another recreational opportunity for the Town.

Along the Willow River in sections 19, 20 and 30 there are options to create walk-in access for shoreline fishing or carry-in boat access. Parts of the Willow, from 100th St. to mouth of Anderson Springs, are currently listed as Class III trout water (put and take, no natural reproduction). The WDNR is considering expanding the classification from the New Richmond Dam to the CTH A crossing where it is also Class III water. With an ever expanding urban area there is potential to provide fishing and non-motorized boat access. Access and parking at 100th St., 140th Ave. and CTH A would facilitate recreation on this section of the river.

Ten Mile Creek has historically been classified as a Class II trout water in sections 21, 27 and 28. However, this area suffers from high water temperatures and trout may be absent. Some trout are also known to move out of the Willow River and enter the lower sections of Ten Mile Creek. An access and parking area at CTH A would provide fishing access to the Willow River and Ten Mile Creek. The headwaters of Ten Mile Creek contain a number of springs which historically supported trout. Restoration of the headwaters in section 27 may also be possible.

The Willow River is impounded by the New Richmond Flowage upstream of CTH K and the railroad tracks to CTH GG in section 1. Warm-water game fish are found in this area along with extensive wildlife as the Willow passes through lowland woods and wetlands. From the east line of section 1 upstream into the Town of Erin Prairie, the Willow River is a Class II brown trout water. Small-boat access to this stretch, 160th Street to CTH K, is limited for fishing, hunting and canoeing. An improved carry-in access with parking at CTH K would complement the USFW access at 160th Street in Erin Prairie. In addition, further acquisition of lowland woods and wetlands would serve as a buffer and enhance the USFWS WPA.



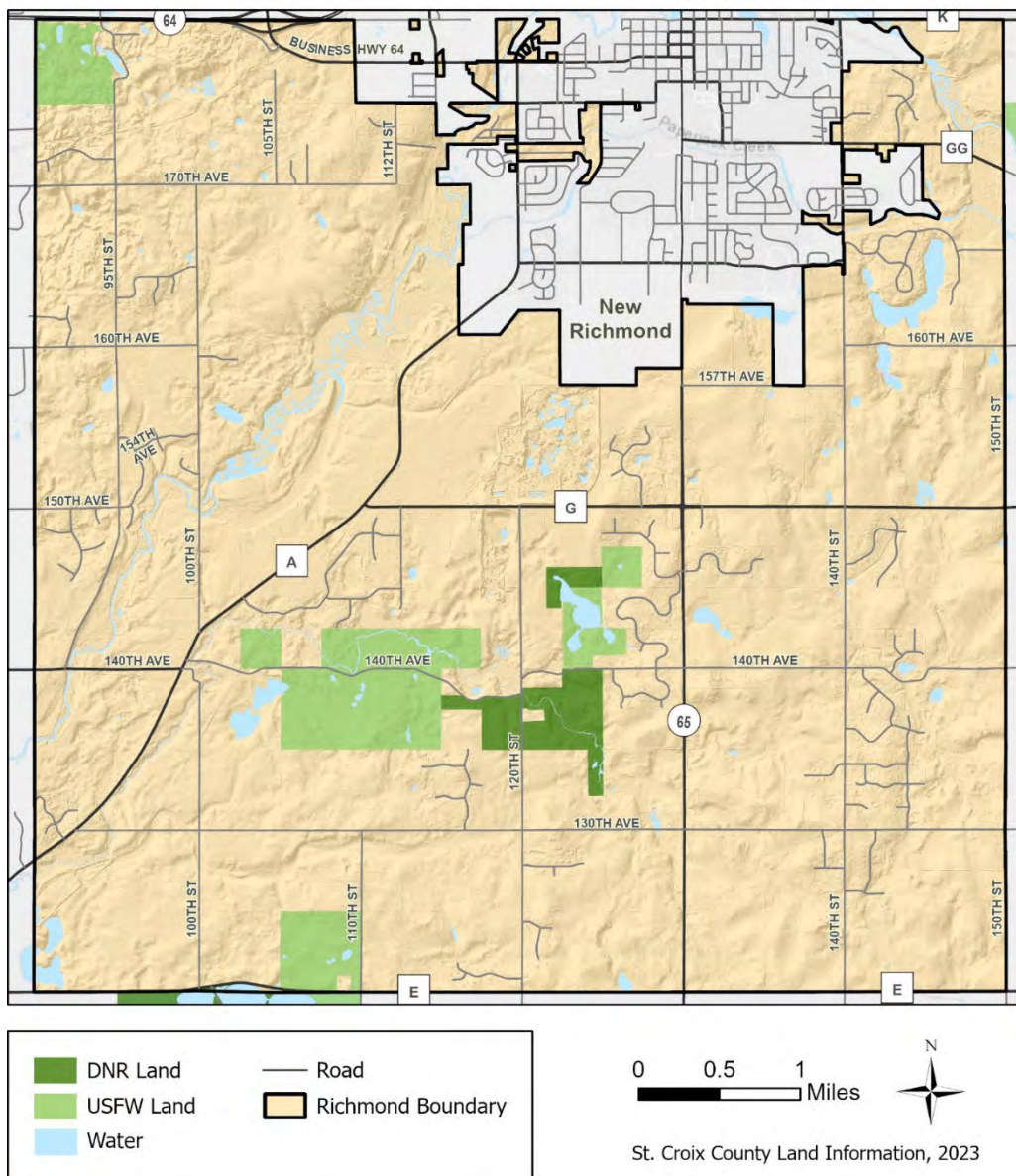
The Willow River near 140th Ave. bridge. As residential development comes closer to the town's drainage corridors it will become more important for the town to consider options for preservation and protection.

Brushy Mound Pond is a small lake in section 12. It is subject to residential development on the west. There is no access to this lake and its ability to support fish is uncertain. A small carry-in access would provide additional boating and recreational opportunities for town residents.

DNR/USFW Land Map

The Fisheries, Wildlife Areas, Rare and Endangered Resources, and Recreation, Scenic and Open Space Areas of the Town of Richmond are shown on the map below.

Town of Richmond DNR/USFW Land



Rare or Endangered Species and Communities

Rare or endangered species and communities are very sensitive to certain kinds of encroachment in their surroundings. Development on or near the locations of rare or endangered species can further threaten their status and survival.

Wisconsin's Endangered and Threatened Species List (Top 1-5 in each category)

Mammals			Reptiles		
	Endangered			Endangered	
		American Marten			Slender Glass Lizard
	Threatened				Queensnake
		Big brown bat			Eastern Massasauga
		Little brown bat			Ornate Box Turtle
		Northern long-eared bat			Western Ribbonsnake
Birds			Snails		
	Endangered			Endangered	
		Piping Plover			Midwest Pleistocene Vertigo
		Black Tern			Occult Vertigo
		Peregrine Falcon		Threatened	
		Worm-eating Warbler			Wing Snaggletooth
		Caspian Tern			Cherrystone Drop
Fishes			Insects		
	Endangered			Endangered	
		Skipjack Herring			Pecatonica River Mayfly
		Crystal Darter			Red-tailed Prairie Leafhopper
		Gravel Chub			Flat-headed Mayfly
		Bluntnose Darter			A Leafhopper
		Starhead Topminnow			Swamp Metalmark
Mussels			Plants		
	Endangered			Endangered	
		Spectaclecase			Pale False Foxglove
		Purple Wartyback			Carolina Anemone
		Butterfly			Large-leaved Sandwort
		Elephant-Ear			Lake Cress
		Snuffbox			Cut-leaved Anemone
Amphibians					
	Endangered				
		Blanchard's Cricket Frog			

The Wisconsin Department of Natural Resources, Bureau of Endangered Resources conducts data searches for endangered plants and animals. The Bureau urges special notice be taken to protect any and all endangered resources from development. To protect them from disturbance, the exact locations of the endangered resources can only be used for analysis and review purposes. Therefore, these locations will be incorporated as environmental resources, but will not be specifically revealed.

Recreation and Open Space

Recreation and open space areas provide natural resource based recreation, open space and scenic amenities. They also are valuable to preserve unique physical features, certain plant communities and quality wildlife habitat for natural interpretation. Natural resource based outdoor recreation, park, open space and scenic areas are designated for low intensity uses. The uses do not include golf courses, ball diamonds, soccer fields, high intensity or service campgrounds, etc., as these uses are better suited to previously disturbed uplands which can be converted.

Invasive Species

Non-native species from other regions and continents displace native species, disrupt ecosystems, hamper boating and harm recreational activities such as fishing and hiking. The Wisconsin Department of Natural Resources has identified invasive species and documented the harm they cause to commercial, agricultural and aquaculture resources on their website: www.dnr.wi.gov/invasives/.

Because they lack the predators and competitors they faced in their homelands, invasive species can spread rapidly and aggressively. Controlling invasive species is difficult and getting rid of them is often impossible. Human prevention of the spread of invasive species is critical since humans often unwittingly introduce them to their favorite waters and lands.

Invasives like knapweed, leafy spurge and buckthorn are not good for wildlife and they also have negative impacts on agriculture - for example spotted knapweed (the pretty purple flower found along roadways) and leafy spurge can have a very detrimental effect on the quality of grazing land.

Some industries negatively affected by invasive species include sport and commercial fishing, forestry and raw water users (power companies and utilities). These expenses are passed on to consumers (for example, in the form of higher water and electric bills). Invasive shrubs such as buckthorn and honeysuckle prevent the regeneration of young trees, causing a long term but very serious impact on forestry.

Zebra mussels and Eurasian water milfoil have altered the environment of many waterways. Tiny zebra mussels - with huge appetites for microscopic plants and animals - rapidly reproduce and through their large numbers are capable of severely altering their environment by reducing the food supply for native organisms and by enhancing conditions for the rapid growth of blue-green algae and aquatic vegetation. Eurasian water milfoil chokes out plants needed by native fish and can clog boat motors.

In woodlands, garlic mustard can completely cover the ground with first- and second-year plants in a matter of years. This European garden herb not only steals most light and nutrient resources from native wildflowers, it is also thought to secrete a chemical into the soil that inhibits growth of other plants.

There are also health risks associated with invasive species. The sharp zebra mussel shells can cut the feet of unsuspecting swimmers and waders. Simply rubbing against wild parsnip with bare skin can cause burned and blistering arms and legs. This roadside and grassland invasive is spreading rapidly in Wisconsin, but few people know of its dangerous impacts.

Prevention & Management

While some invasives are here to stay and the only solutions are manual or biological control, others can be prevented. Here are things you can do:

Boaters, Sailors, Anglers & Paddlers

- Inspect your boat, trailer and equipment and remove visible aquatic plants, animals and mud.
- Drain water from your boat, motor, bilge, live wells and bait containers.
- Dispose of leftover bait in the trash, not in the water or on land. Never move live fish, including minnows, from one water to another.
- Buy your minnows from licensed Wisconsin bait dealers or catch your own and use it to fish the water you caught it from.
- Wash your boat and equipment with high pressure or hot water, or let it dry for 5 days

Campers

- Leave firewood at home. Buy it within a 50-mile radius of your campsite.
- Burn all wood during your trip.
- Inspect clothing and equipment for seeds, insects, etc. before leaving your camping area.

Landowners & Gardeners

- Use native plant species whenever possible.
- Dispose of seeds in the trash.
- Be on the lookout for invasive species. Identify and report populations of target weed species identified by WDNR.
- Respond aggressively to rid your land of new invasive species.
- Leave native trees and plants alone; natural landscapes offer the best defense.
- Eliminate or contain populations before they spread.
- Coordinate long-term monitoring of occurrence sites. · Become a Wisconsin Weed Watcher and join Wisconsin landowners, sport and recreation enthusiasts, naturalists, park employees, educators, gardeners, resource professionals and other citizens as they help nip new plant invasions in the bud.

Hikers, Bikers, ATV Riders & Other Recreational Users

- Clean your clothes, bicycles, ATV's, etc before leaving a site that is infested with invasive plants.

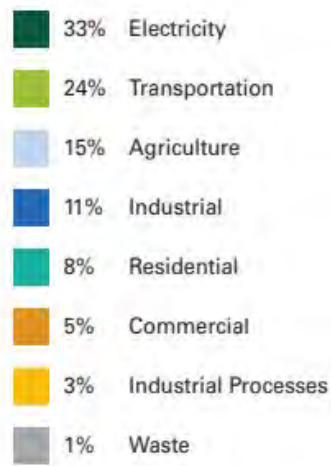
Energy and Sustainability

The Wisconsin Office of Sustainability and Clean Energy ([LINK](#)) leads the State of Wisconsin in addressing the effects of climate change through programs and policies that support the use of clean energy resources and technology. In April 2022, the state adopted a Clean Energy Plan. The Plan provides a pathway for Wisconsin to transition to a clean energy economy. The full plan includes Wisconsin's energy and emissions profile, cost of inaction, and pathways and strategies. The State Lead by Example ([LINK](#)) is an implementation initiative that includes the following goals. The state Climate Change Report ([LINK](#)) includes the following graph of emissions by sector reported in 2017.

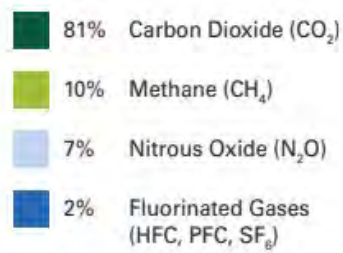


- Ensure the state is fulfilling the carbon reduction goals of the 2015 Paris Climate Accord (26-28% below 2005 by 2025).
- Develop energy efficiency, sustainability and renewable energy standards for all new and existing state facilities, office buildings and complexes.
- Accelerate new and existing policies to reduce carbon pollution and promote clean energy deployment at the state level.
- Energy consumption reduction
- Sustainable procurement
- Transitioning the fleet to clean fuels and zero-emission vehicles
- Reducing solid waste
- Reducing water consumption

2017 WISCONSIN EMISSIONS BY SECTOR



2017 WISCONSIN EMISSIONS BY GREENHOUSE GAS



Historical and Cultural Resources

Preservation of historic, archeological, cultural and scenic resources in the Town of Richmond will foster a sense of pride in the community, improve quality of life, contribute to the preservation of rural character, encourage low-impact tourism and provide an important feeling of social and cultural continuity between the past, present and future.

