

Town of Stockholm Comprehensive Plan

Formally adopted pursuant to s. 66.1001 (4) (c), Wis.
Stats., on-----.

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CHAPTER 1 INTRODUCTION

Vision

The community's vision for the Town of Stockholm is to preserve and protect its great natural beauty, farmland, and natural resources and to maintain it as a vibrant, rural, farm-oriented community with an appropriate mix of agricultural and residential land uses and with emphasis on the rights and well being of individual property owners and residents in the overall balance with future development.

The Town does not attempt to be "everything for everybody" but has a stronger sense of Town identity and community including a meeting place where community activities and programs can take place.

The Town has more employment opportunities and a larger population of younger people and families, as well as supporting residents to remain in the Town as they get older.

Swedish heritage and influence are maintained, and the Town protects and supports local cultural resources through participation in events in and around the township.

The Town has worked to have a character, features, development that are consistent with neighboring townships and villages and works collaboratively with other jurisdictions on multi-jurisdictional issues including possible consolidation of services.

Real estate prices and property taxes are affordable, and tax revenues returned to the Town are consistent with experience of other jurisdictions (e.g., education) and adequate to meet Town needs.

Purpose of the Plan

The purpose of the plan is to guide the future direction of the Town, including both protection of its many natural, cultural, and social resources and management of its development to maintain a harmonious relationship between agricultural uses, residential development, and the natural environment, as well as a viable economic climate.

Location

The Town of Stockholm is a small rural community bordered on the north by Pierce County, on the west by Lake Pepin and the Village of Stockholm, and on the south and east by the Town of Pepin, see map 1-A. According to State of Wisconsin DNR Geographic Services and the US Census Bureau, the Town has a total area of 21.74 square miles, made up of 15.33 square miles of land and 6.52 square miles of water.

History

There is considerable history--and folklore--about some of the earlier inhabitants of the township, which include American Indians, early explorers and traders, and Swedish immigrants. Indian burial mounds and former Indian villages existed in the Township as do features related to the Swedish heritage (e.g., the old Sabylund cemetery) and former explorer and military sites (e.g., Fort St. Antoine).

Before the 1980s, the Town of Stockholm had a primarily “farming” identity. Then major change started in the 1980s, with the number of people in production agriculture decreasing sharply, and the number of people not in farming increasing (i.e., people who are retired, or doing off-farm work, or non-residents). This new “mix” is the Town’s new identity; it was not planned, but it has been a mostly smooth and beneficial transition.

Summary of the 2008-2009 Planning Process

The State of Wisconsin’s comprehensive planning process being followed by the Town of Stockholm was meant to engage citizens in addressing ten specific topics (“elements”): issues and opportunities; physical features; socio-economic factors; housing; transportation; utilities and community facilities; agricultural, natural, and cultural resources; economic development; intergovernmental cooperation; and land use. The plan is intended to conclude with a discussion of “implementation”.

The Town of Stockholm began its process in the summer of 2008 with a survey mailed to all permanent residents, all part time residents, all land owners and any renters who were known, using address information from the tax rolls for Pepin County; two copies of the survey form were sent to each household. The questions on the survey were grouped into three categories: future vision, social and cultural resources, and infrastructure (see appendix I for copy of survey questionnaire). A total of 310 survey forms were mailed out and responses were received from 104 individuals, for a 33.6% response rate. Although the response rate is reasonably good, it is not possible to know why 66.4% did not respond, or whether their responses would have been any different than the individuals who completed the survey.

Following the survey, three committees comprised of interested survey respondents (who had volunteered in the survey to become more involved in the process) were formed around the three categories used in the survey. The three committees and the “elements” they were intended to address were:

- Future Vision (issues and opportunities, land use, and implementation)
- Social and Cultural Environment (agricultural, natural, and cultural resources, and intergovernmental cooperation)
- Infrastructure (housing, transportation, utilities and community facilities, and economic development)

The committees met two to three times in the first quarter of 2009 to develop their recommendations. Once a draft plan integrating the work of the three committees was developed, the chairs of the three committees met with the planning coordinator to agree on a draft plan for a public meeting held on September 26, 2009.

At the public meeting, there was considerable discussion about land use and related zoning issues, including the question of why the Town would want the kind of restrictions imposed by zoning. Responses to this question included the belief that undesirable restrictions might be imposed on the Town by the county or the state if land use issues were not addressed by the Town, also that lack of any restrictions at all could result in practices being adopted by landowners that the Town didn’t want but couldn’t prevent in the absence of any zoning policies. Other comments focused on the need to research the way that zoning issues have been successfully addressed in other municipalities (for ideas on how

the Town might want to do this), and the problem that overly restrictive zoning could cause for farmers whose only “retirement asset” is their land. There seemed to be agreement that a committee should be created to research and address these issues, as recommended in the Land Use chapter (chapter 11). Following the public meeting, the draft plan was sent to the Town Board for action by that body.

Residents and landowners (in addition to town board members Roger Stewart, Lindsay Bergquist, and Joey Edlin) who participated in the planning process included:

Comprehensive Planning Coordinator: Mary Anne Collins-Svoboda (with assistance in compiling and editing from Jane Whiteside)

Committee Chairs: Robbi Bannen and Ted Fisher; Martha Johnson Svedvik and Soren Svedvik; and Bill and Louise Bohrer

Committee Members:

Steve Anderson
Cindy Bergquist
John Demma
George Dupre
Ed Fernholz
Gerd Kreij
Rick Linder
Bill Mavity
Phil Morgan
Jody Scharr
Tim Svoboda
Charlie Thorkildson
Elizabeth Trumble
Bob Walsh
Jane Whiteside
Kim Will

NOTE: The recommendations in the plan have not been prioritized in any way. Because of the overlap in the chapters (“elements”) of the comprehensive plan format prescribed by the state, a single item may be mentioned in more than one place (e.g., the idea of a highway 35 bus route). The number of times a recommendation is mentioned is not a statement of priority.

Follow-up After 2009 Plan Adoption

The Town’s Plan Commission (Mary Anne Collins-Svoboda, Chair, Joey Edlin, Ted Fisher, Martha Johnson-Svedvik, and Jane Whiteside) began meeting in the summer of 2011 to begin addressing the land use and related zoning issues raised at the public hearing and in the 2009 Land Use chapter (chapter 11), utilizing the state’s 2005 “Land Use Resource Guide—A guide to preparing the land use element of a local comprehensive plan”.