In 1983, the Wisconsin State Historical Society compiled a historic resources list of historic sites in Wisconsin communities. The historic resources list for Richmond does not include any historic sites that are listed on the State or National Register of Historic Places. It does include archeological sites that are included in the Wisconsin Archeological Site Inventory database and many historic sites identified through local historical groups, newspaper stories and other resources. Since the list was created, many resources may have been moved, lost or changed.

Using the historic resources list as a starting point, the Richmond Plan Commission members identified additional sites using local residents, historic documents and other state resources, such as the Century Farm and Home and Sesquicentennial programs. Much of the information was gathered during the development of the Community Background section. A final listing of Richmond's historic resources is identified below. Please note that some sites are not specifically identified to provide protection for the resource and property owners from trespassing, sight-seeing and looting.

- The Richmond Town Hall, also known as the Boardman School, Boardman, built in 1927, CTHs A and 100th Street, west side, Section 19. Colonial revival, brick structure.
- Boardman Cemetery, CTH A, Section 20.
- Fred & Ruth Ball Century Farm, 1133 130th Ave., established 1874, 136 years, Section 33.
- Ted & Kristi Casey Century Farm, 1578 STH 65, established 1893, 117, Section 15.
- House, 1496 CTH G & 140th St., northeast quarter of Section 23.
- Farmstead, 1454 160th Ave., East of 140th Street, Section 12.
- Former Early Farm, CTH GG, Section 1.
- Former Nigarten Barn, 1294 130th Ave. at intersection with 150th St., Section 36.
- Former Henry E. Joyce Farmstead, 1664 STH 65, Section 10. Queen Anne, clapboard structure used as a single-family home. Built in 1900. Moved to Town of Somerset.
- Two-story cube house, formerly on STH 65 and CTH G, Section 23 moved to Stone Run Estates on 134th Ave. in Section 26.
- Front and side-gabled house, 1397 CTH A, east side in Boardman, Section 30. Formerly the Anna Mondor house.
- Side-gabled house, 1411 CTH A, east side in Boardman, Section 19.
- Four-square house, 1413 CTH A, east side in Boardman, Section 19.
- Side-gabled house, 1415 CTH A, east side in Boardman, Section 19.
- Two-story cube house, 1008 140th Ave., east of CTH A, Section 20.
- Oak Hill School, southeast corner of 130th Ave. and 110th Street, used as a storage shed on the Pat Ball farm, Section 33.
- Clarendon School converted to a single-family home, 1628 95th Street, east side, Section 7.
- Lonesome Trail School, converted to a single-family home, 1034 170th Ave., Section 5.
- Foundations of railroad depot on Chicago Northwestern route, near Boardman east of 100th Street and south of 140th Ave., Section 29.

- Foundations of a dam and flour mill on the Willow River, south of 140th Ave., Sections 19 and 30.

Mapped archeological sites are predominantly burial sites. Under Wisconsin law, Native American burial mounds, unmarked burials and all marked and unmarked cemeteries are protected from intentional disturbance.

The town should make a request to the State Historical Society for more detailed information when a specific development proposal is offered on land in an area where a known historic or archeological site has been mapped if its location is not readily apparent. The State currently charges for such information.

The Town of Richmond should work with the developers, the county and the state to preserve the historic farmsteads, barns and outbuildings that contribute to the town's agricultural heritage, rural character and aesthetic beauty and create a unique community.

Additional historic or archeological resources could be identified in the town through an individual or joint effort to create a countywide survey of historic and archeological resources.



The Richmond Town Hall is a colonial revival brick structure that was originally the Boardman School building.

Scenic Resources

Scenic beauty is an important cultural resource in Richmond. There are numerous local areas that offer stunning views of the landscape, landmarks (i.e. hills) and bodies of water. In the following list, various resources and agencies have been consulted and the Town Plan Commission has identified areas of high scenic value where there should be preservation efforts.

Scenic Areas

SITE	DESCRIPTION	LOCATION & SIZE
Anderson Springs	Natural cold water springs that flows into the Willow River. In the past the spring was a popular trout fishing area. Local sport clubs leased access and fenced the spring pond for protection. The spring pond suffers from severe sedimentation and trout stocking ended over 50 years ago. The St. Croix County Sportsmen's Alliance at one time proposed removing the silt to restore the spring pond. Purchase, rehabilitation and improving access would provide another recreational opportunity in the Town.	East ½ of NE ¼ of Section 17 2.5 Acres
Brushy Mound Pond, Wetlands & Beaver Ponds	Small lake with residential development to the east. Heavily wooded area with extensive wetlands complex and wildlife. Beavers are very active and have dammed the water several times. The wetlands usually have standing water, ground is very swampy, and they support a variety of waterfowl. Paperjack Creek runs through this area. Could be a wildlife area, carry-in access for recreation or access and management for hunting.	Section 12, northeast quarter 40 Acres
Paperjack Creek Shorelands	Scenic areas along the Paperjack Creek, both east and west of the City of New Richmond. Areas include undeveloped shorelands, woods and associated wetlands.	Sections 9 & 11
Glens of the Willow River Open Space	Scenic stretch of the Willow River in the Glens of Willow River subdivision. A conservation easement protects the shoreline, two valleys that drain to the Willow and the floodplain. There are also two outlots that provide the subdivision residents with private access to the river. Both sites are connected by 15' wide trail easements that connect the two outlots to each other and to 154 th Avenue, 92 nd Street and 152 nd Avenue.	Section 18 Outlot 1 0.196 Acres Outlot 2 0.12 Acres
Lundy Pond WPA/WA	U.S. Fish & Wildlife Waterfowl Production Area & WI Department of Natural Resources Wildlife Area managed for waterfowl habitat, pheasant habitat and neotropical grassland songbird habitat with ongoing wetland and prairie restoration. Open for hunting, fishing, environmental education and interpretation and wildlife observation and photography. Motorized vehicles and horseback riding are not allowed.	Sections 22, 27 & 28 136 Acres Federal 250 Acres State
St. Croix Prairie WPA	U.S. Fish & Wildlife Waterfowl Production Area managed for waterfowl habitat with ongoing wetland and prairie restoration. Open for hunting, fishing, environmental education and interpretation and wildlife observation and photography. US Fish and Wildlife Service office is located on the site and there is also a one-mile loop trail through the prairie. Motorized vehicles and horseback riding are not allowed.	Section 6 78 Acres
SITE	DESCRIPTION	LOCATION & SIZE
Ten Mile Creek WPA/WA	U.S. Fish & Wildlife Waterfowl Production Area & WDNR Wildlife Area managed for waterfowl habitat and upland game with ongoing wetland and prairie restoration. Open for hunting, fishing, environmental education and interpretation and wildlife observation and photography. Motorized vehicles and horseback riding are not allowed.	Sections 21, 28 & 29 400 Acres
Three Lakes WPA	U.S. Fish & Wildlife Waterfowl Production Area managed for waterfowl habitat and pheasant habitat with ongoing wetland and prairie restoration. Open for hunting, fishing, environmental education and interpretation and wildlife observation and photography. Motorized vehicles and horseback riding are not allowed.	Section 32 154 Acres (Majority in Warren Township)
Waldroff Meadows Trail	A private trail easement for biking and all terrain vehicles runs through the Waldroff Meadows subdivision.	Section 20
Remnant Prairie Sites	There are several remnant prairie sites in the Town that would be a high priority for protection by the Western Prairie Habitat Restoration Area of the WDNR.	Sections 1, 6, 28 & 32
Casey, LaVenture and New Richmond High School Pond	Adjacent to the new New Richmond High School on the south side. This site should be protected and buffered from agricultural use. The immediate watershed could be protected by grassland conservation practices and used as an outdoor classroom for the high school curriculum.	Section 11
140 th Ave.	From Boardman to STH 65 this road has stretches of Ten Mile Creek, US Fish and Wildlife lands, old and new residences and farm fields making it a picturesque and attractive area of the town. A small public fishing access and parking could be provided.	Sections 20, 21, 22, 27, 28, and 29.

Agricultural, Natural and Cultural Resources Plans and Programs

Agricultural Resources Programs

1. U.S. Department of Agriculture (USDA) Farm Service Agency (FSA) Federal farm conservation - <https://www.fsa.usda.gov/>
2. Wisconsin Farmland Preservation Program Wis. Stats. §91 - <https://docs.legis.wisconsin.gov/statutes/statutes/91>
3. Farmland Use Value Assessment – WI Department of Revenue - <https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx>
4. State of Wisconsin Department of Agriculture, Trade and Consumer Protection, Livestock Facility Siting Ordinances Wis. Stats. §93.90 & ATCP 51 - https://datcp.wi.gov/Pages/Programs_Services/LivestockSiting.aspx
5. University of Wisconsin-Extension UW-Extension support in agribusiness, land use and soil management - <https://extension.wisc.edu/>
6. St. Croix County Farmland Preservation Plan - <https://www.sccwi.gov/370/Farmlandhttps://www.sccwi.gov/370/Farmland-Preservation-ProgramPreservation-Program>
7. St. Croix County Nutrient Management Program (land spreading primarily regulated by WDNR)

Natural Resources Programs

1. U.S. Department of the Interior - National Park Service St. Croix River National Scenic Riverway - <https://www.nps.gov/sacn/index.htm>
2. U.S. Fish and Wildlife Service St. Croix Wetland Management District - <https://www.fws.gov/refuge/st-croix-wetland-management-district>
3. Wisconsin Department of Natural Resources programs, plans, and permitting: www.dnr.state.wi.us
 - a. Forest Land Tax Programs Wis. Stats. §70 & 77
 - b. Division of Water and Watershed Management
 - c. Wisconsin Act 307 – Notification to Nonmetallic Resource Owners
 - d. Environmental Quality Incentives Program (EQIP) conservation practices soil and water quality
 - e. Non-Point Pollution Abatement Program Funds
 - f. River Management and Planning Grants
 - g. Stewardship Grants for Municipalities and Non-Profit Conservation Organizations Funds
 - h. Land Recycling Loan Program (LRLP)
4. St. Croix County Comprehensive Plan - <https://www.sccwi.gov/369/Comprehensive-Plan>
5. St. Croix County General, Shoreland, and Floodplain Zoning Regulations - <https://www.sccwi.gov/Faq.aspx?QID=369>
6. St. Croix County Drinking Water Program (e.g., testing, education) - <https://www.sccwi.gov/539/Drinking-Water-Program>
7. St. Croix County Sanitary/Septic - <https://www.sccwi.gov/328/Sanitary-Program>

8. St. Croix County Solid Waste Management and Recycling - <https://www.sccwi.gov/420/Recycling>
9. St. Croix County Mining Regulations - <http://online.encodeplus.com/regs/stcroixcounty-wi/docviewer.aspx?secid=15>
<http://online.encodeplus.com/regs/stcroixcounty-wi/docviewer.aspx?secid=15#secid-15>
10. St. Croix County Planning Resources - <https://www.sccwi.gov/735/Land-Use-Planning-and-Development>
<https://www.sccwi.gov/735/Land-Use-Planning-and-Development>
11. City of New Richmond Comprehensive Plan <https://www.newrichmondwi.gov/>
12. St. Croix River Association - <https://www.stcroix360.com/2017/11/st-croix-river-association-why-we-love-clean-water/>
<https://www.stcroix360.com/2017/11/st-croix-river-association-why-we-love-clean-water/>
13. Wild Rivers Conservancy - <https://wildriversconservancy.org/>

Cultural and Historical Resources Programs

1. Wisconsin Historical Society, Preservation Tax Credits, Historic Building Code restoration and rehabilitation of historic structures - <https://www.wisconsinhistory.org/>
2. National Historic Landmarks Program - <https://www.nps.gov/>
3. National Trust for Historic Preservation - <https://savingplaces.org/>
4. Wisconsin Humanities Council, Historic Preservation Program Grants - <https://wisconsinhumanities.org/>
5. Certified Local Government Program Certified historic preservation ordinances <https://www.wisconsinhistory.org>
6. St. Croix Heritage Initiative www.stcroixheritage.org
7. St. Croix County Historical Society - <https://www.scchistory.org/>
8. School District cultural and community activities: plays, musicals, sporting events, and other events.

Agricultural Goals, Objectives & Policies

Agricultural Goals:

Preserve the town's rural character while allowing residential development. Protect agricultural resources and farming as a vocation in the Town of Richmond.

Agricultural Objectives:

1. Maintain agriculture as the major economic activity and way of life within the town.
2. Allow development in locations, forms and densities, which supports the preservation of agriculture and rural character.
3. Preserve highly productive farmlands for continued agricultural use.
4. Encourage land uses that are compatible with agriculture and land preservation programs that work with farming.
5. Encourage traditional and nontraditional farming.
6. Manage growth to help limit conflicts between agriculture and non-agricultural land uses.
7. Support policies that strengthen and maintain a farm operator's right to farm.
8. Monitor surface waters and protect groundwater quality.

Agricultural Policies:

1. Support the continued operation and/or expansion of existing farms in Richmond.
2. Support farmland tax credits, use value assessments, and other programs that encourage the continued use of land for farming.
3. Promote agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
4. Support the economic health of sustainable agriculture in the Town of Richmond.
5. Support fruit, vegetable and tree farms and greenhouses in the town, designed to supply food and ag products to local farmers markets and grocery stores in the area. Agriculture is an important part of the economy in the Town of Richmond.
6. Inform new residents of the St. Croix County's 'Rural Living Guide' that outlines the traditional community norms and expectations for rural residents and develop a Town of Richmond supplement that provides important information for town residents and can be inserted into the county handout. Provide copies of the handout and insert to all new residents as part of the building process and post copies on the Town's website.
7. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.
8. Promote use of the forestry "best management practices" as minimum standards for logging and other uses.
9. Support buffer zones around agriculture areas and between farms and rural residential subdivisions consisting of a larger setback to residential structures and accessory structures.
10. Direct development away from environmentally sensitive areas and productive farm and forest lands. Large fields with irrigation equipment are common in the Town of Richmond and indicate significant investments in production by landowners.
11. Conservation design development is an option to preserve open agricultural ground.