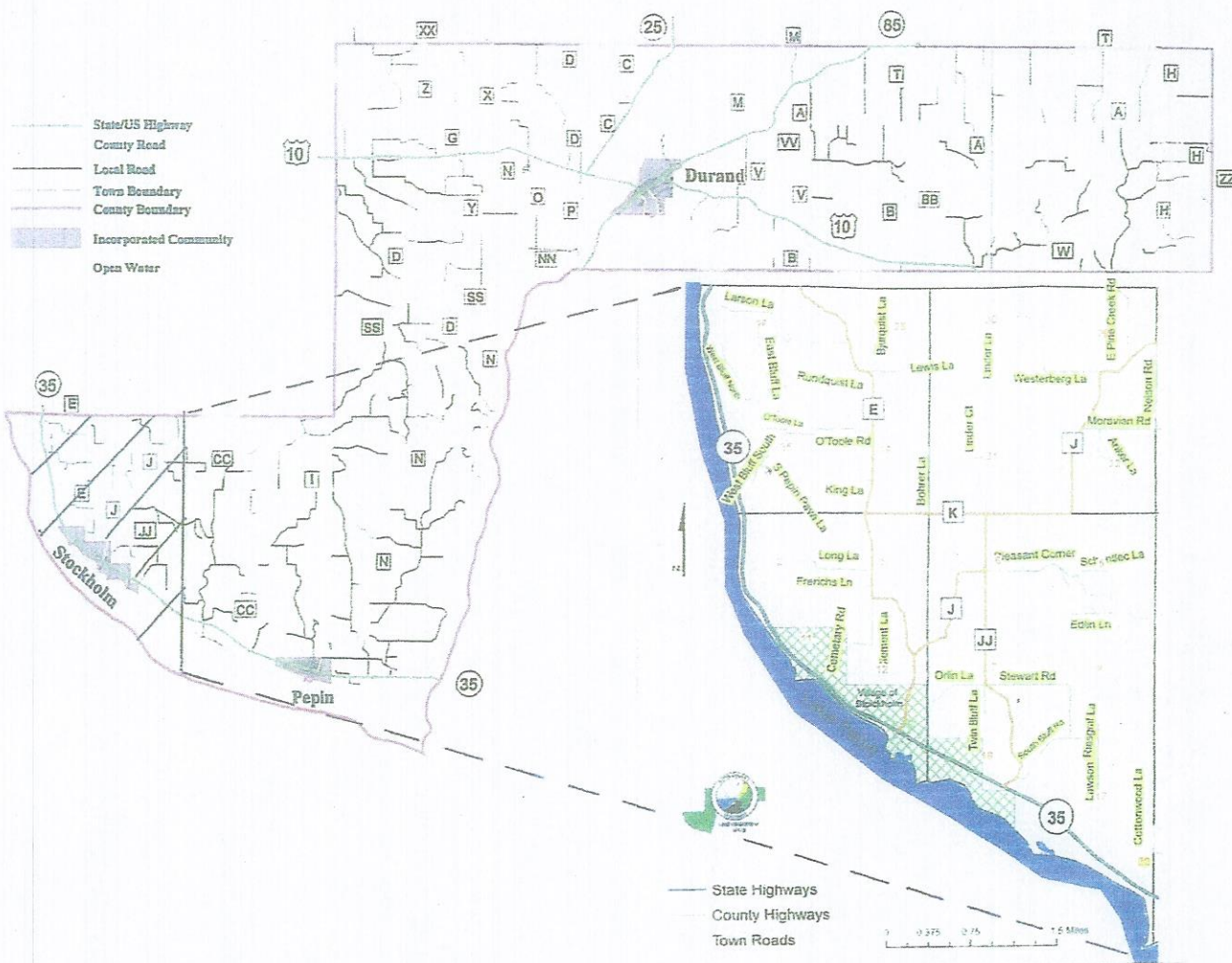
The commission’s planning work was delayed several times by the need to work on responses to land use issues raised by frac sand mining developments potentially affecting the township. In the course of this work, the Plan Commission recommended and the Town Board adopted a two-year moratorium, a

frac sand operator's licensing ordinance, and Pepin County's Great River Road Preservation Zoning Ordinance.

The Plan Commission then returned to the work of completing a land use plan, resulting in several documents: a general zoning ordinance (Article 1), with an accompanying frac sand operations zoning ordinance (Article 1A); and an amended land use chapter for the Town of Stockholm Comprehensive Plan. Because related information needed to be included in other chapters of the plan, and because new data was available for a variety of topics in the plan, many changes of facts and data were also needed. The substantial number of changes overall resulted in a need to amend the plan as a whole.

During the last several months of this work, Steve Anderson replaced Joey Edlin as the Town Board's representative on the plan commission.

PEPIN COUNTY



Survey Results

As noted above, the survey was sent to all permanent residents, all part time residents, all land owners and any renters who were known, using address information from the tax rolls for Pepin County, and two copies of the survey were sent to each household. A total of 310 survey forms were mailed out and responses were received from 104 individuals, for a 33.6% response rate. Of the people responding to the survey, the majority, 57%, were permanent residents; 24% were part-time residents; 16% were non-resident landowners; and 3% were “other” (not specified).

The summary of results which follows is organized according to the three categories used to develop the survey questions and the three planning committees: future vision, social and cultural environment, and infrastructure. General summary statements are given for results in each of the three categories.

Future Vision

The survey asked respondents to rate the importance of a variety of future enhancements. Preservation of the township’s natural environment received the highest response of 75% (very important to 58% and somewhat important to 17%). The next highest response of 71% was for taxes to be managed to grow by only a small percentage annually (very important to 54% and somewhat important to 17%) and for there to be a minimum lot size requirement for new construction (very important to 48% and somewhat important to 23%).

Limiting mobile home parks was important to 70% (very important to 51% and somewhat important to 19%), having a good working relationship with the Village of Stockholm was important to 69% (very important to 47% and somewhat important to 22%), and preserving the township’s small size and rural feel was important to 68% (very important to 43% and somewhat important to 25%) of respondents.

Enhancements at the bottom of the response list included creation of an industrial park and of commercially zoned space, and zoning policies to allow conversion of farmland to non-farm use.

While there is some variation in responses by residency of the respondent, the differences are not statistically significant and therefore it can be said that full-time residents, part-time residents, and non-resident landowners have similar goals for the future of the township. Respondents were also asked to state “the two or three most important things” that should be done over the next five years. Since many respondents did not answer this question, the results cannot be generalized, but the four highest categories mentioned were zoning issues (32 people named this issue), reducing and controlling taxes (28 people named this issue), preserving the rural feel (12 people named this issue), and preserving the natural, scenic environment (8 people named this issue).

Social and Cultural Environment

The survey asked respondents to rate their level of agreement with statements about the social and cultural environment of the township. The majority of respondents agreed that tourism is critical to maintaining the economic health of the township (68% strongly or somewhat agree), that the Swedish heritage is unique and should be preserved (65% strongly or somewhat agree), and that a thriving artist community helps the township maintain its unique culture (59% strongly or somewhat agree).

Somewhat fewer people believe visitors come to the township seeking a historical experience (46% strongly or somewhat agree). While there is some variation by residency of the respondent, the differences are not statistically significant and therefore it can be said that full-time residents, part-time residents, and landowners have similar social and cultural perspectives.

Infrastructure

The survey asked respondents to rate their level of agreement with statements about the township's infrastructure. A very high percentage of respondents, 81%, agreed that the township's setting and access to Lake Pepin make it unique. Over half, 61%, also believe that home-based businesses in the township help maintain its economic health (32% strongly and 29% somewhat agree) and that roads are well maintained (24% strongly and 37% somewhat agree). Slightly less than half believe that emergency services are adequate (48% strongly or somewhat agree) and that there is the right balance between residential and commercial properties (47% strongly or somewhat agree). Least favorable responses are that only 33% strongly or somewhat agree that services are consistent with the amount of taxes collected, and only 32% strongly or somewhat agreed that current regulations are appropriate.

Of these categories, only one—emergency services—had statistically different responses across the three residency groups, with 63% of permanent residents believing they are adequate and only 22% of part-time residents and 27% of non-resident landowners believing they are adequate. This difference could be attributable to the different expectations that non-permanent residents have for the availability of such services based on their experiences in other, less rural locations.

SWOT Assessment Results

A “SWOT” assessment—a listing of strengths (S), weaknesses (W), opportunities (O), and threats (T)—helps organize information to direct the work of a planning process. The Future Visions committee conducted a “SWOT” assessment during the second of the committee’s three meetings. Although “SWOT” assessments were not conducted by the other two committees, it was possible to put some of their comments into the “SWOT” categories.

The three committees appear to be in agreement about both strengths and threats, with emphasis in the latter category on issues of affordability, specifically land prices and property taxes; a number of different ideas were put forward by the three committees about opportunities.

Future Vision:	Social and Cultural:	Infrastructure:
<p><u>Strengths</u> Rural Natural beauty Location and proximity to the Twin Cities Vibrancy of community</p> <p><u>Weaknesses</u> Low tax base Small population of area Limited local control Limited opportunities</p> <p><u>Opportunities</u> Small home-based businesses Willingness to collaborate Limited regulations</p> <p><u>Threats</u> Cost of land, taxes Wall-building mentality Outside control (county and state) and influence Outside-based heavy industry that could destroy the natural beauty and natural resources, rural nature, and artist and tourism economy of the Town</p>	<p><u>Strengths</u> Culture in the town includes: -list in survey -family farm -the people!</p> <p>Cultural resources attract people to buy property and/or move here (see chapter 8 for listing of examples); the Town also benefits from other nearby resources, e.g., in the villages of Stockholm and Pepin (see also chapter 8)</p> <p><u>Weaknesses</u> Aging population of Swedish descendants</p> <p><u>Opportunities</u> Tight economic times may make people more willing to look at consolidation of services?</p> <p><u>Threats</u> Affordability, given increases in real estate prices and property taxes</p> <p>Aging population of Swedish descendants to preserve and maintain Swedish traditions</p>	<p><u>Strengths</u> Agricultural and rural atmosphere</p> <p><u>Opportunities</u> Increase agricultural type businesses e.g., orchards, vineyards</p> <p><u>Threats</u> Current real-estate tax structure is a deterrent to future growth</p>

CHAPTER 3 PHYSICAL FEATURES

Vision

The community's vision for the Town of Stockholm is to preserve and protect the great natural beauty and natural resources found here. The Town works collaboratively with other jurisdictions on multi-jurisdictional issues involving the natural environment. As an example, in 2013, the Town collaborated with the Village of Stockholm and the Town and Village of Pepin to recommend the Great River Road Preservation Zoning Ordinance to Pepin County, which adopted it, to protect the Great River Road from frac sand operations.

Topography

Maps 3-A and 3-B provided by the Pepin County Land Management Office show township slopes over 30% and the Bluff Zoning District. Map 3-C shows the overlay preservation district created by the Great River Road Preservation Zoning Ordinance.

Soils

According the U.S. Department of Agriculture, Natural Resources Conservation Service's 1999 General Soil Map and 1997 Soil Survey of Pepin County (Subset of MLRA 105, Part 1), Stockholm township has three distinctive patterns, or "associations", of soils, relief, and drainage, which are described as "unique natural landscapes". An association typically "consists of one or more major soils or miscellaneous areas and some minor soils or miscellaneous areas" and is named for the major soils or miscellaneous areas. The report states that "soils in any one association differ from place to place in slope, depth, drainage, and other characteristics that affect management," and because of the scale of the map, it is not suitable for planning and managing a farm, a field, a road, or a building.

The Town of Stockholm's three distinctive patterns are shown on Map 3-D, and summary descriptions are as follows, in order of most to least prominent in the township (more information on soil properties and qualities is included in the report):

- Pepin-Dorerton-Churchtown Association (violet color on map):
 - Landform is hills, with a 2 to 60 percent slope range;
 - Composition is 45% Pepin and similar soils, 26% Dorerton and similar soils, 19% Churchtown soils, and 10% minor components;
 - Texture of the surface layer is silt loam (Pepin), loam (Dorerton), and silt loam (Churchtown);
 - Use and management are described as cropland (Pepin), forest land and pastures (Dorerton), and cropland, forest land, and pasture (Churchtown).
- Ella-Orion-Plumcreek Association (yellow color on map):
 - Landform is stream terraces, with a 0 to 45 percent slope range;
 - Composition is 54% Ella and similar soils, 23% Orion and similar soils, 12% Plumcreek and similar soils, and 11% minor components;
 - Texture of the surface layer is silt loam (Ella), silt loam (Orion), and silt loam (Plumcreek);
 - Use and management are described as cropland (Ella), cropland, forest land, and pasture (Orion), and forest land and pasture (Plumcreek).
- Norden-Seaton Association (red color on map):
 - Landform is hills, with a 2 to 45 percent slope range;

- Composition is 54% Norden soils, 42% Seaton soils, and 4% minor components;
- Texture of the surface layer is silt loam (Norden) and silt loam (Seaton);
- Use and management are described as cropland, forest land, and pastures.

The topography of the Town of Stockholm also has a high likelihood of karst formations, which are geological formations shaped by the dissolution of a layer or layers of soluble bedrock. Karst is typically found where limestone has the potential to be easily dissolved by surface water or groundwater. This is true in Stockholm, where the majority of the hill tops have limestone within 10 feet of the surface, making the karst potential very likely. This is useful to know because soils may be fertile, and rainfall may be adequate, but rainwater may quickly move through the crevices into the ground and leave the surface soil overly dry. In addition, water may bypass the normal filtering process that should occur, resulting in reduced opportunity for contaminants to be filtered out and thereby increasing the risk of contaminating the groundwater. See Map 3-E for the location of likely karst formations in the Town of Stockholm (data source is Wisconsin Geological and Natural History Survey).

Surface Waters/Wetlands/Floodplain Areas

Map 3-F provided by the Pepin County Land Management Office shows surface water, wetlands and floodplain areas in the township. The only surface water in the township is Little Pine Creek and Lake Pepin outside the shoreline, and the only wetland and floodplain areas in the township are immediately south of the Village of Stockholm and east along Lake Pepin as shown.

Groundwater

Groundwater is water stored in, and moving slowly through, layers of soil, sand, and rocks that are called aquifers. The top of the saturated zone of the aquifer is called the water table and may be only a few feet below the surface, or it can be several hundred feet down (e.g., on the bluff lands). In areas where the material above the aquifer is permeable and particularly where the water table is closer to the surface, pollutants can sink into the groundwater and make it unsafe to drink.

Maps 3-G and 3-H provided by the Pepin County Land Management Office show groundwater flow and elevations, as well as nitrate levels in the township. Because of concerns about nitrate levels, it is recommended that residents test their water regularly for nitrates. Free nitrate testing is done by the Pepin County Land Management office when a resident brings a clean jar or bottle of water to the Land Management office during regular business hours.

An important additional test available from the same office is for coliform bacteria in the water. This test costs \$15 and requires the homeowner to use sample bottles obtained from the Land Management office, follow specific directions for collection of the sample, and then mail the sample to the Eau Claire City/County Health Lab; the sample must be collected on a Monday or a Tuesday and mailed the same day it is collected. Sample testing results are mailed back to the homeowner. In the event that a sample is determined to be unsafe, a county sanitarian can help determine the cause of the problem and the steps that need to be taken for a safe water supply. More information is available by calling the Pepin County's Land Management office.