12. Protect the visual quality of scenic roadways through site planning, driveway location, landscaping, signage, and other standards, such as placing driveways along property lines, fencerows, or existing vegetation wherever possible. Decrease conflicts between agricultural uses and non-farm uses by directing traffic to alternative routes.
13. Work with St. Croix County on the St. Croix County Animal Waste and the Zoning ordinances to improve relationships and operations between large-scale farms and nearby existing residences.
14. Delineate, refine and protect “environmental corridors” as a composite of the Town’s most sensitive natural areas.
15. Before approving any changes in land use, consider the impact on wildlife habitat, rare plant and animal species, and archeological sites.
16. Undertake concerted efforts to improve water quality in the most impacted watersheds.
17. Preserve and protect natural shoreline areas in the town.

Natural Resources Goals, Objectives & Policies

Natural Resources Goal:

To protect, preserve, conserve, enhance and carefully use the Town of Richmond’s precious natural resources.

Natural Resources 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. Preserve Richmond’s most important and sensitive natural resources and areas.
3. Protect and improve the quality of surface water, groundwater, shoreline and wastewater treatment within the town.
4. Identify and protect unique natural resources such as floodplains, wetlands, steep slopes, woodlands and prairies and encourage the use of soil conservation practices.
5. Direct development away from environmentally sensitive areas, natural resources and productive forest lands.
6. Preserve the Town’s scenic beauty, heritage and archeological resources.
7. Engage in intergovernmental cooperation to protect natural resources.



Natural shorelines are important to the protection of surface and groundwater quality.

Natural Resources Policies:

1. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, groundwater aquifers, floodplains, wetlands, steep slopes, woodlands, prairie and agriculture.
2. Consider protection and enhancement of sensitive natural resources, open and recreational space, large blocks of forestland and scenic vistas when reviewing development proposals and making public expenditures.
3. Preserve and protect natural landscape features such as wetlands, floodplains, streams, lakes, steep slopes, woodlands, prairies and oak savannas as essential components of the hydrologic system, valuable wildlife habitat and focal points of natural beauty and recreation.
4. Encourage and support projects involving citizens and government or private organizations such as Wisconsin Department of Natural Resources, US Fish & Wildlife Service, Sportsman's Alliance, Pheasants Forever, etc., to protect fish, waterfowl and wildlife habitats in the Town of Richmond through acquisition. Areas such as Anderson Springs, Willow River, Brushy Mound Pond and Paperjack Creek provide surface and groundwater protection, are open to the public for some open space recreation, fishing and hunting activities and will improve and expanded scenic amenities for town residents.
5. Direct proposed development in areas where soil characteristics are compatible with the proposed development.
6. Discourage and, where possible, prevent the altering of wetlands and floodplains by filling or developing.
7. Promote development and agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, lawn management and storm water management strategies.
8. Protect and restore natural shoreline areas and encourage natural landscaping, utilizing native plant species and minimizing turf to protect and enhance surface and groundwater quality.
9. Conservation design development is an option for sites with unique or exceptional natural resources such as surface water, wetlands, steep slopes, or highly productive agricultural soils.
10. Encourage the management of woodlands in an effort to promote further value for timber and wildlife; the State's Managed Forest Land Program is one option for landowners.
11. Consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites before approving any changes in land use.
12. Delineate, refine and protect "environmental corridors" as a composite of Richmond's most sensitive natural areas.
13. Identify environmentally sensitive areas most likely to be subject to rapid degradation and work to protect these areas first. Restore degraded resources, such as wetlands and woodlands,



Ten-Mile Creek is one of the sensitive natural resources the town needs to protect as development proposals are considered.

where possible. Natural shorelines are important to the protection of surface and groundwater quality.

14. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.
15. Encourage and support a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.
16. Support the Willow River Watershed Plan and the Ten Mile Creek projects to protect and improve the water quality in the most impacted watersheds, especially the Willow River.
17. Work with St. Croix County and state agencies to promote the proper approval process, placement and monitoring of new on-site wastewater systems and water wells, appropriate maintenance and replacement of failing older systems and wells as a means to protect public health and ground water quality.
18. Coordinate and work with other governmental and private agencies such as the Willow River Rehabilitation District, WDNR, Western Prairie Habitat Restoration Area and U.S. Fish & Wildlife Service to protect natural resources, especially those that cross political boundaries such as rivers.
19. Support and work with the county on slope disturbance standards. Development should only be allowed on steep slopes with a grade from 12 to 20 percent where best management practices for erosion and sediment control and storm water management can be implemented successfully.

Cultural Resources Goals, Objectives & Policies

Cultural Resources Goal:

Enhance and maintain the Town of Richmond's cultural and scenic resources and rural character.

Cultural Resources 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. Identify and protect cultural, historic, archeological and scenic resources.
3. Encourage the preservation of historically and architecturally significant structures and sites in the town.
4. Encourage the preservation of the town's scenic resources.
5. Protect scenic roadways.
6. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.
7. Prohibit incompatible land uses from locating within or next to residential areas.



The Casey Century Farm is one of many historic structures in the Town of Richmond.

Cultural Resources Policies:

1. Cooperate with the State Historical Society, St. Croix County, surrounding communities and local agencies on a comprehensive survey of historic and archeological resources in the town.
2. Document an inventory of historic, archaeological and scenic resources.
3. Provide the inventory for reference and discussion before and during consideration of land development proposals.
4. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.
5. Protect the visual quality of scenic roadways through site planning, driveway location, landscaping, signage and other standards, such as placing driveways along property lines, fencerows or existing vegetation wherever possible. Decrease conflicts between agricultural uses and non-farm uses by directing traffic to alternative routes.
6. Support local festivals, fairs, farm tours, farm breakfasts, and markets that celebrate the town's farming heritage and rural way of life.
7. Encourage events that promote the town's historical past and rural heritage.
8. Support the New Richmond Preservation Society as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the society maintains.
9. Support St. Croix County and other units of government land use regulations that are intended to manage incompatible land uses. Work with the county to enforce property maintenance codes to maintain rural residential quality and appearance.

Land Use

Land Use is a major factor in managing the future growth within the Town of Richmond. Land use trends indicate what changes are occurring regarding type, location and intensity of uses over time.

Perhaps the most noticeable changes in the Town over the past two decades were land use changes adjacent to the City of New Richmond and the development of rural subdivisions. Enhanced access to the northern part of St. Croix County, and towns like Richmond, from the Twin City metropolitan area was realized with the opening of the new St. Croix River Crossing in 2017.

In general, land uses should be efficient and sustainable. The Comprehensive Plan and Land Use map are the primary tools to influence the mix and compatibility of land uses. This plan element includes maps and identifies land use goals, objectives, and strategies for the Town of Richmond based on current and projected land use trends as well as local land use issues and conflicts.

Wisconsin State Statute §66.1001 (Comprehensive Planning) established that local zoning ordinances, land division ordinances, and amendments thereto, such as text amendments and rezoning applications, are required to be consistent with the local unit of governments Comprehensive Plan, including elements in this chapter such as the Future Land Use Plan and the Goals and Objectives section.

Public Comments

The Town of Richmond Comprehensive Planning Public Opinion Survey conducted in 2022 provided the following land use-related insights:

1. Preserve small town feel

- 58% selected as the most important action the Town should pursue: “Preserve green space, productive agricultural land, rural and small-town character, and minimize urban sprawl”. The second ranked action was to improve roads at 21%.

2. Protect natural, agricultural, and cultural resources

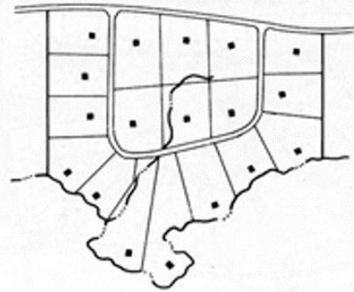
- 83% of respondents are very or somewhat concerned about farmland being converted to non-farmland uses and 73% of respondents believe too much farmland is being already being converted to non-farm uses.
- 25% of respondents identified “Natural and Cultural Resources” as the most important topic in the Town. Items within this category include areas for crop and forage, keeping livestock, floriculture, aquaculture, fur farming, forest management, conservation, etc.). An equal amount of respondents (25%) identified “Utilities” (broadband, recycling, garbage, storm water management) as the most important topic for the town.
- 69% of respondents strongly agree or agree that development should use less rural land and be more compact around existing cities, 21% disagreed and 10% don't know.

- 98% of respondents felt it was very important or important for planning and zoning regulations to protect groundwater quality and protect surface water quality. 96% identified protecting wildlife habitat as very important or important.

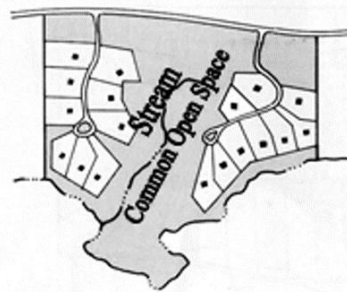
3. Support for conservation design

- 85% support conservation design answering ‘yes’ to the question, “Do you support conservation design subdivision, example shown below? Conservation design is the protection of principal conservation areas including wetlands, floodplains, navigable water, streams, springs, steep slopes, wildlife habitat and secondary conservation areas including trees, meadows, scenic views, etc. of existing property through dedicated open space, conservation easements, deed restrictions or covenants.

General Subdivision



Conservation Design



4. Location of commercial and industrial land uses

- 77% of respondents believed business and commercial developments should be restricted to designated areas within the Town.

Existing Land Uses and Land Use Trends

The existing land use tables and map below show acreage of land use categories within the Town of Richmond based on Assessor Categories used to compute property tax information for parcels in St. Croix County. Data was compared for 2000, 2010 and 2023.

2000, 2010 and 2023 Acreage Data – Town of Richmond

Assessment Category	2000	%	2010	%	2023	%
G1 (Residential)	1,556	7.8%	3,304	17.7%	3,477	19.3%
G2 (Commercial)	272	1.3%	347	1.9%	497	2.7%
G3 (Manufacturing)	90	0.5%	90	0.5%	90	0.5%
G4 (Agricultural)	14,784	74.1%	12,117	65.1%	11,314	62.8%
G5 (Undeveloped) *	1,789	9.0%	1,895	10.2%	1,338	7.4%
G5M (Agricultural Forest)*	0	0.0%	490	2.6%	670	3.7%
G6 (Productive Forest Lands)	1,273	6.4%	227	1.2%	464	2.6%
G7 (Other)*	186	0.9%	151	0.8%	155	1.0%
Total Acres	19,950	100.0%	18,621	100.0%	18,005	100.0%

G5* - includes rights-of-way, marshes, bogs, swamps and navigable waters

G5M* – category added to delineate agricultural from wooded lands adjacent to ag parcels beginning in 2010

G7* – includes farm operators’ residence, barns, silos and sheds

Land Use Acreage Analysis

1. Total assessed acreage in the Town has decreased from 19,950 in 2000 to 18,005 in 2023, a decrease of 9.7%. This decrease is attributable to property being annexed into the City of New Richmond.
2. Residential assessed acreage has more than doubled from 1,556 acres in 2000 to 3,477 acres in 2023 and comprises 19.3% of total acreage in the Town. This corresponds to the increase in population and household growth the Town has experienced since 2000.
3. While agricultural acreage has decreased, it still comprises nearly two-thirds of the total acreage in the Town.
4. Combined, the Agricultural, Agricultural Forest and Productive Forest Land comprises 69.1% of assessed acreage in the Town.
5. There are approximately 1,130 acres in the Town categorized as Exempt. Exempt acres include all publicly owned local, county, state and federal land and institutionally-owned land such as churches. These lands include U.S. Fish and Wildlife and Wisconsin Department of Natural Resources properties. This acreage is not included in the Assessment Category Data Table above.

Supply, Demand, and Price of Land

For insights into land supply and demand trends the following data shows a comparison of assessed value over time. The following table shows a comparison of 2015 and 2022 assessed land use acreage and assessed value per acre for the Town of Richmond. This data is from the State of Wisconsin Department of Revenue.

2015	Total Parcel #	# of Improved Parcels	Acres	Land Value Per Acre	Improv. Value Per Improv. Parcel
Residential (G1)	1,444	1,160	3,268	\$11,430	\$172,786
Commercial (G2)	39	24	336	\$5,690	\$345,720
Manufacturing (G3)	5	3	90	\$3,075	\$434,833
Agricultural (G4)	528	0	12,226	\$174	0
Undeveloped (G5)*	369	0	1,832	\$1,198	0
Ag Forest (G5M)*	61	0	494	\$2,161	0
Productive Forest Lands (G6)	30	0	286	\$4,490	0
Other (G7)*	57	57	156	\$7,444	\$119,873
Total	2,533	1,244	18,688	-	-

G5* - includes rights-of-way, marshes, bogs, swamps and navigable waters

G5M* – category added to delineate agricultural from wooded lands adjacent to ag parcels beginning in 2010

G7* – includes farm operators' residence, barns, silos and sheds

2022	Total Parcel #	# of Improved Parcels	Acres	Land Value Per Acre	Improv. Value Per Improv. Parcel
Residential (G1)	1,553	1,384	3,478	\$20,213	\$298,805
Commercial (G2)	44	21	498	\$6,569	\$434,076
Manufacturing (G3)	5	4	90	\$4,791	\$577,750
Agricultural (G4)	481	0	11,401	\$200	0
Undeveloped (G5)*	343	0	1,406	\$724	0
Ag Forest (G5M)*	94	0	693	\$1,754	0
Productive Forest Lands (G6)	42	0	464	\$3,486	0
Other (G7)*	54	54	178	\$8,966	\$193,285
Total	2,616	1,464	18,208	-	-

Assessed Value Analysis

1. The Residential category saw significant gains in average assessed value per acre from 2015 to 2022 – an increase of 77% from \$11,430 to \$20,213 per acre. A strong demand in the housing market in the area and the Twin Cities region, in general, contributed to these gains.
2. Assessed Improvement Values per Improved Parcel in the Residential category also gained significantly from 2015 to 2022 – from \$172,786 to \$298,805.
3. The charts generally show an increase in total acres in the Residential category and a decrease in the Agricultural category.
4. The assessed valuation for Agricultural acreage went up from \$174 in 2015 to \$200 in 2022 per acre.
5. Average land value per acre went down slightly from 2015 to 2022 in the following categories: Undeveloped, Ag Forest, and Productive Forest Lands.
6. Commercial and Manufacturing categories saw modest gains in both land value per acre and improvement values per improved parcel from 2015 to 2022.
7. Based on 2022 Assessed data, there are 169 vacant Residential parcels.
8. The “Other” (G7) category saw an appreciable increase of approximately 55% in the Improvement Improvement Value per Improvement Parcel from \$119,873 in 2015 to \$193,285 in 2022.



Rural subdivisions in Richmond are spread out.

Current Land Use Plans, Programs, and Regulations

The following are the key land use/development ordinances and plans in effect in the Town of Richmond. The Town adopted Village Powers in 2008.

Town of Richmond Plans and Ordinances

1. The Town of Richmond Comprehensive Plan of 2011, which is fully updated as part of this document.
2. Town of Richmond Road Ordinance (October 14, 2021)
3. Town of Richmond Driveway Ordinance (August 12, 2021)
4. Town of Richmond Ordinance - Required Road Design Standards (February 11, 2021)
5. Town of Richmond – Impact Fee Ordinance on Land Development (June 19, 2013)
6. Town of Richmond – Adoption of Building, Electrical, Plumbing and Heating Codes

St. Croix County

1. St. Croix County Comprehensive Plan, 2012
2. St. Croix County Farmland Preservation Plan, 2012
3. St. Croix County Outdoor Recreation Plan, 2022
4. St. Croix County Land and Water Resource Management Plan, 2018
5. The following St. Croix County County Ordinances: Animal Waste Storage Facilities (Chapter 11), Sanitary (Chapter 12) Land Division (Chapter 13), Non-Metallic Mining (Chapter 14), Zoning (Chapter 15), Shoreland (Chapter 16), Floodplain (Chapter 18)

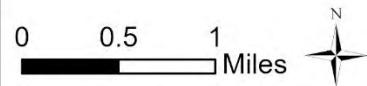
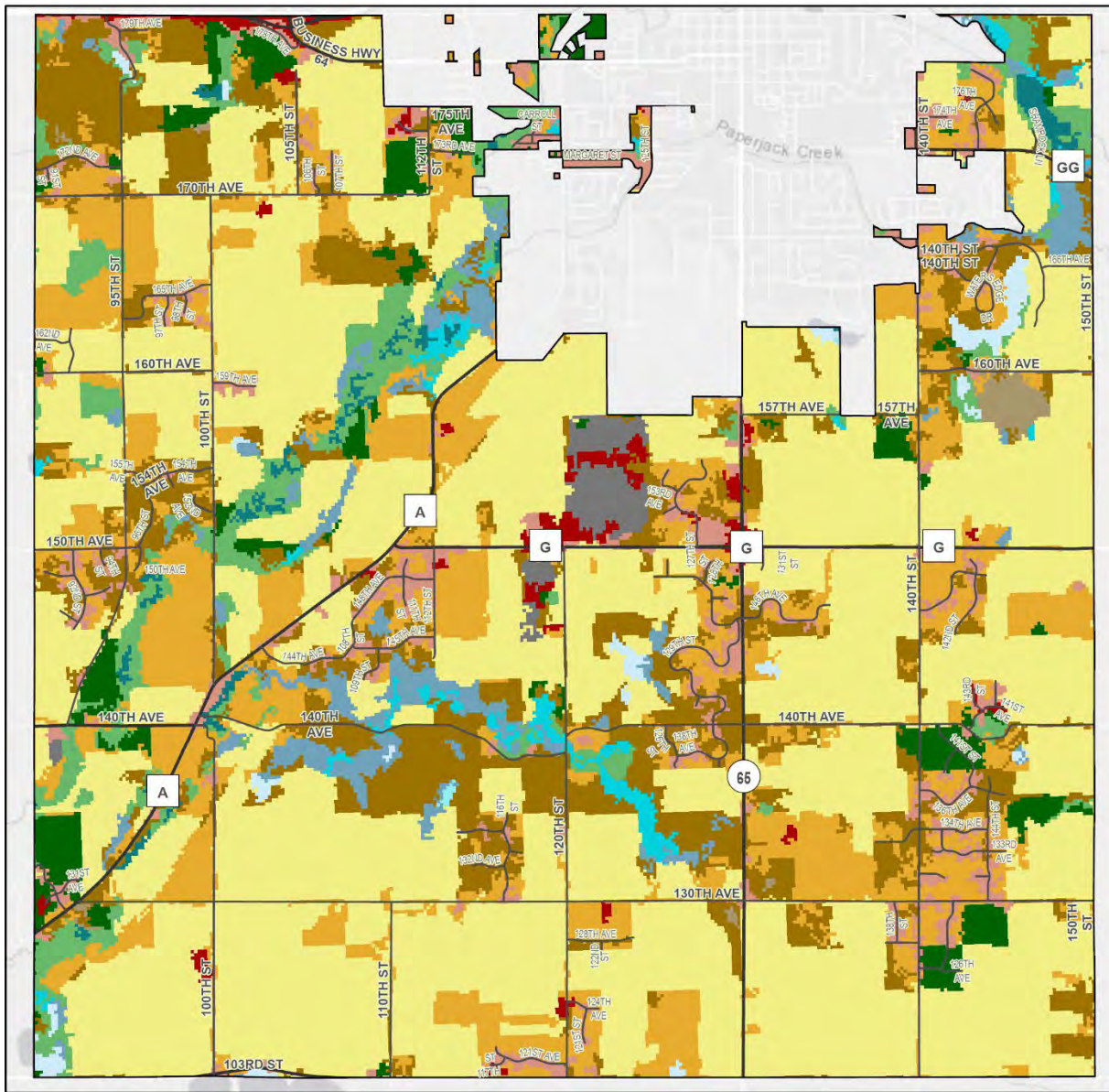
Land Use Conflicts

Conflicting land uses in the Town of Richmond are related to the rural and, generally, agricultural nature of the town. Conflicts may be seen between residential uses and agricultural or recreational or tourism uses. There are also conflicts from non-metallic mining operations and residential uses whether in conjunction with agricultural operations or rural residential housing. Other possible conflicts stem from the diverse expectations of those people moving to the country and long-time residents. A conflict is seen in the sometimes limited commercial, industrial and home occupation activities which occur in rural areas. The lack of convenient access to commercial facilities can be viewed very differently by rural residents. Land Use conflicts also occur when property nuisances arise such as junked vehicles on a property or dilapidated buildings. The nature of the infraction will dictate what entity has the authority to deal with the issue such as St. Croix County Community Development, St. Croix County Public Health, the Town of Richmond Building Inspector, or other agencies.

Generally, the Town of Richmond finds that information is one of the best ways to decrease or control conflicts. The Town has developed a website where information on living in the community, upcoming meetings and agendas, minutes, plans and regulations can be found. The link is: townofrichmondwi.gov

Land Cover Map

Town of Richmond Land Cover



WI DNR Land Cover Data (Wisland 2.0), 2016
St. Croix County Land Information, 2023

The Wisconsin DNR Wisland 2.0 dataset depicted above is a pixel representation of the Wisconsin land cover as of 2016. The dataset is primarily derived from remote sensing imagery

acquired by the Landsat 5, 7 and 8 satellites between 2010 and 2014. The overall accuracy for Level 2 classification is estimated at 86%.

Natural Limitations to Development

Decisions on land use are based on a variety of factors both internal and external to a particular site. Some factors are beyond a property owner's control, i.e. government regulation, the economy, interest rates and market demand. Other factors, such as management, are completely controlled by the property owner. However, these factors can and will change over time, whereas the natural physical features of the site are usually unchangeable or change is severely limited. Physical features, such as soil type, soil productivity, slope, wastewater treatment capacity, depth to groundwater, depth to bedrock, environmental sensitivity, etc., can direct or limit land use alternatives for a property owner. For specific details on the natural physical features that can impact land use alternatives and decisions please see the Agricultural, Natural & Cultural Resources section of the Plan.

Opportunities for Redevelopment

During the plan update process, the town identified no specific sites for potential redevelopment requiring action that should be addressed in the Plan. However, reclamation of the non-metallic mining sites within the Town will be required in accordance with approved reclamation plans.

Exclusive Agricultural Zoning

St. Croix County participates in the Farmland Preservation Program through the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP). In exchange for the farming of land and meeting conservation standards, a property owner can receive a tax credit if the property is within a certified farmland preservation zoning district. In St. Croix County those certified zoning districts are the AG-1 and AG-2 zoning districts. AG-1 limits residential density to 1 dwelling unit per 40 acres and AG-2 limits residential density to 1 unit per 20 acres. The County has created a map of qualifying parcels called the Farmland Preservation Plan Map. Properties are rated based on Land Evaluation and Site assessment (LESA) scores. Criteria include soil characteristics, soil productivity, planning policy for the Town and other social, economic and geographical attributes. Currently, the Town of Richmond does not have any future Agricultural Land Use designations noted on the Future Land Use Plan that would support participation of landowners in the Farmland Preservation Plan Program.



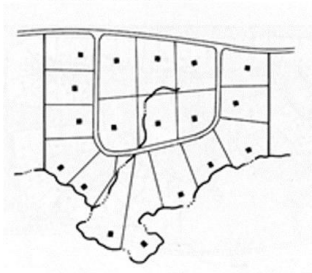
Conservation Design Subdivisions

Conservation design development, or conservation design, is a subdividing method that focuses on maintaining open space and conserving significant natural and cultural features. This is accomplished by preserving a significant portion of a development site as undivided open space with the remaining land used for the house lots and necessary roads. The open space is permanently preserved through conservation easements. It is important to note that the conservation design subdivision ordinance of the County provides the developer with the potential of 25% more lots than could be accomplished through a conventional subdivision as a means of incentive to utilize this process of land division.

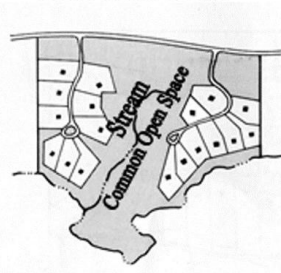
As a method for maintaining desired rural character in towns that allow major subdivisions, the conservation design development concept can be a key tenet of the comprehensive plan. This technique can help towns preserve many of the natural and agricultural features that first attracted new residents by improving the design of future residential developments. This method of development was supported by 85% of the respondents in the Town of Richmond 2022 Comprehensive Plan Survey.

The conservation design example below uses the same number of residential lots from the conventional layout but completely alters the design by simply reducing the lot size and being sensitive to the environmental features in order to preserve farmland.

General Subdivision



Conservation Design

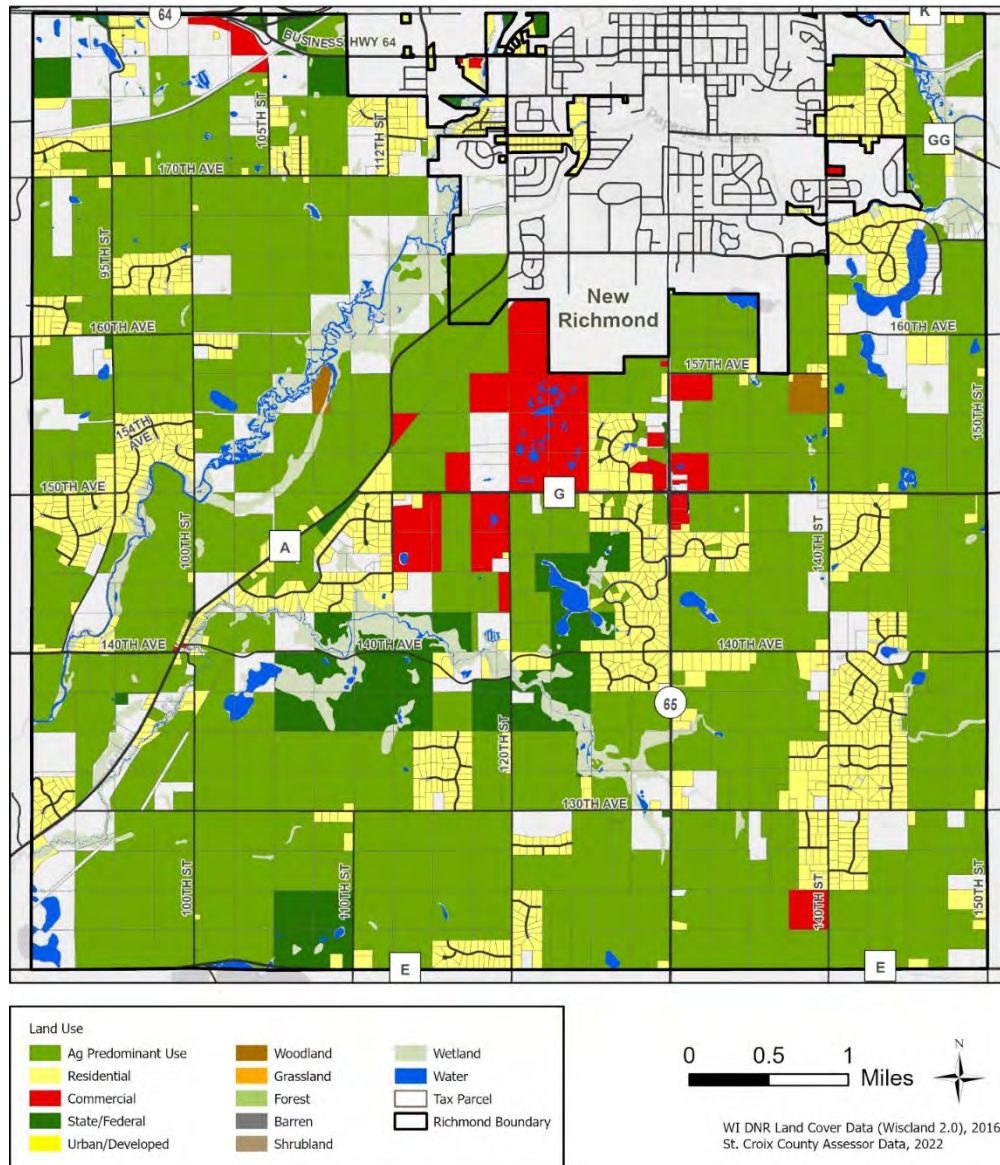


Wetlands and wooded areas should be incorporated into developments.