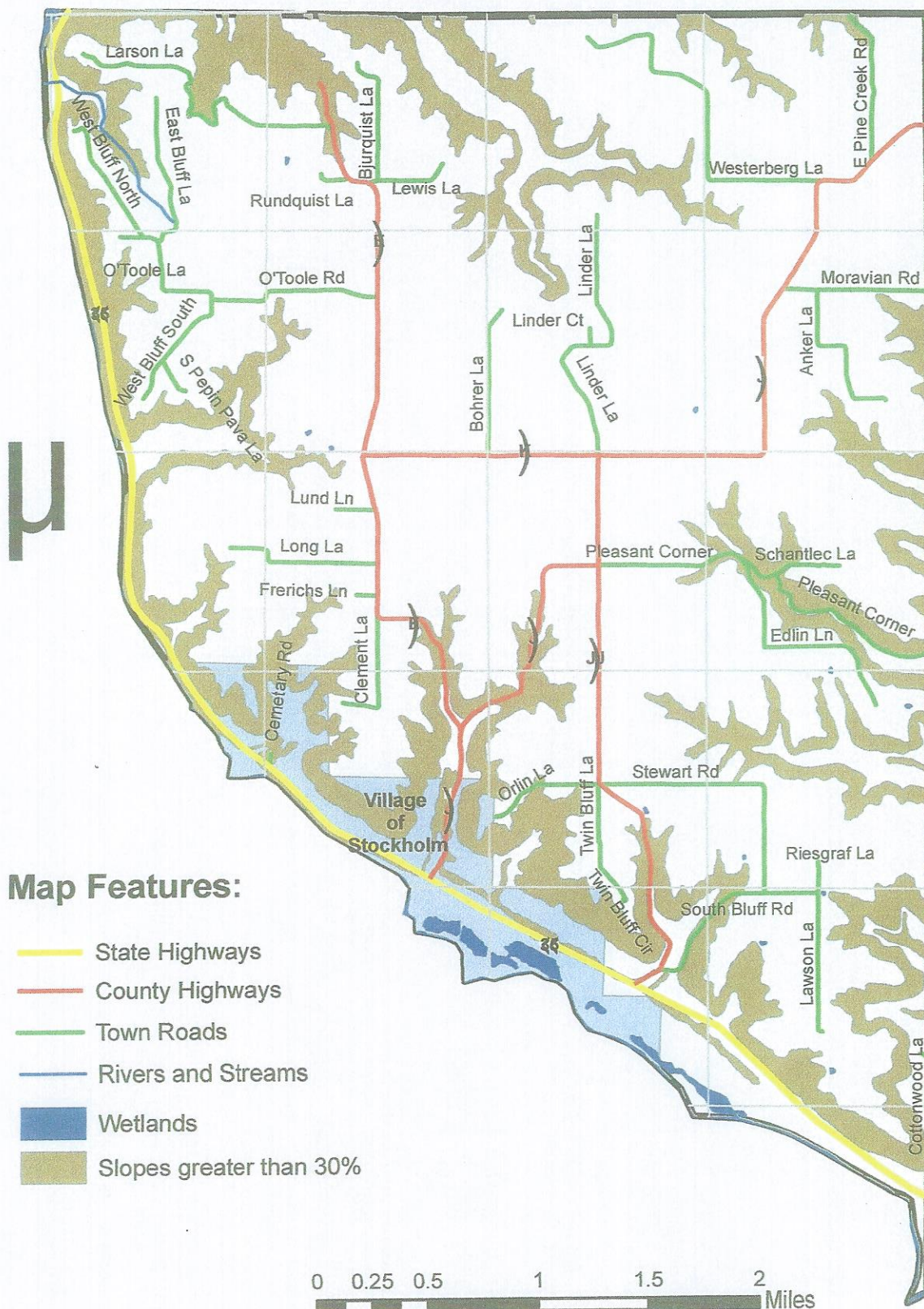
If there are problems with both the nitrate and coliform bacteria levels in the water, there are probably additional problems and additional testing may be needed. This testing can be done by a lab of the

University of Wisconsin in Stevens Point; more information on this kind of testing can be found at the UW-Stevens Point website: <http://www.uwsp.edu/cnr/gndwater/>