Existing Land Use Map

The existing land use map is a combination of Wisconsin DNR Wisland 2.0 land cover data from 2016 and St. Croix County municipal parcel assessment data from 2022. Assessor data was mapped according to the predominant assessment category. Wisland Level 1 land cover categories include urban/developed, grassland, forest, barren and shrubland. St. Croix County categories include ag predominant use, residential, commercial, state and federal land, woodlands, wetlands and water bodies. The Town of Richmond’s land area includes approximately 30 square miles. 66.4% of that is classified as Agricultural or Agricultural Forest. The next largest land category is residential at 19.1%.

Town of Richmond Existing Land Use



Projected Land Use Supply and Demand

Projecting commercial and industrial uses can be very difficult for a rural town since a single new project (or a business closure) can have large land use implications. The Town of Richmond will undoubtedly grow during the next twenty years and the Town has the ability to guide and manage this growth. It will be the decisions of the community that will ultimately determine if land use changes will be closer to (or even exceed) the population-based and goal-based projections that seem most consistent with this plan's vision and goals.

The following table illustrates the **acreage projections** needed for the noted land use categories:

	2023	2025	2030	2035	2040	Total
Residential	3,477	+219	+365	+365	+365	4,791
Agricultural	11,314	-240	-370	-400	-380	9,924
Commercial	98	+0	+5	+5	+5	113
Industrial/Mftg.	490	+40	+40	+80	+80	730

Assumptions:

The **Residential land use projections** for the Town of Richmond were developed as part of the population and housing projections in the Introduction and Housing Chapters. The Acreage Projections are based on an average of three acres per housing unit. 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. State of Wisconsin Department of Administration household growth projections for the Town increase from 1,374 housing units in 2022 to 1,812 units in 2040 – an increase of 438 units, resulting in an increase of 1,314 acres to the year 2040.

The Town of Richmond has identified limited expansion of **commercial and industrial acreage** in the town as shown on the Future Land Use Map. These uses would center around major highway intersections and, to a limited extent, existing businesses. The town generally recommends any intensive new commercial and industrial development should be located in the neighboring city or villages. Extensive commercial and industrial development would not be consistent with the rural character and community goals of the town. The existing commercial and industrial land uses are 2.7 percent and 0.5 percent of the total land uses, respectively. Limited projections to accommodate expansion of commercial or industrial land uses are identified using historical data and based on the recommendations in Richmond's goals, objectives and policies regarding location and amounts of commercial and industrial land uses. The amounts of commercial and industrial land use will likely be driven by increases in residential development.

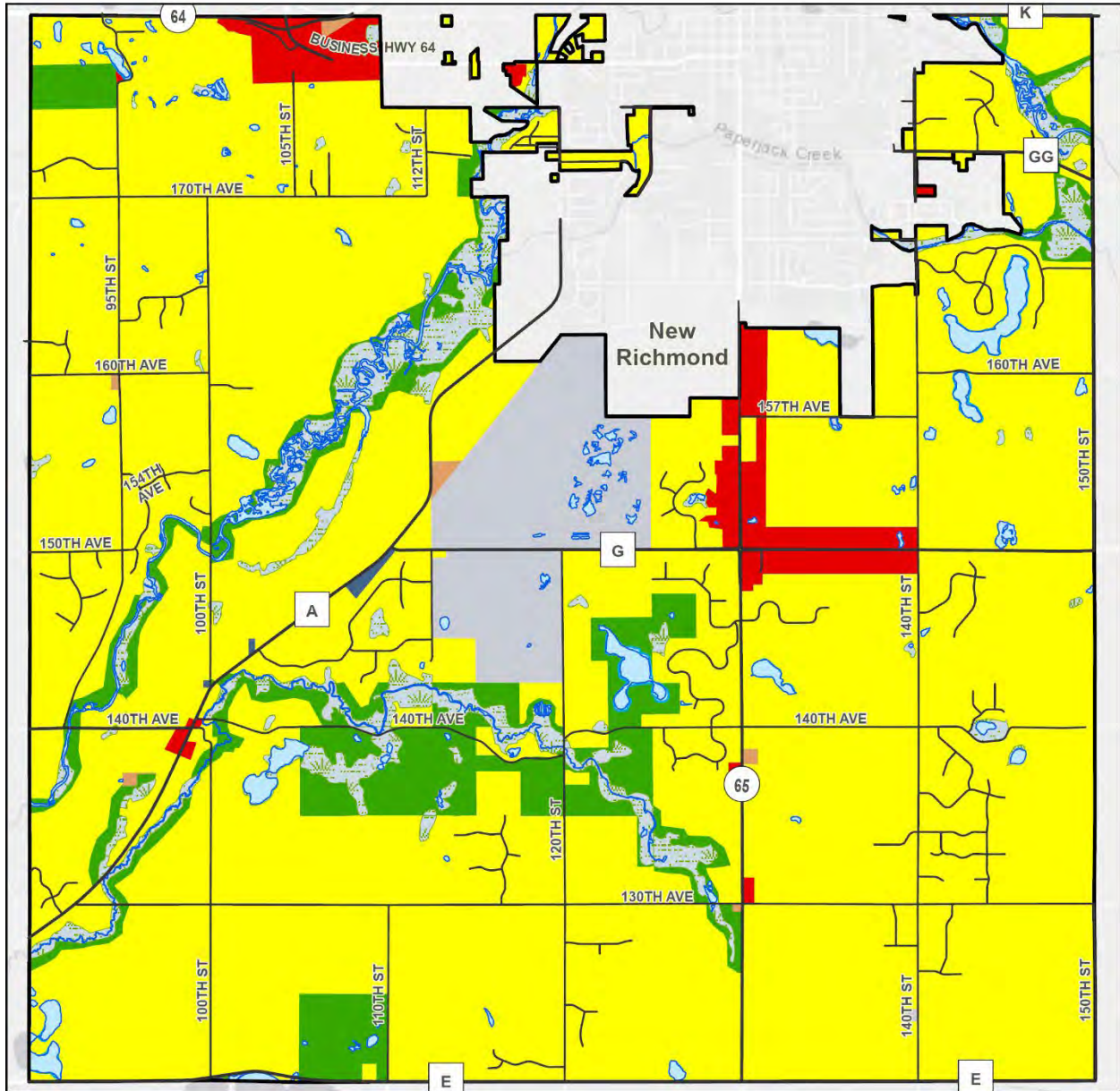
The Town of Richmond generally expects the amount of **agricultural land** to continue to decline in the town as land is converted to residential or other land uses. The amount of change will be directly related to the amount of residential land use that occurs and somewhat related to the growth in recreational, commercial and industrial land uses. The agricultural land use projections are a product of the residential land use projections and the existing agricultural land use statistics.

Future Land Use Map

The Future Land Use is one of the primary components of the comprehensive plan that can be used as a guide for local officials when considering future development within the community. The plan is long-range and will need to be re-evaluated periodically to ensure that it remains consistent with changing trends and conditions.

As the existing land use map previously showed, the land use pattern in Town of Richmond is diverse and fairly fragmented. Residential subdivisions are mixed among predominantly agricultural lands throughout the community. This land use pattern makes it challenging to create a future or planned land use map with different, individual uses in separate, distinct zones. This is especially true in the Town of Richmond, which has traditionally preferred flexibility in land management and has shown great respect for individual property rights.

Town of Richmond Future Land Use



- Rural Residential
- Commercial
- Institutional
- Industrial
- Utilities
- Recreation/
Open Space
- Wetland
- Water
- Richmond
Boundary

0 0.5 1 Miles

WI DNR Land Cover Data (Wisland 2.0), 2016
St. Croix County Assessor Data, 2022

Future Land Use Map Classifications

The following land use classifications are descriptions used to define areas within the Town that are of consistent character, use, and identity. These classifications correspond to the planned land use areas shown on the Future Land Use Map.

Rural Residential: The existing land use in the Town of Richmond that consists of existing traditional residential developments interspersed with agricultural operations. The vast majority of these lands are currently farmed. It is characterized by large scale agriculture operations, hobby/small-scale farms and small-lot rural residential development that is compatible with the agricultural activity and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. Future development will consist of scattered medium-density, small-lot conventional subdivisions. Conservation design may be used to preserve environmentally sensitive resources. Development will occur through major and minor subdivision creation. This residential development does not negatively impact environmental resources, drainage areas or waterways. For the amount of projected development in the town, only a fraction of this area will be needed for development over the time frame of this plan. It is expected that some type of agriculture or open space will continue. The vast majority of these areas are zoned R-2 Residential.

Commercial: New commercial development should be located along STH 65 from the City of New Richmond to CTH G and along CTH G to 140th Street. Also commercial will likely infill south of Boardman on either side of CTH A and from the diamond interchange at 105th Street on STH 35/64 east to the City of New Richmond on Business Hwy 64. Existing commercial sites may show some expansion but only if it is not in conflict with other surrounding land uses. No other new areas of commercial development are encouraged or planned. Generally commercial development which requires greater services than the town can provide should be located within or adjacent to the City of New Richmond where urban sewer and water services are present.

Institutional and Utilities: This land use area includes the town hall, recycling center, Boardman cemetery and wastewater treatment facility, communication and radio towers, electrical substations and churches. No change in the amount of these land uses is expected.

Industrial: New industrial land use is limited to expansion areas of the existing nonmetallic mining sites on CTH G as shown on the Future Land Use map. No other new areas of industrial development are encouraged or planned. Generally other large-scale, dense or high impact industrial development which requires greater services than the town can provide should be located within or adjacent to the City of New Richmond where urban sewer and water services are present or readily available.

Parks, Recreation & Open Space: These are lands which may be used for passive or active recreation but are more likely to be protected open space. The Willow River, Ten Mile Creek and Paperjack Creek corridors are identified as the resources enjoyed and utilized by most residents. The majority of the land along these corridors is undeveloped. Additional areas targeted as the most valuable to town residents and the most sensitive and in need of resource protection included the Anderson Springs and wetlands on the Upper Willow River. Most of the areas identified are unsuitable for construction and development, others are important for water quality protection. These areas could be publicly owned by agencies like U.S. Fish and Wildlife Service or the WDNR or they could be privately owned and incorporated into lots but protected by setbacks and other restrictions. There are some existing

residential uses in these areas and there would probably be some new residential uses but residential density would be very low to protect the resources.

The town, working in conjunction with state, federal and local non-profit agencies, will utilize a variety of techniques, including conservation design development, conservation easements, park dedication, and purchase to protect these sensitive and future park areas. If state and county programs are established, the town may encourage purchase of development rights or transfer of development rights programs as resource protection techniques.



Property on County Road A.

Land Use Goals, Objectives & Policies

Goals:

1. The Town of Richmond will encourage a desirable mix of land uses that will maintain the town's rural character and preserve its agricultural heritage, while allowing moderate residential, commercial and industrial development.
2. Protect abundant and high quality natural and agricultural resources to maintain the town's rural community character.
3. Support the continuation of agriculture and farming as one of the primary land uses.
4. Maintain the integrity of zoning districts by considering distinct uses and separation. Direct commercial and industrial land use to designated areas to improve compatibility and decrease conflicts.
5. Consider equity and fairness to landowners with comparable resource and location characteristics when developing land use policies and ordinances.
6. Coordinate land use planning with utility and community facility systems, natural resource and transportation systems planning.

Objectives:

1. Manage and control the rate of development to maintain a distinctive rural community in the Town of Richmond.
2. Minimize the visual impact of development to maintain rural, undeveloped character and feeling.
3. Encourage residential, commercial or industrial development that is compatible with the rural character and agricultural heritage of the Town of Richmond or would not cause land use conflicts and negative impacts to natural resources and agricultural lands.
4. Promote the use of existing public facilities, and managed expansion to those facilities, to serve future development whenever possible.
5. Support quality and accessible parks and recreational facilities and services and maintain dedicated open space for all residents whether developed by the town or in conjunction with neighboring communities.
6. Encourage housing sites in the town that meet the needs of persons within a variety of income levels, age groups, and special needs.
7. Support new developments that are primarily single-family homes or two-family homes.
8. Encourage home sites that are safe from seasonal flooding or ponding.
9. Encourage high density development and other more intense land uses to locate where public utilities and services are available.
10. Rural economic development should promote alternative agricultural and forestry-based opportunities and industrial and commercial development with minimal infrastructure needs that is compatible with neighboring land uses.
11. Encourage the commercial redevelopment and reuse of the town's existing commercial sites.
12. Prevent unplanned commercial development along major roadways.
13. Manage growth to help limit conflicts between agriculture and non-farmland use.
14. Preserve Richmond's most important environmentally sensitive areas, natural resources and productive forest lands.
15. Preserve the Town's scenic beauty, historical heritage and archeological resources.

Policies:

1. Direct new residential, open space, agricultural, institutional, commercial and industrial land uses to those areas that are designated in the Future Land Use Map.
2. Review the town's plan, ordinances and policies prior to making a recommendation on a rezoning or land division request.
3. When considering rezoning requests, recommend rezoning only when there will be an immediate change in land use and only that portion of the parcel needed for development.
4. Work with area villages and cities to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.
5. Higher density development such as additional mobile home parks and multi-family or multi-unit dwellings should be developed in villages or cities where adequate utilities (public sewer and water), facilities and services are available.

6. Review St. Croix County's Land Division Ordinance to determine if the regulations meet the Town's needs. If St. Croix County's ordinance does not meet the town's needs, work with the St. Croix County Community Development Zoning Department in the development of a town land division ordinance.
7. Work with St. Croix County to change land division regulations to require the low building opening (LBO) for each development site to be staked with a base elevation reference point for all ponding, elevations and driveways and to require new development to stub future driveways to the right-of-way line. These changes will prevent conflicts with stormwater management ponds, LBOs and construction site erosion and sediment tracking.



Rural residential development located on the north side of 130th Avenue near 140th Street.