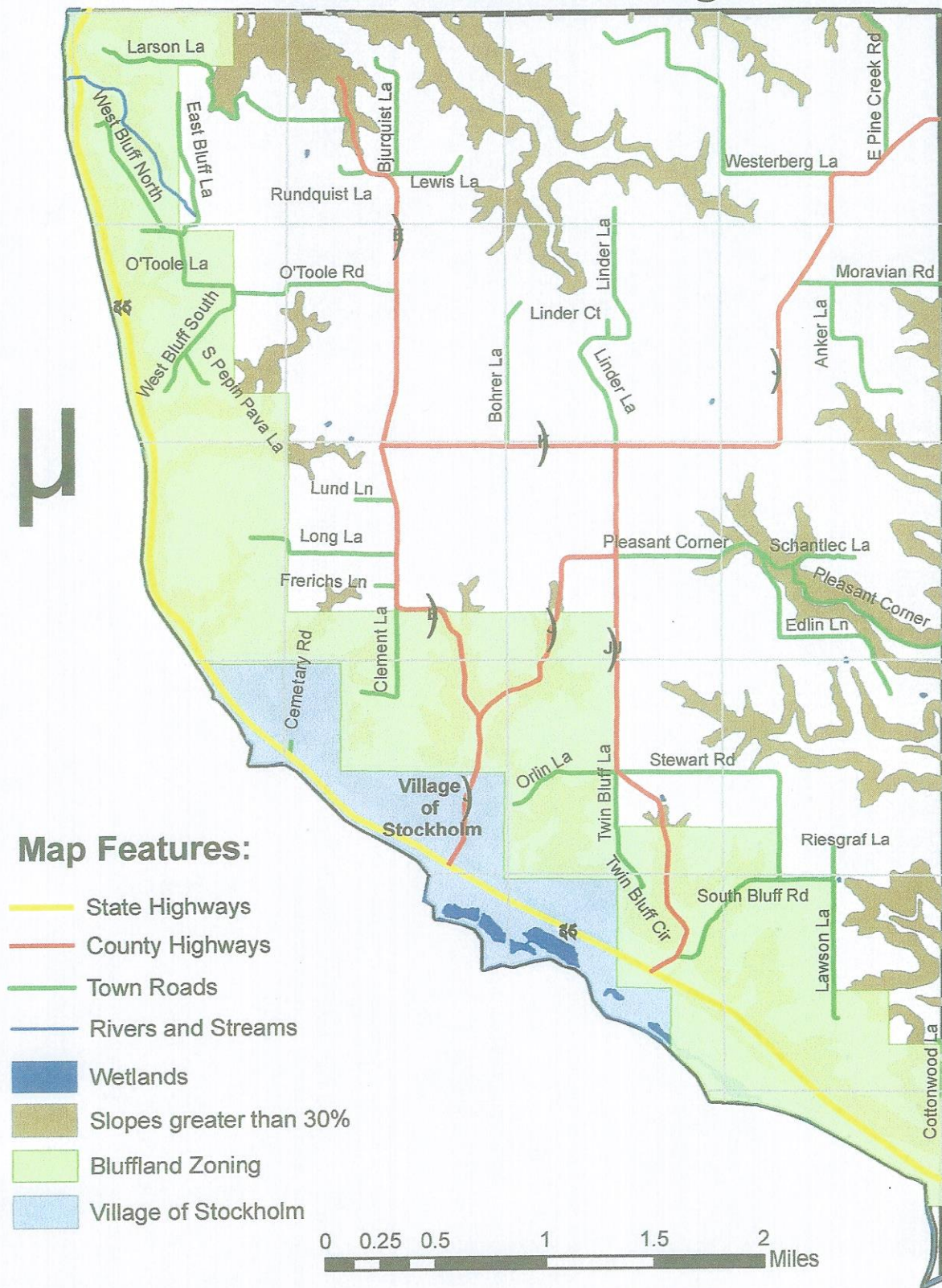
Vegetative Cover

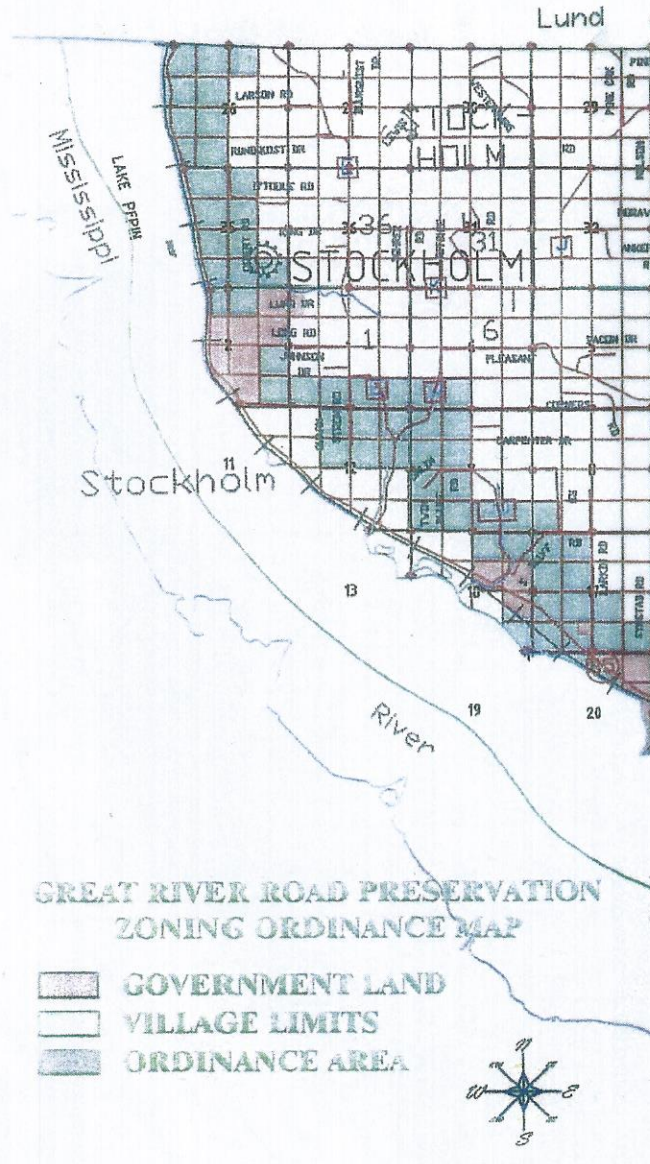
Forested areas are the township's main type of vegetative cover and have economic, environmental, and social benefits, including providing wood or lumber for sale, plant and animal habitat, and scenic beauty in the township. Map 3-I provided by the Pepin County Land Management Office shows managed forest lands with information taken from the county's tax database.

Town of Stockholm Steep Slopes

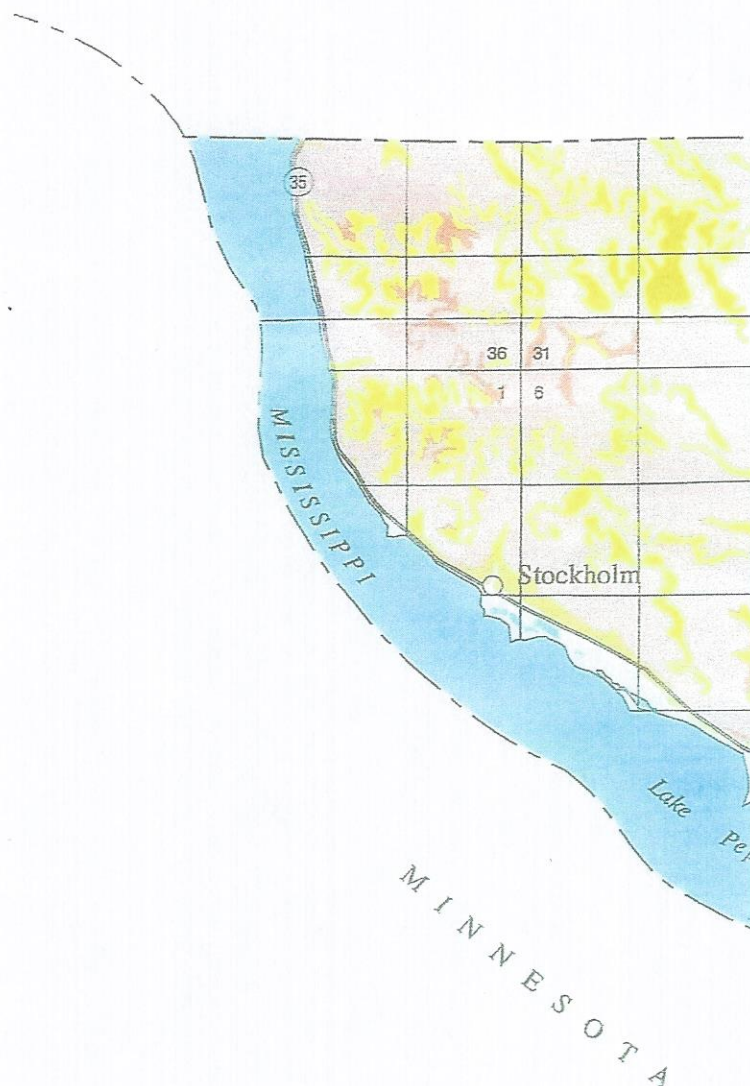


Town of Stockholm Slopes & Bluffland Zoning





GREAT RIVER ROAD PRESERVATION ZONING ORDINANCE



SOIL LEGEND*

- Pepin-Dorerton-Churchtown association
- Ella-Orion-Plumcreek association
- Finchford-Plainfield-Burkhardt association
- Algansee-Kalmarville-Scotah association
- Urne-Drammen association
- Markey-Farrington-Aldo association
- Norden-Seaton association
- Water

*The units on this legend are described in the text under the heading "General Soil Map Units."

Compiled 1999

Stockholm Township Karst Potential Pepin County, WI

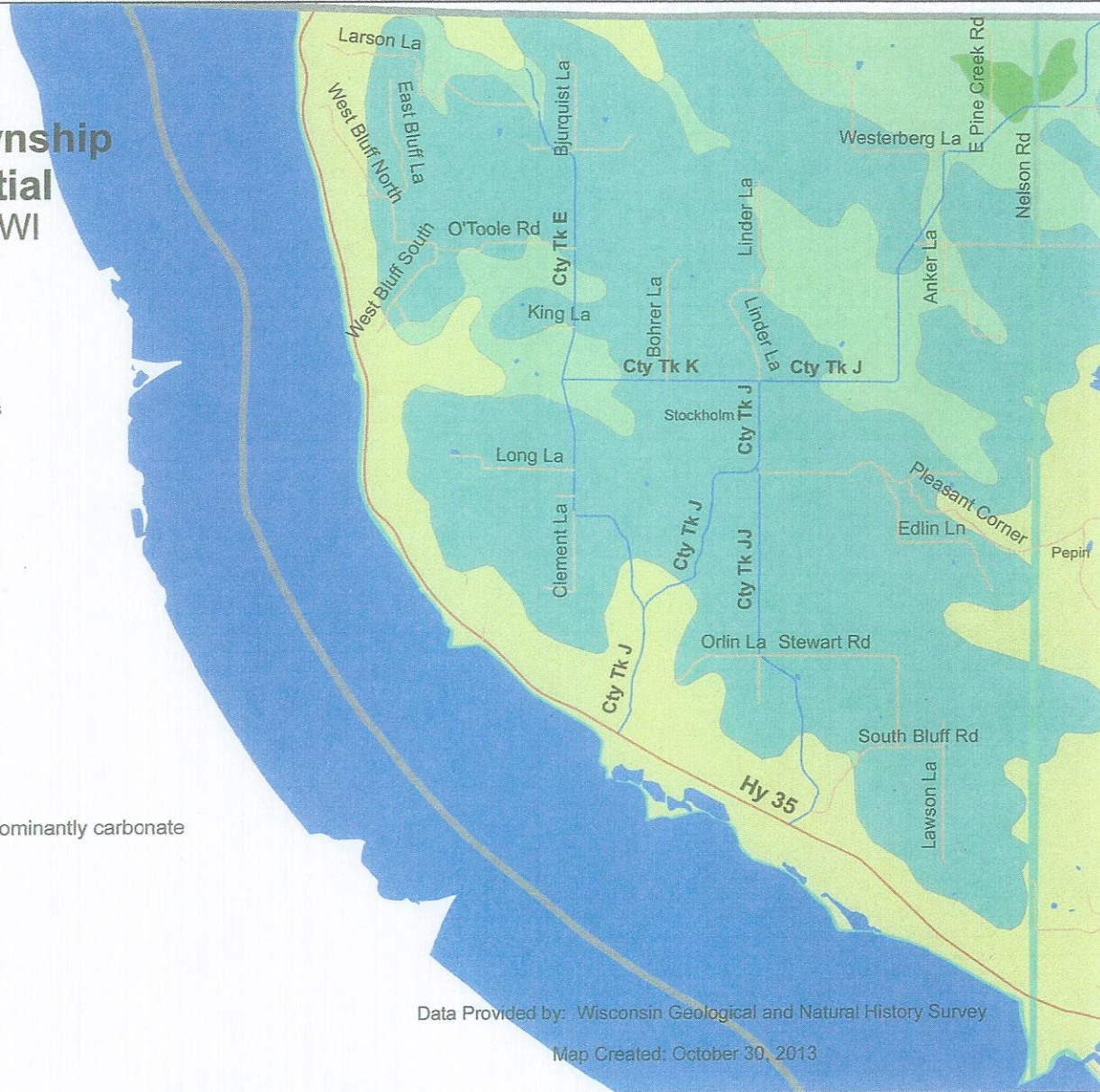
1 inch equals 0.73 miles

Legend

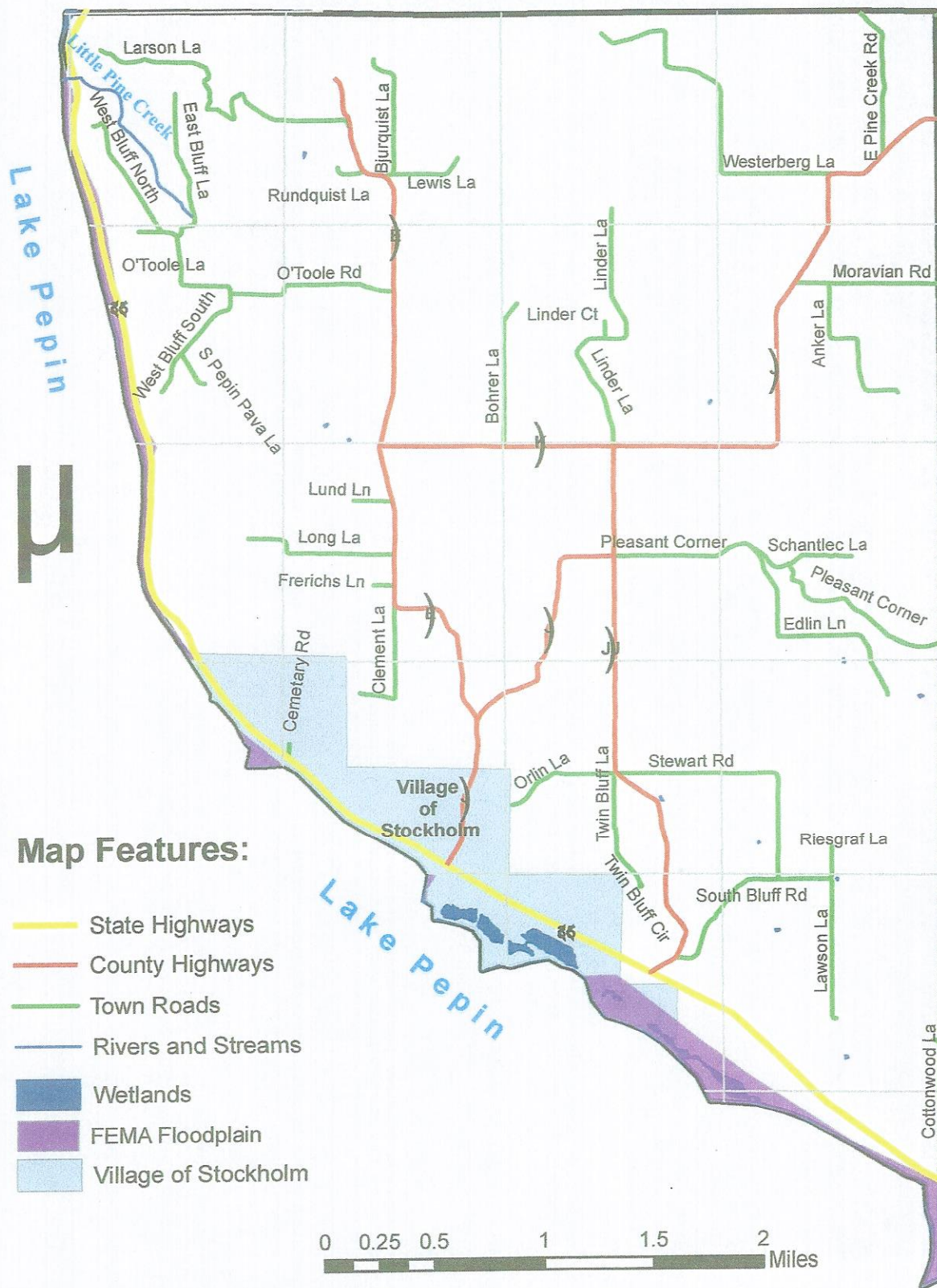
- Town Roads
- State Roads
- County Roads
- Surface Water

Karst Potential

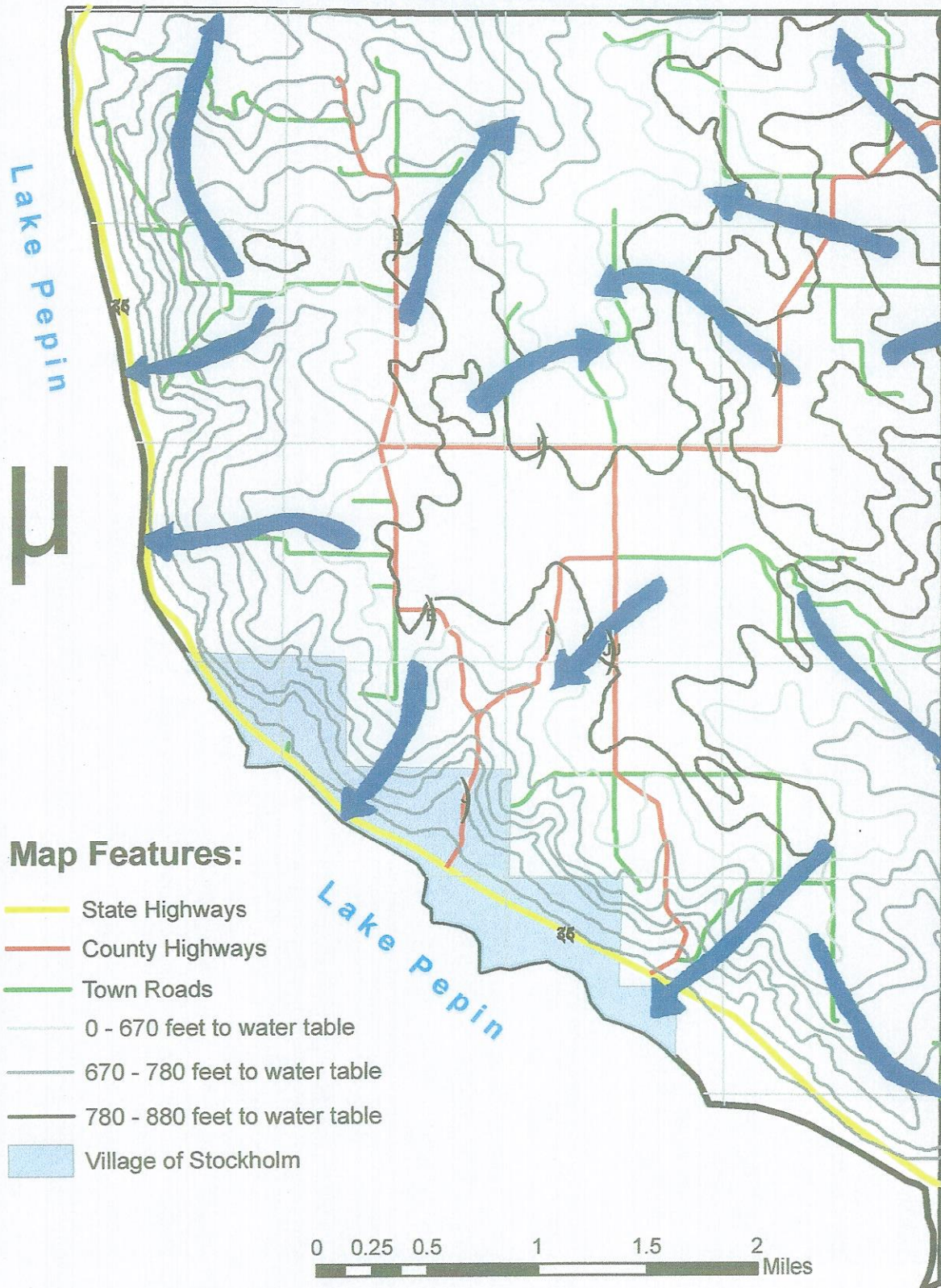
- likely
- not likely
- possible
- uppermost bedrock not dominantly carbonate