8. Encourage tree preservation and tree planting to screen new structures from neighboring properties and the public road in residential areas and require it in commercial and industrial areas.
9. Discourage large amounts of "side of the road" residential and commercial development on State and county highways and arterial town roads to prevent congestion and preserve rural character and safety.
10. Update land use regulations to guide the location of future residential development and protect important features of the natural environment without making existing houses nonconforming whenever possible.
11. Higher density development such as additional mobile home parks and multi-family or multi-unit dwellings should be developed in villages or cities where adequate utilities (public sewer and water), facilities and services are available.
12. Encourage home site design that achieves rural character and farmland preservation objectives and ensures that home sites are safe from seasonal flooding or ponding.
13. The maximum gross density for development shall depend on the location of the development. The gross density may not be the minimum lot size in all cases.
14. Inform property owners and developers that development located within three nautical miles of the airport will need to meet insulation or sound reduction requirements and are required to have deed restrictions acknowledging the airport and its related noise impacts.
15. New commercial activities that support residents in nearby neighborhoods should be located along STH 65 from the City of New Richmond to CTH G and along CTH G to 140th Street. Existing commercial sites may show some expansion but only if it is not in conflict with other surrounding land uses. No other new areas of commercial development are encouraged or planned. Generally, commercial development which requires greater services than the town can provide should be located within or adjacent to the City of New Richmond where urban sewer

- and water services are present. Future commercial development is planned for the land southeast of the STH 64 diamond interchange and between Business Hwy 64 and STH 64.
16. Business signage, landscaping, screening, and lighting should be compatible with the rural character of Richmond. Lighting should be shielded and downward directed with no spillover onto neighboring properties and should have specific illumination time frames to maintain dark skies. Landscaping and screening should include visual screening standards and setback buffers between residential and industrial or commercial land uses.
 17. Support buffer zones around agriculture areas and between farms and rural residential subdivisions consisting of a larger setback to residential structures and accessory structures.
 18. Direct development away from environmentally sensitive areas and productive farm and forest lands.
 19. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.
 20. Encourage new non-farm residential lots to be located adjacent to existing development or grouped to preserve larger tracts of agricultural land, protect natural resources and improve the design, layout and functionality of development.
 21. Encourage additional open space along the town's primary drainage corridors, which include the Willow River, Ten Mile Creek, Paperjack Creek, Anderson Springs, Brushy Mound and Lundy ponds and related wetlands. These open space areas would allow the corridors to remain mostly undeveloped as wildlife corridors, contribute to preserving the town's rural character, provide stormwater management areas and provide potential trail linkages to the rest of the town. Where appropriate, the town could require the dedication of land for trails or parks before approving development proposals.
 22. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, aquifers, floodplains, wetlands, steep slopes, woodlands, prairie and agriculture.
 23. Preserve and protect natural landscape features such as wetlands, floodplains, streams, lakes, steep slopes, woodlands, prairies and oak savannas as essential components of the hydrologic system, valuable wildlife habitat, to restore degraded resources where possible and to emphasize their value to the community as potential focal points of natural beauty and recreation.
 24. Discourage and, where possible, prevent the altering of wetlands and floodplains by filling or developing.
 25. Identify environmentally sensitive areas most likely to be subject to rapid degradation and work to protect these areas first. Encourage restoration of degraded resources, such as wetlands and woodlands, where possible.
 26. Encourage and support a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.
 27. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.

Intergovernmental Cooperation

Advances in technology and improved mobility have resulted in the faster and easier movement of people, money, goods, and other resources across jurisdictions. Likewise, budget constraints are encouraging many municipalities to explore partnerships and collaborative efforts to provide services more efficiently. Many issues cross intergovernmental boundaries, affecting more than one community or governmental unit. And the decisions, plans, and strategies of one community can impact neighboring jurisdictions.

Through intergovernmental cooperation, communities can anticipate potential conflicts in plans and policies to identify potential solutions to mitigate such conflicts. Governmental units may also identify opportunities for cost-sharing, competitive bidding, and other strategies to leverage available resources for everyone's benefit.

Adjacent and Overlapping Local Governments

The Town of Richmond has coordinated with the following local governments on a wide variety of planning and programming activities listed below. Wisconsin State Statute section §66.1001 identifies the need to recognize joint planning and decision making with other jurisdictions. Areas of collaboration are listed under each jurisdiction.

ST. CROIX COUNTY

The relationship with St. Croix County is one of the most important intergovernmental relationships the Town of Richmond has at this time.

- Richmond initially adopted County Zoning on January 15, 1976 and shares that responsibility with the county. The town relies on county staff reports to provide information about zoning change requests, ordinance interpretations, special exceptions, variances and ongoing enforcement. Town officials are encouraged contact Community Development staff with questions related to zoning matters.
- Richmond relies on the County Land Division ordinance for regulation of new development.
- County ordinances regulate shoreland, floodplain, sanitary, non-metallic mining and animal waste in the Town of Richmond.
- In 2012, St. Croix County adopted a county-wide Comprehensive Plan. The county plan is a broad-based planning framework which addresses county-wide issues but also recommends, as part of its implementation program, that each town develop a local plan. The County Plan commits the county to work with the towns to coordinate and develop consistent goals and policies for comprehensive planning. The County Plan provides basic guidance on land uses and encourages the towns to further refine and expand upon that guidance. Throughout the goals, objectives, policies and implementation program of the County Plan, there are strong incentives that encourage towns to develop local plans. Once those local plans are developed, it is the county's intent to adopt those plans and work with the towns to implement them through the county's zoning and land division ordinances. The county is in the process of updating its comprehensive plan in 2022-2023.

- The town works with the St. Croix County Community Development Department and Land and Water Conservation departments in the review and approval of proposed subdivisions and in water quality education, monitoring and testing.
- St. Croix County is the Responsible Unit for recycling and coordinates special event/item collections. The town operates a recycling collection center at the Richmond Town Hall on 100th Street. It provides recycling and disposal options to residents and is open to all St. Croix County residents for the collection of mixed paper and mixed container recyclables. Items such as electronics, appliances, furniture and tires are accepted for a fee. Town residents can contract privately for curbside solid waste collection and disposal in the Town of Richmond. Waste haulers include Hometown Disposal, Olson Sanitation, Waste Management and Waterman's Sanitation.
- The St. Croix County Sheriff's Office provides law enforcement service to the town.
- Public health care services are provided by the St. Croix County Health and Human Service Department.
- The St. Croix County Highway Department provides road maintenance.
- Park facilities at county parks and recreational bike and pedestrian trails are maintained by the St. Croix County Parks Department.

Existing Conflicts

Existing conflicts between the town and county are primarily over the enforcement of county zoning, zoning changes and how zoning is administered. The intent of the Land Use Element of this plan is to make clear the town's policies regarding zoning changes.

Potential Conflicts

Potential conflicts are the interpretation of town policies regarding rezoning.

Another potential conflict is any difference in county and future town subdivision ordinances.

Conflict Resolution

The town and county would hold joint meetings and negotiations to resolve conflicts.

The Richmond Town Board and Plan Commission can continue to rely on county zoning staff reports for information about zoning change requests.

TOWN OF RICHMOND SANITARY DISTRICT #1

In the unincorporated community of Boardman a sanitary district, Town of Richmond Sanitary District #1, offers sewer service to approximately 25 units in the Boardman area. The district has self-taxing authority to operate and maintain the treatment system. The treatment cells are located in Section 30, about $\frac{3}{4}$ of a mile south and west of CTH A. Due to the condition of the treatment cells, there is no existing capacity for additional properties to hook up to the system at this time. The district was established in 1972 due to environmental impacts on the Willow River from the properties in the Boardman area. There have been ongoing maintenance concerns and some problems with the treatment cells. The district has investigated options to address these problems but have not found a cost-effective solution. Discussions are continuing. The town hall is served by the sanitary district and in that capacity the town board is involved in the District discussions.

CITY OF NEW RICHMOND

The relationship with the City of New Richmond is an important intergovernmental relationship the Town of Richmond has at this time. The City of New Richmond adopted a new Comprehensive Plan in 2018. The City has experienced several boundary expansions in past years. Annexation, plat review and zoning can all be contentious at municipal boundaries.

- The Town of Richmond is part-owner of the New Richmond Ambulance and Fire services.
- The town has contributed funds to park development and the Pathway Committee in New Richmond and several youth recreation programs.
- The city has developed an official map for road expansions and improvements and for a future trail system that will serve city and town residents.
- The town and city have worked together to plan for and construct roads that serve the school system.

STATE STATUTES

Annexation

Wisconsin Statute, 66.0217, Annexation of territory, provides three petition methods by which annexation may occur. Annexation involves the transfer of one or more tax parcels from a town to a city or village. Cities and villages cannot annex property without the consent of landowners as required by the following petition procedures:

1. Unanimous Approval - A petition is signed by all of the electors residing in the territory and the owners of all of the real property included within the petition.
2. Notice of intent to circulate petition (direct petition for annexation) - The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition.
3. Annexation by referendum - A petition requesting a referendum election on the question of annexation may be filed with the city or village when signed by at least 20 percent of the electors in the territory.

Extraterritorial Zoning

Wisconsin Statute, 62.23(7a) allows a city or village to participate with towns in the zoning of lands outside their incorporate boundaries. For the the City of New Richmond, the extraterritorial area would encompass 3.0 miles. The steps for exercising this power are identified in the Statutes and includes the Town working with the City to create a joint extraterritorial zoning committee with three city and three town members to create the extraterritorial zoning plan. A majority of the joint committee members must approve the zoning plan recommendations.

Extraterritorial Subdivision Review

Wisconsin Statute, 236.10 allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, extraterritorial zoning requires town approval of the zoning ordinance, while

extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the city or village. The city or village may waive its extraterritorial plat approval authority if it does not wish to use it.

The purpose of extraterritorial plat approval jurisdiction is to help cities and villages influence the development pattern of areas outside their boundaries that will likely be annexed to the city or village. This helps cities and villages protect land use near its boundaries from conflicting uses outside its limits. Overlapping authority by the city and village is prohibited.

SURROUNDING TOWNS

The towns surrounding Richmond, including Erin Prairie, Hammond, Somerset, Stanton, St. Joseph, Star Prairie and Warren, have adopted comprehensive plans and are in various stages of updating their plans.

Conflicting land use policies between adjacent towns can effect land use patterns and have desirable or undesirable effects. The Town of Richmond will review neighboring town plans and will share their town plan with neighboring towns. They will notify neighboring towns when major policy changes occur and encourage neighboring towns to consider comprehensive planning and develop joint solutions to issues of mutual concern. Richmond and the neighboring towns have historically had good cooperation on road construction and maintenance costs and good relationships where concerns are discussed and resolved. The town expects these good relationships to continue.

SCHOOL DISTRICTS

The Town of Richmond is served by three different school districts, New Richmond, St. Croix Central and Somerset.

As the area continues to grow, school districts will continually be analyzing facility and staffing needs for district students. Analysis of these needs may result in future construction and operating levy increase requests to school district voters.

School district boundaries cannot be changed without approval from both school districts and school boards and the Wisconsin Department of Public Instruction.

WEST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

The West Central Wisconsin Regional Planning Commission (WCWRPC) located in Eau Claire serves all of St. Croix County. The WCWRPC provides a variety of services to local governments including preparation of town plans, plan and ordinance amendments and special studies. The town would continue to work with and support the regional planning commission when applicable.

STATE OF WISCONSIN AGENCIES

Various Wisconsin agencies including UW-Extension, Department Of Transportation, Department of Natural Resources, Department of Industry Labor Human Relations, Department of Ag Trade & Consumer Protection, Department of Administration, Department of Commerce and others provide services or have land or highways in the Town of Richmond. The town will continue to work with and support these agencies when applicable.

[UW-Extension Local Government Center](#)

The mission of the Local Government Center is to provide focus, coordination, and leadership to UW System educational programs for local government, and to expand the research and knowledge base for local government education. The Center conducts and coordinates educational programming in general local government, local government finance, growth management, and community planning and design. Additional programs are under development. Educational programs are delivered through virtual classrooms, on-line learning, the two-way audio Educational Telecommunications Network (ETN), and state-wide and regional workshops. The Center supports the programming of county-based Extension faculty. A variety of resources regarding intergovernmental cooperation are available through the Local Government Center. For further information visit its web-site at www.uwex.edu/lgc/.

Wisconsin Intergovernmental Statute Agreements

The following statutes in Wisconsin promote and allow for intergovernmental cooperation:

66.0301 - Intergovernmental Cooperation

Wisconsin Statute, 66.0301 permits local agreements between the state, cities, villages, towns, counties, regional planning commissions, certain special districts, including school districts, public library systems, public inland lake protection and rehabilitation districts, sanitary districts, farm drainage districts, metropolitan sewerage districts, and sewer utility districts, Indian tribes or bands, and others. Intergovernmental agreements prepared in accordance with s. 66.0301, formerly s. 66.30, are the most common form of agreement and have been used by communities for years, often in the context of sharing public services such as police, fire, or rescue. This type of agreement can also be used to provide for revenue sharing, determine future land use within a subject area, and to set temporary municipal boundaries. However, the statute does not require planning as a component of any agreement and boundary changes have to be accomplished through the normal annexation process.

66.0307 - Boundary changes pursuant to approved cooperative plan

Under Section 66.0307, Wisconsin Statutes, combinations of municipalities may prepare cooperative boundary plans or agreements. Each city, village, or town that intends to participate in the preparation of a cooperative plan must adopt a resolution authorizing its participation in the planning process.

Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative plan must include: a plan for the physical development of the territory covered by the plan. It must also include; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan; and it must address the need for safe and affordable housing. The participating communities must hold a public hearing prior to its adoption. Once adopted, the plan must be submitted for state approval. Upon approval, the cooperative plan has the force and effect of a contract.

Intergovernmental Cooperation Goals and Objectives

Goal: Continue and enhance mutually beneficial relationships promoting coordination and cooperation with neighboring towns, St. Croix County, and the State of Wisconsin.

Objectives:

1. Continue to promote, utilize and coordinate shared public services through agreements where such agreements provide efficient, effective and improved public services at lower costs.
2. Maintain and enhance communication with neighboring towns and St. Croix County, in order to identify and resolve potential conflicts.
3. Create partnerships and utilize intergovernmental agreements when appropriate to achieve Richmond's goals, objectives or policies as outlined in this plan.
4. Work with other local governments, state agencies, school districts, etc. on land use and community development issues of mutual concern and to develop and enforce appropriate land use regulations to maintain rural residential quality.
5. Engage in and support processes to resolve conflicts between the plans of the town and other governments with overlapping jurisdiction.
6. Work with neighboring municipalities to resolve issues and other conflicts that exist or may develop.
7. Coordinate multi-jurisdictional (town, village, city, county, state) transportation system improvements and maintenance in the Richmond area.



New Richmond School District

Policies:

1. Provide a copy of this comprehensive plan to all surrounding local governments and encourage the City of New Richmond, St. Croix County and other interested governmental units to consider this plan's policies and recommendations in making future decisions about land use within or affecting the town.
2. Work with St. Croix County, adjacent cities, villages and towns; the regional planning commission; and state and federal agencies to identify and resolve actual and potential conflicts between the town plan and other plans through open dialogue, cooperative initiatives and amendments to the Town of Richmond Plan where appropriate.
3. Work with surrounding communities to encourage an orderly, efficient land use pattern that preserves farming and natural resources and minimizes conflicts between urban and rural uses.

4. Pursue the provision of joint services with the City of New Richmond and neighboring municipalities when it will result in better services and/or cost savings.
5. The town will stay aware of school building facility issues and encourage residents to use school facilities for public meetings and recreation when appropriate.
6. Continue to work with area jurisdictions, state agencies and local organizations to develop, provide and support recreational facilities and opportunities within the town and in neighboring communities.
7. Work with St. Croix County and state agencies to promote the proper approval process, placement and monitoring of new on-site wastewater systems and water wells, appropriate maintenance and replacement of failing older systems and wells as a means to protect public health and ground water quality.
8. Work with and through St. Croix County to expand education, information, special collections and related services for the county recycling and hazardous waste programs. Continue to provide the town hall site as a collection location for white goods, appliances and tires for all county residents.

9. Utilize St. Croix County Sheriff's Office for law enforcement.
10. Work with the Wisconsin Department of Transportation (WisDOT) to ensure that the Town of Richmond's



Richmond's recycling center serves town residents but also residents in neighboring towns and throughout the county. Photo by Shawn Demulling.

- transportation system is coordinated with surrounding systems and that Richmond's interests are well served when major transportation facility improvements are proposed and constructed.
11. Communicate and work with WisDOT, St. Croix County, landowners and private developers on corridor preservation projects: limit development and access along State Trunk Highways 64 and 65 to help preserve them as throughways and scenic image corridors. Do not limit access over or under those highways.
 12. Designate specific town and county roadways for bicycle traffic and improve designated bicycle routes with wide, signed shoulders or off-road bike paths, based on the St. Croix County Bicycle and Pedestrian Plan. These changes would provide a coordinated system of bike routes to access the City of New Richmond, villages of Somerset and Roberts and park and school system serving town residents.
 13. Work with the City of New Richmond and the Multi-Purpose Pathway Committee to coordinate and sign bicycle/pedestrian routes into and out of the City of New Richmond.
 14. Encourage St. Croix County to continue to provide transportation services for elderly and disabled residents.
 15. Work with area villages and cities to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.

16. Work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.
17. Work with St. Croix County on the St. Croix County Animal Waste and the Zoning ordinances to improve relationships and operations between large-scale farms and nearby existing residences.
18. Support the Willow River Watershed Plan and the Ten Mile Creek projects to protect and improve the water quality in the most impacted watersheds, especially the Willow River.
19. Coordinate and work with other governmental and private agencies such as the WDNR, Western Prairie Habitat Restoration Area and U.S. Fish & Wildlife Service to protect natural resources, especially those that cross political boundaries such as rivers.
20. Continue to support St. Croix County efforts in the implementation of broadband grants to expand services in rural areas.
21. Cooperate with the State Historical Society, St. Croix County, surrounding communities and local agencies on a comprehensive survey of historic and archeological resources in the town.
22. Support the New Richmond Preservation Society as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the society maintains.
23. Support St. Croix County and other units of government land use regulations that are intended to manage incompatible land uses. Work with the county to enforce property maintenance codes to maintain rural residential quality and appearance.



U.S.F.W. Service headquarters for the St. Croix Wetland Management District is located in the Town of Richmond. Photo by Shawn Demulling.

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 the implementation actions that will require additional actions.

Plan Adoption

The first step in implementing this 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.

Consistency of Plan Elements

The state comprehensive planning statute requires that the implementation element describe how each of the elements is integrated and made consistent with the other elements of the plan. Because the various elements of the town plan were prepared simultaneously there are no known internal inconsistencies between the different sections on the elements of this plan. Also all elements of the plan were given a final review once the plan was completed to evaluate consistency between elements.

Implementation Recommendations

The following categories depict a listing and timeline of the implementation actions for the Town of Richmond. 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.

Utilities and Community Facilities Element Recommendations (ONGOING)

1. Encourage property owners to test their drinking water annually or at least once every three years. Water testing kits are available at the County Planning and Zoning Department, Hudson; Land & Water Conservation Department, Baldwin; Public Health Department, New Richmond; or through private labs.
2. Work with St. Croix County and state agencies to assure public health and groundwater quality when permitting, monitoring, maintenance and replacement of new and replacement private on-site wastewater systems and water wells.

Transportation Element Recommendations (ONGOING)

1. Regularly review, expand and revise the future road plan map for the town to meet the goals, objectives and policies of this plan.
2. Communicate and work with WisDOT, St. Croix County, landowners and private developers on corridor preservation projects: limit development and access along State Trunk Highways 64 and 65 to help preserve them as throughways and scenic image corridors. Do not limit access over or under those highways.

3. Designate specific town and county roadways for bicycle traffic and improve designated bicycle routes with shared roadways; wide, signed shoulders or possible off-road bike paths when opportunities arise, based on the Future Bike System map in this plan.
4. Work with the City of New Richmond and the Multi-Purpose Pathway Committee to coordinate and sign bicycle/pedestrian routes into and out of the City of New Richmond.
5. Evaluate and implement town impact fees on new development projects to offset additional expenses to the town for roads.

Housing Element Recommendations (ONGOING)

1. To ensure high quality construction, require all housing construction to comply with the State of Wisconsin Uniform Dwelling Code.
2. Encourage residents and mobile home park owners to ensure the safety of residents by anchoring mobile home units to frost-free foundations.
3. Work with St. Croix County to maintain property to ensure a high-quality living environment within all residential areas and to address violations of applicable land use ordinances on residential, commercial or industrial properties.
4. Work with St. Croix County on the St. Croix County Animal Waste and the Zoning ordinances to improve relationships and operations between large-scale farms and nearby existing residences.

Economic Development Element Recommendations (ONGOING)

1. Support the continued operation and/or expansion of existing farms and businesses in Richmond.
2. Work with surrounding communities to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.
3. Promote higher quality development and minimize the negative impacts of commercial and industrial development in the Town through the use of restrictive covenants, zoning restrictions and design standards.
4. Work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.
5. Commercial and industrial development should be designed with consideration of the open space that this plan identifies along the Town's primary drainage corridors, which include the Willow River, Ten Mile Creek, Paperjack Creek, Anderson Springs, Brushy Mound and Lundy ponds and other wetlands.

Agricultural Element Recommendations (ONGOING)

1. Support farmland tax credits, use value assessments, and other programs that encourage the continued use of land for farming.
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. Promote use of the forestry “best management practices” as minimum standards for logging and other uses.
4. Support buffer zones around agriculture areas and between farms and rural residential subdivisions consisting of a larger setback to residential structures and accessory structures.

Natural Resources Element Recommendations (ONGOING)

1. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, groundwater aquifers, floodplains, wetlands, steep slopes, woodlands, prairie and agriculture.
2. Encourage and support projects involving citizens and government or private organizations such as Wisconsin Department of Natural Resources, US Fish & Wildlife Service, Pheasants Forever, etc., to protect fish, waterfowl and wildlife habitats in the Town of Richmond through acquisition. Areas such as Anderson Springs, Willow River, Brushy Mound Pond and Paperjack Creek, provide surface and groundwater protection, are open to the public for some open space recreation, fishing and hunting activities and will improve and expanded scenic amenities for town residents.
3. Discourage and, where possible, prevent the altering of wetlands and floodplains by filling or developing.
4. Promote development and agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, lawn management and storm water management strategies.
5. Consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites before approving any changes in land use.
6. Delineate, refine and protect “environmental corridors” as a composite of Richmond’s most sensitive natural areas.
7. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.
8. Encourage and support a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.
9. Support and work with the county on slope disturbance standards where best management practices for erosion and sediment control and storm water management can be implemented successfully.

Cultural Resources Element Recommendations (ONGOING)

1. Maintain an inventory of historic, archaeological and scenic resources.
2. Provide the inventory for reference and discussion before and during consideration of land development proposals.

3. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.
4. Support the New Richmond Preservation Society as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the society maintains.

Land Use Element Recommendations (ONGOING)

1. Direct new residential, open space, agricultural, institutional, commercial and industrial land uses to those areas that are designated in this comprehensive plan.
2. Review the town's plan, ordinances and policies prior to making a recommendation on a rezoning or land division request.
3. When considering rezoning requests, recommend rezoning only when there will be an immediate change in land use and only that portion of the parcel needed for development.
4. Work with the villages of Roberts and Somerset and the City of New Richmond to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.
5. Conservation design development in major subdivisions and common septic systems is an option to protect natural resources and highly productive agricultural soils and provide services in a cost-effective manner.
6. Work with St. Croix County to update county ordinances to implement the goals, objectives and policies of this plan:
 - a. Residences should be located adjacent to tree lines and wooded field edges, if available. If not, homes should be clustered near the edges of farm fields but not close enough to have conflicts with farming operations. Tree lines should be preserved.
 - b. Encourage tree preservation and tree planting to screen new structures from neighboring properties and the public road in residential areas and require it in commercial and industrial areas.
 - c. Update land use regulations to guide the location of future residential development and protect important features of the natural environment without making existing houses nonconforming whenever possible.
 - d. Guide development away from hydric and alluvial soils, which are formed under conditions of saturation, flooding or ponding.
 - e. Encourage home site design that achieves rural character and farmland preservation objectives and ensures that home sites are safe from seasonal flooding or ponding.
7. Encourage future open space along the town's primary drainage corridors, which include the Willow River, Ten Mile Creek, Paperjack Creek, Anderson Springs, Brushy Mound and Lundy ponds and related wetlands. These open space areas would allow the corridors to remain mostly undeveloped as wildlife corridors, contribute to preserving the town's rural character, provide stormwater management areas and provide potential trail linkages to the rest of the town. Where appropriate, the town could require the dedication of land for trails or parks before approving developments.

8. Discourage large amounts of “side of the road” residential and commercial development on State and County highways and arterial town roads to prevent congestion and preserve rural character and safety.
9. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.
10. Support buffer zones around agriculture areas and between farms and rural residential subdivisions consisting of a larger setback to residential structures and accessory structures.

Intergovernmental Cooperation Element Recommendations (ONGOING)

1. Work with St. Croix County, adjacent towns and the regional planning commission to identify and resolve actual and potential conflicts between the Town Plan and other plans through open dialog, cooperative initiatives, and amendments to the Town of Richmond Plan where appropriate.
2. Coordinate, cooperate and communicate with surrounding municipalities, state and federal agencies and St. Croix County to implement the goals, objectives and policies of this plan.
3. Monitor changes to state and county regulations to ensure compliance with the goals, objectives and policies of this plan.

Monitoring, Amendments and Update

The Town of Richmond should regularly evaluate its progress towards achieving the recommendations of this plan and amend and update the plan as appropriate. This section suggests recommended criteria and procedures for monitoring, amending and updating the plan.

Procedures

The town should continuously evaluate its decisions on private development proposals, public investments, regulations, incentives and other actions against the recommendations of this plan.

Amendments may be appropriate in the years following initial plan adoption, particularly in instances where the plan is becoming irrelevant or contradictory to emerging policy or trends. Amendments are generally defined as minor changes to the plan maps or text. The plan will be specifically evaluated for potential amendments at least every five years and at most in 10 years. Frequent amendments accommodate specific development proposals should be avoided or else the plan will become meaningless.

The State comprehensive planning law requires that the town use the same basic process to amend the plan as it used to initially adopt the plan. This does not mean that new surveys need to be conducted. It does mean that the procedures defined under § 66.1001(4) Wis. Stats. need to be followed. The Town of Richmond should work with St. Croix County in monitoring the new state law for any changes that may clarify the amendment process. Before town adoption, any plan amendment must be forwarded to neighboring municipalities and the county for review and comment.

APPENDIX A

MEMORANDUM

RE: Town of Richmond Comprehensive Plan Vision Session Summary

To: Town of Richmond Board of Supervisors, Plan Commission and Town Clerk

From: John Hilgers, St. Croix County Senior Planner

Date: October 26, 2022

Thank you to those who attended the Town of Richmond Comprehensive Plan Vision Session on September 27, 2022. Approximately 15 participants attended the 2-hour session. St. Croix County staff moderated the meeting and facilitated small group discussions at three tables at Town Hall.

The discussion topics covered various comprehensive plan elements (or chapters) including housing, transportation, utilities and community facilities, agricultural, natural & cultural resources, economic development, land use and issues & opportunities.

Under each element or chapter, participants were provided discussion topics to guide the conversation. The notes below will list the discussion topics for participants to consider under each chapter and then the summary of notes that were collected from the participants. Items marked with (2) equals number of times that comment was made. Words that are **bold and underlined** are recurring within that particular plan chapter.