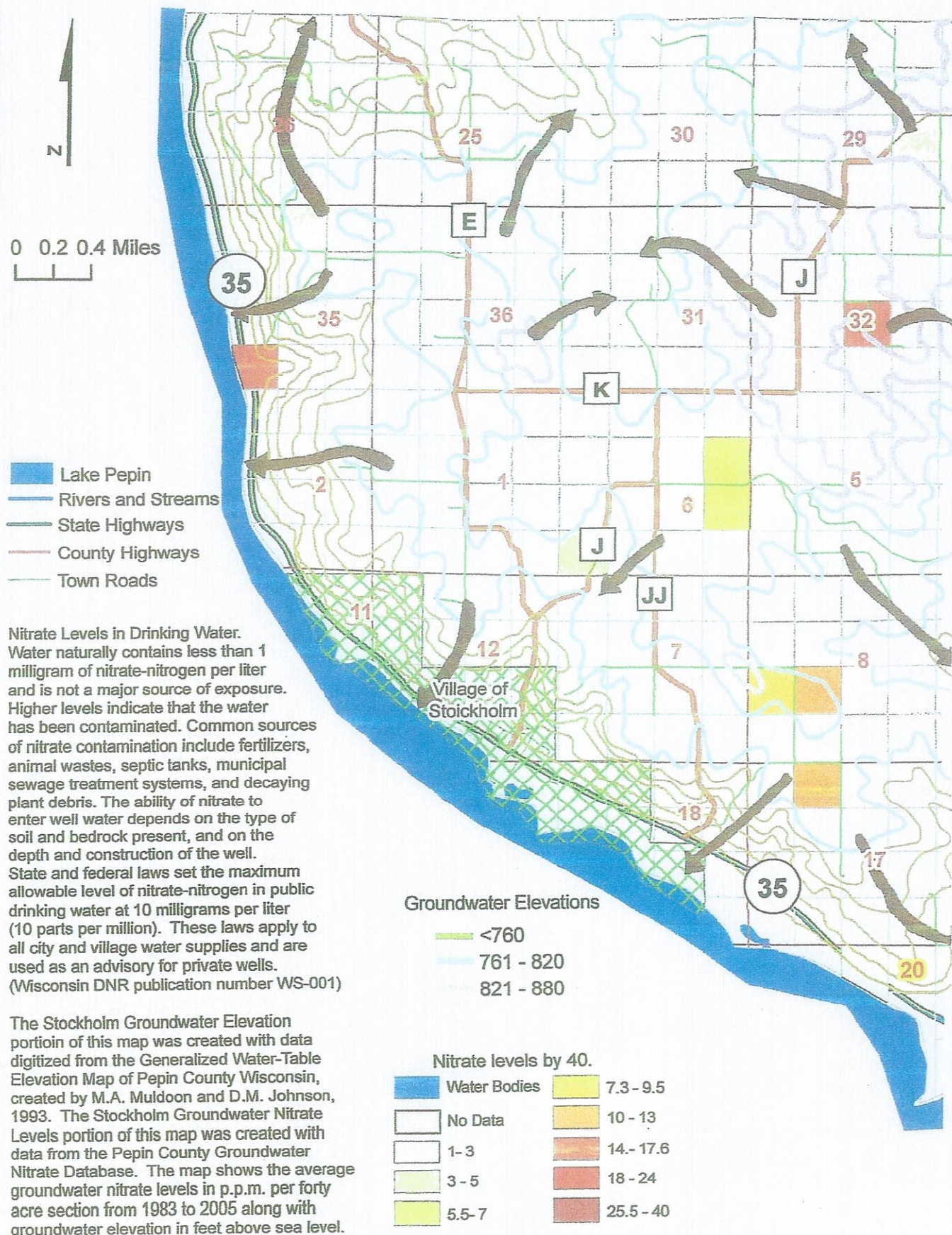
Town of Stockholm Floodplain & Water Features