HOUSING:

Topics to consider: condition of existing housing stock, current market, affordability, location, property maintenance, rental vs. ownership, 170-lot inventory for housing, 12 new sanitary permits for 2022

Summary of participant comments for Housing:

- High Residential = High **Cost**
- Too much rental in City causes higher **costs**
- **Cost** of housing has increased – affordability
- Competing with City of New Richmond for affordable housing

- Preserve Ag Community
- Lower taxes are not a draw – move to New Richmond for amenities
- Multi-family housing discouraged
- Water Quality
- Sustained level of growth
- Balance
- Annexation Boundaries
- Homes are well maintained
- Prefer single-family type housing/keep rural character
- Mobile home ordinances must meet standards
- Sanitary sewer district – pipes need improvement – capital project

TRANSPORTATION:

Topics to consider: condition and function of current road networks, maintenance of road network, connectivity, alternative modes of transportation, trucking/railroad

Summary of participant comments for Transportation:

- Traffic on 140th and **County Road A** – congestion (2)
- Highway #64 and **County Road A** traffic volume and safety concern, needs improvements (2)
- **County Road A/County Road G** intersection could use a **round-about**
- **Round-abouts** should be larger for semi-traffic
- Highway #65/County Road G **round-about** works great
- **Funding** challenges with tax levy caps
- Difficult **funding** decisions for road projects (e.g. pavement base vs. landscaping)
- Overall, good quality for rural roads
- County Road E is in need of an update
- 120th St is narrow, trying to keep traffic off of it
- Railroad and Cemstone – noise decibel measurements
- More compensation from railroad auto freight yard
- Impact fee helpful but restricts to new construction and not maintenance
- Need to improve safety at intersections

UTILITIES AND COMMUNITY FACILITIES:

Topics to consider: Town Hall facility, fire/ambulance/sheriff protection, drinking water quality, Richmond (Boardman) Sanitary District, recycling programs, parks, broadband/internet, electric/solar, transit, library, health care

Summary of participant comments for Utilities and Community Facilities:

- Great recycling programs - keeps ditches clean (3)
- High speed internet should be everywhere – being worked on but will they catch up (3)
- Concerned about sanitary district issue in **Boardman** with group septic from the 1970's (2)
- Be aware of funding for utilities, especially **Boardman**
- Partner with City on **parks**, have already done. Parks require maintenance
- **Parks** are adequate, close to New Richmond
- Fees on new housing for **parks**
- Ready for **solar** experiment
- **Solar** farm being installed, will provide town reimbursement \$\$
- **Solar** panels take up agricultural land
- Love **town hall** size and location
- **Town Hall** adequate
- Appreciate County water testing
- Lots of open space available
- Figure out compost with City
- With population increase projected, full-time clerk may be needed
- Contracting out building permits, etc.

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES:

Topics to consider: Conservation of ag and natural resources, Willow River corridor, historic preservation, parks and open spaces, surface water, wildlife habitat, shoreland/floodplain areas, stream and river corridors, wetlands, forests

Summary of participant comments for Agricultural, Natural and Cultural Resources:

- **Willow River** Corridor – parks do well at keeping it clean
- Trees down in **Willow River**
- One mile of **Willow River** has low oxygen – sewer discharge issue
- Great DNR land for **wildlife** habitat – easy to access and well maintained
- US Fish and **Wildlife** collaboration to allow access to 10-Mile Creek Parking
- Preserve farm and **agricultural** lands. Hard to do because we also want development, a fine line – once it's gone, it's gone
- Keep **agricultural** character
- Partnered with **County** on kayak/canoe launch 5 to 6 years ago
- Collaborate with **County** on events – tire round-up and appliance recycle

- Seek funding for natural resource projects
- Un-politicize the DNR
- Solar is a nice background
- Wiring safety concerns – solar
- Turkey farm redevelopment for future housing – concern for riverbank conservation

ECONOMIC DEVELOPMENT:

Topics to consider: Business/industry retention, inventory of acreage for commercial/industrial development, tax base, desired type of commercial/industrial uses, role of town in promoting business, labor force

Summary of participant comments for Economic Development:

- Limited **labor** opportunities here – travel to Minnesota
- Losing **labor** force to Twin Cities
- 67 miles of road to maintain – not sure if new residential development pays for **cost** of maintenance
- Too **costly** to develop road and utility infrastructure
- Keep new **business** towards New Richmond
- Promote agricultural **business**
- Constrained **commercial** development by county zoning. New Richmond has lots for commercial
- More **commercial**
- Plan roads for **commercial** development
- Keep **commercial** and industrial along Highway #65
- No issue with working out of houses
- If opportunity arises for industry, open for discussion
- Annexation
- Tax base 8% to town
- Broadband installation will improve economy – more home based business possible
- Gas station and storage facilities in commercial zoned center
- Existing good businesses (Cemstone)

LAND USE:

Topics to consider: Rate of growth, locations of commercial/industrial uses, enforcement of land use regulations, residential lot size and density, review zoning map by your table

Summary of participant comments for Land Use:

- Rate of growth a concern – but leveling out (2)
- 2 acre lots = good **lot size** for residential development
- **Lot size** adequate, consider conversation design to preserve open space and less road needed
- Larger **lot sizes** harder to maintain
- Question of what is really considered affordable housing
- Growth = more roads
- More commercial
- Don't let County decide land uses, less reluctant to work with County
- Explore options to prevent annexation or limit New Richmond growth
- Current location of commercial/industrial adequate – keep along Highway #65
- Satisfied with County ordinance administration, too costly for town
- Enforcement items – slow to respond

GENERAL STRENGTHS AND AREAS FOR IMPROVEMENT

Topics to consider: List any strengths (sources of pride, things to preserve) and areas for improvement

Strengths:

- DNR spaces, Willow River, Ten-Mike Creek (2)
- Town Board is an asset (functional, authenticity) (2)
- Town Hall
- Town location
- Great place to live – freedom to do what you like
- Friendly residents and neighbors
- Taverns
- Properties are well maintained
- People take care of things and each other
- Great emergency services
- Area is attractive to families
- Proximity to services
- Shout out to Highway Department
- Recycling/Garbage options

Improvements:

- **County A** is really busy
- **County A** should be wider
- Improve **roads**
- For Town **roads** maintain surfaces/control speed
- Taverns

- Uniform garbage pick-up
- City vs. Town end up being on sides and shouldn't be (more consensus building?)

APPENDIX A

MEMORANDUM

RE: Town of Richmond Comprehensive Plan Property Owner Survey Executive Summary

To: Town of Richmond Board of Supervisors, Plan Commission and Town Clerk

From: John Hilgers, St. Croix County Senior Planner

Date: November 3, 2022

As part of the Comprehensive Plan update process, the Town engaged property owners to complete an online survey. In August of 2022, all property owners within the Town were sent a postcard inviting them to complete an online Comprehensive Plan update survey. Property owners were also given the option of requesting a paper survey to complete. The survey was launched on September 1, 2022 and closed on October 16, 2022. A total of 1,536 postcards were sent. 317 surveys were returned for a response rate of 20.36%.

The survey questions covered various comprehensive plan elements (or chapters) including housing, transportation, utilities and community facilities, agricultural, natural & cultural resources, economic development, land use and issues & opportunities.

Below is a summary of survey responses related to each topic. The full set of responses are included at the end of this summary.

QUALITY OF LIFE:

- Two items rose to the top that residents felt were the most important topic for the town: Utilities, electric, broadband, garbage, recycling, water supply (25%) and Natural/Cultural Resources – groundwater, wetland, wildlife, streams, drainage ways, wooded areas, rural character (25%).
- 90% of survey respondents rated quality of life in the Town as Excellent (25%) or Good (66%)
- However, 1 in 3 respondents (36%) think the quality of life will decline in the next 10 years. 17% believe it will improve. 34% believe it will stay the same
- When asked what the most important actions the Town should pursue, respondents prioritized preserving green space, ag land, rural/small town character and minimize urban sprawl (56%) and improve roads (21%)

NEIGHBORHOOD/HOUSING:

- Nearly 90% of respondents indicated satisfaction with residential lot sizes
- Responses for types of housing needed were single-family (64%), affordable (16%) and senior housing (15%)
- 82 comments were left in the housing comment section. Common themes were no additional homes were needed and desire for rural and agricultural preservation over housing development

TRANSPORTATION:

- In rating Transportation facilities, 77% strongly agreed or agreed there is no need for additional roads and the overall road network meets the needs of citizens
- Nearly 50% of respondents strongly agreed or agreed the overall condition of roads is acceptable
- 75% of respondents strongly agreed or agreed increasing traffic on roads is a problem
- 71% of respondents strongly agreed or agreed with the statement that....I am satisfied with snow removal in my neighborhood
- 80% of respondents favor the Town continuing to assess a fee of \$2,000 for each new residential lot that is created to assist in capital costs related to construct, expand or improve town road facilities

UTILITIES AND COMMUNITY FACILITIES:

- In rating existing community facilities, utilities and services within the Town: Respondents rated, as excellent or good, garbage collection/clean-up (86%), recycling programs (76%), County Sheriff protection (74%), drinking water quality (73%), Town Hall (71%) and fire protection (71%)
- Items needing improvement were broadband and high speed internet (77%), phone coverage (36%) and land use and zoning administration (21%)
- Respondents strongly agreed or agreed using public funds for off-road hiking and nature trails (70%), hunting and fishing access on public land (70%) and library (59%)

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES:

- When respondents were asked how concerned are you if farmland in the Town is converted to non-farm uses, 83% answered very concerned or somewhat concerned
- 73% of respondents strongly agreed or agreed there is too much farmland being converted to non-farm uses

- 88% of respondents strongly agreed or agreed local agricultural production should be encouraged and marketed locally
- 85% of respondents support the use of Conservation Design subdivision standards and 88% of respondents believe residential development should be designed to preserve open space and green space
- While only 42% of respondents believed the Town should establish new parks, 55% responded that the Town should establish other areas for recreational purposes
- With respect to cultural resources, 63% of respondents were very interested or somewhat interested in an annual town event and 56% showed interested in architecture and historic buildings

ECONOMIC DEVELOPMENT:

- When asked should the following types of businesses be allowed in the Town, residents responded **YES** to – Direct sales of farm products (98%), agricultural production (93%), home based business (88%), agricultural entertainment uses (75%) and agricultural service businesses (75%). Residents responded **NO** to - Junk/salvage yards (77%), corporate and large scale farms with over 500 animal units (69%), industrial/manufacturing (62%) and storage businesses (61%)
- 77% of respondents believe business and commercial areas should be restricted to designated areas in the Town (rural area outside the City of New Richmond)

LAND USE:

- When asked how important it is for planning and zoning regulations to protect various natural and cultural resources, respondents rated as very important or important the following: protect groundwater quality (98%), protect surface water quality (98%), protect wildlife habitat (96%), protect air quality (94%), protect woodlands (93%) and protect wetlands (91%)
- When asked about the rate of population growth in the Town, which grew from 3,273 to 4,074 persons between 2010 and 2020, respondents indicated this was about right (53%), this was too much growth (46%), or too little growth (1%)
- 67% of respondents are very satisfied or somewhat satisfied with the way the Town of Richmond is developing under present land use zoning and subdivision ordinances of the County and Town. 15% are not satisfied and 18% don't know
- 69% of respondents strongly agree or agree that development should use less rural land and be more compact around existing cities and villages, while 21% disagreed and 10% didn't know
- When asked to respond to the statement....I am satisfied with the enforcement of existing land use regulations – 47% of respondents strongly agreed or agreed while 15% strongly disagreed or disagreed. 38% responded didn't know.

DEMOGRAPHICS OF RESPONDENTS:

- The 40-49 year old age group had the highest percentage of respondents at 26%, followed by the 60-69 year old age group (22%) and the 50-59 year old age group (21%). 11% of the respondents were over 70 years of age

- 98% of the respondents were from the Town of Richmond, 1% from the City of New Richmond and 1% other
- Nearly 30% of the respondents have lived in the Town between 11-20 years and 22% between 1-5 years. Nearly 10% of respondents have lived in the Town for 40 years or more
- 92% of the respondents identified themselves as a non-farm rural resident, 5% as a farm land owner and 3% as a non-resident land owner

GENERAL STRENGTHS AND AREAS FOR IMPROVEMENT

Summary of responses to open ended survey question asking.....”**Please identify any strengths, weaknesses and opportunities in the Town of Richmond**”. There were 162 comments from respondents (some respondents touched on numerous topics within their comment).

STRENGTHS:

- **11 comments relating to Agriculture** (protect, conserve, preserve, do not infringe on ag)
- **11 comments relating to the Town being a great place to live** (rural feel, friendly, great place to raise a family, beautiful views)
- **8 comments relating to open space and water** (Willow River, Ten Mile Creek, wildlife, nice open spaces)
- Other strengths listed include: Boardman businesses (2), township is well managed, town officials nice to work with, love the growth, recycling, low taxes, town hall building

AREAS FOR IMPROVEMENT:

- **33 comments relating to Transportation and condition of roads** (need better roads, too many potholes, improve roads, need better maintenance, widen 95th, shoulders not wide enough, roads need to handle growth, improve 100th, 140th-150th needs improving, there has been decline in quality of roads)
- **22 comments relating to broadband/internet and the need to have better service.**
- **22 comments relating to growth happening to fast** (promote less development, too much growth, growing too fast, stop subdivisions, too much traffic from growth, less development, stay rural, do not add development, too many housing developments)

- **12 comments relating to the need for more ATV routes and bicycle trails** (open all roads to ATV traffic, safer bicycle routes, wider shoulders for biking, more roads should be open to ATVs, secure railroad right-of-way)
- **6 comments relating to the railroad freight yard** (work with feds on changing rules so the RR can't do what they want, noise levels, didn't like how traffic was rerouted because of freight yard)
- **5 comments relating to speed limits needing to be lowered**
- **5 comments relating to better water quality** (farm run-off concerns, dated septic systems, preserve river systems)
- **4 comments relating to the need for larger lot sizes**
- **4 comments relating to the need for better snow removal**
- **3 comments relating to the need for a noise ordinance** (jake braking of trucks)
- **3 comments relating to composting** (cooperate with City of New Richmond for composting)
- Other areas for improvement mentioned were: Charge more than \$2,000 per lot for new development (2), need more parks (2), lack of day care (2), do not allow solar (2), no commercial animal or turkey farms (2), high property taxes (2), Town needs a newsletter (2), more open space in developments (2), do not allow homeowner associations (2), restrict chicken coops (2), preserve freedom (2), school safety, ag entertainment should be required to pay commercial taxes and not ag taxes, allow more restaurants, better buckthorn control, deal with junk in yards, restrict farm irrigation, no manure digesters, gun range too close to homes, do not allow annexation to City, add a fall festival, work with New Richmond on more things, allow commercial development along Highway 65 only, advertise meetings better, replace town hall