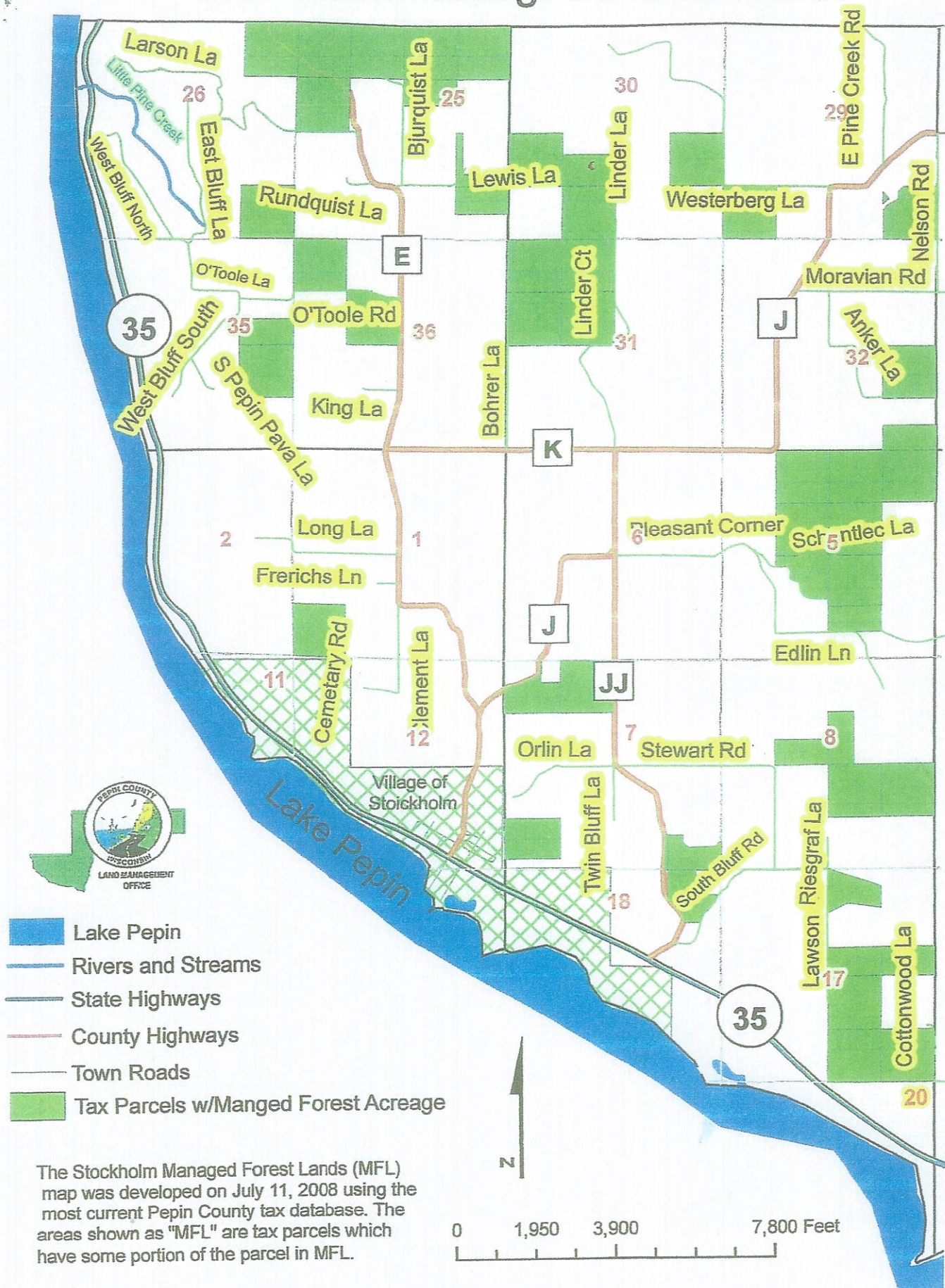


Town of Stockholm Groundwater Flow



Stockholm Groundwater Flow /Elevations with Nitrate Levels





CHAPTER 4 SOCIO-ECONOMIC PROFILE

Vision

The community's vision for the Town of Stockholm is to maintain it as a vibrant, rural, farm-oriented community with an appropriate mix of agricultural and residential land uses and with emphasis on the rights and well being of individual property owners and residents in the overall balance with future development. The Town has more employment opportunities and a larger population of younger people and families, as well as supporting residents to remain in the Town as they get older, with real estate prices and property taxes that are affordable to residents of the township. The Town works collaboratively with other jurisdictions on multi-jurisdictional issues including possible consolidation of services that support the needs of residents.

Population Information: 2000 Estimate and 2010 Census

The US Census provides much of the information needed for a socio-economic profile. Unfortunately, the 2000 census appears to have been conducted in such a way that only a minority of the population of the Town was included. Specifically, the census bureau count of the township's population for the year 2000 was only 75 people, a significant drop from the previous, 1990 census count of 173 people. It is not clear why this happened, but the State of Wisconsin Demographic Services Center has provided a total population estimate of 163 to replace the faulty 2000 census number. If 163 is the correct number, then only 46% of the population of the township was actually included in the 2000 census.

The 2010 census, which appears to have avoided the earlier problems, shows a total population of 197 for the Town of Stockholm in 2010. The Town's population counts from 1960 to 2010 are shown below (using the Demographic Services Center's estimate for the year 2000). No future projections are shown because the only projection numbers that are available were calculated using the erroneous 2000 population number of 75.

1960	1970	1980	1990	2000	2010
225	211	168	173	163	197

Gender, Race, Educational Attainment, and Age

Of the 197 people reported in the 2010 census, 47.7% were women and 52.3% were men; 194 of them were white, one was African American, one was American Indian, and one was Asian American; and of the 148 residents 25 years of age and over, 27.7% were high school graduates or higher, and 6.8% had a bachelor's degree or higher.

The age distribution of the 197 residents was:

- 18.8% under 18;
- 6.1% 18-24;
- 15.7% 25-44;
- 17.8% 45-54;
- 23.4% 55-64; and
- 18.3% 65 and older.

CHAPTER 5 HOUSING

Vision

Housing opportunities are available to attract younger families as well as to allow residents to stay in the Town as they age, and set back (from the road) rules are consistently followed. In order to maintain the rural feel of the Town, there are no large or rapid increases in population and no “parking lot” types of housing developments.

Housing Units

According to the 2010 census, there were 122 housing units in the Town of Stockholm in 2010. Because of the erroneous 2000 census numbers for the township, the State of Wisconsin Demographic Services Center has provided an estimate of 107 housing units for the year 2000. For the three prior census years, the census showed 85 units in 1990, 78 units in 1980, and 79 units in 1970.

Published housing unit projections for 2015 to 2030 are not included here because they were calculated using the erroneous year 2000 count. However, Pepin County has calculated projections based on the number of “residential new starts” over the period 2000 to 2010. For the Town of Stockholm, the number of new starts over this eleven year period was a total of 29, for an average of 2.6 new starts per year. On this basis, the county is projecting 5.3 new starts from 2013 to 2015, and 13.2 new starts for each of the periods 2015-2020, 2020-2025, and 2025-2030, for a total of 47 new housing starts by 2030.

Housing Occupancy Characteristics

According to the 2010 census, the average number of people in each of the Town’s 122 housing units was 1.6. The Census Bureau’s 2007-2011 American Community Survey (which collects information on a sampling basis throughout the country in non-census years) reported 123 housing units, of which 66.7% (82 units) were occupied and 33.3% (41 units) were considered vacant--though this “vacancy” number includes part-time, seasonal, recreational or occasional use. Of the 82 occupied units reported in the American Community Survey, 78 (95.1%) were owner-occupied and 4 (4.9%) were renter-occupied.

Age of Housing Stock

According to the 2007-2011 American Community Survey, of the Town’s 123 housing units:

- 37.4% (46 units) were built in 1949 or earlier;
- .8% (1 unit) between 1950 and 1959;
- 11.4% (14 units) between 1960 and 1969;
- 1.6% (2 units) between 1970 and 1979;
- 10.6% (13 units) between 1980 and 1989;
- 11.4% (14 units) between 1990 and 1999; and
- 26.8% (33 units) in 2000 or later.

Median Value

The median value of owner occupied housing units reported in the 2010 census was \$225,000.

Types of Housing

The 2007-2011 American Community Survey reported the following types of housing units for the Town of Stockholm:

- 95.9% (118) 1 unit detached; and
- 4.1% (5) mobile homes.

Goals/Objectives

- Provide for living arrangements that are compatible with the rural environment and that support both younger families and older residents.
- Limit new subdivisions to conservation cluster developments which protect natural features and sensitive areas while allowing for compact residential lots with common open space.
- Require a minimum lot size of 2 acres to prevent fragmentation of agricultural/working land and preserve the Town's farming tradition.

Vision

The community's vision for the Town of Stockholm is to preserve and protect its great natural beauty, farmland, and natural resources to maintain it as a vibrant, rural, farm-oriented community with an appropriate mix of agricultural and residential land uses and with emphasis on the rights and well being of individual property owners and residents in the overall balance with future development.

The Town works collaboratively with other jurisdictions on multi-jurisdictional transportation issues, for example the Town has worked with the villages of Stockholm, Maiden Rock, and Pepin on getting a commercial bus route on highway 35 and a bus stop in the Village of Stockholm. The Town has also worked with Maiden Rock Township and Pepin County to create a bike and walking path between the Pine Creek area and the Village of Stockholm along county roads AA (Pierce), E (Pepin), and J (Pepin).

Roads and Highways: Traffic Volume, Planned Road Improvements, Road Classification

Map 6-A provided by the Pepin County Land Management Office shows state highways, county highways, and town roads in the township. The Town has 29.53 miles of county and municipal roads, 11.54 of which are under county and 17.99 are under township jurisdiction. The county roads are E (4.03 miles), J (4.30 miles), JJ (2.15 miles), and K (1.06 miles). State highway 35 (The Great River Road) has 5.3 miles in the Town and offers scenic views of Lake Pepin on the Mississippi River; it is designated as a National Scenic Byway, the only one in the state of Wisconsin. There are no US highways in the township. There are no plans or apparent needs for additional roads in the township, since traffic volume is light.

Pedestrian and Bicycle

There are currently no bicycle or pedestrian paths in the township. It is recommended that the Town work with the Town of Maiden Rock and the county to create a bike and walking path between the Pine Creek area and the Village of Stockholm along county roads AA, E, and J.

Water/Rail/Air

None of these forms of travel is feasible within the township. The closest passenger rail service is Amtrak in Red Wing, MN approximately 20 miles from the northern-most part of the township. The Minneapolis/St. Paul International Airport is approximately 65 miles away in Minneapolis, MN.

Public and Specialized

No public transportation or taxi service is available in the township for the general population, but a need was identified for some form of bus transportation on highway 35.

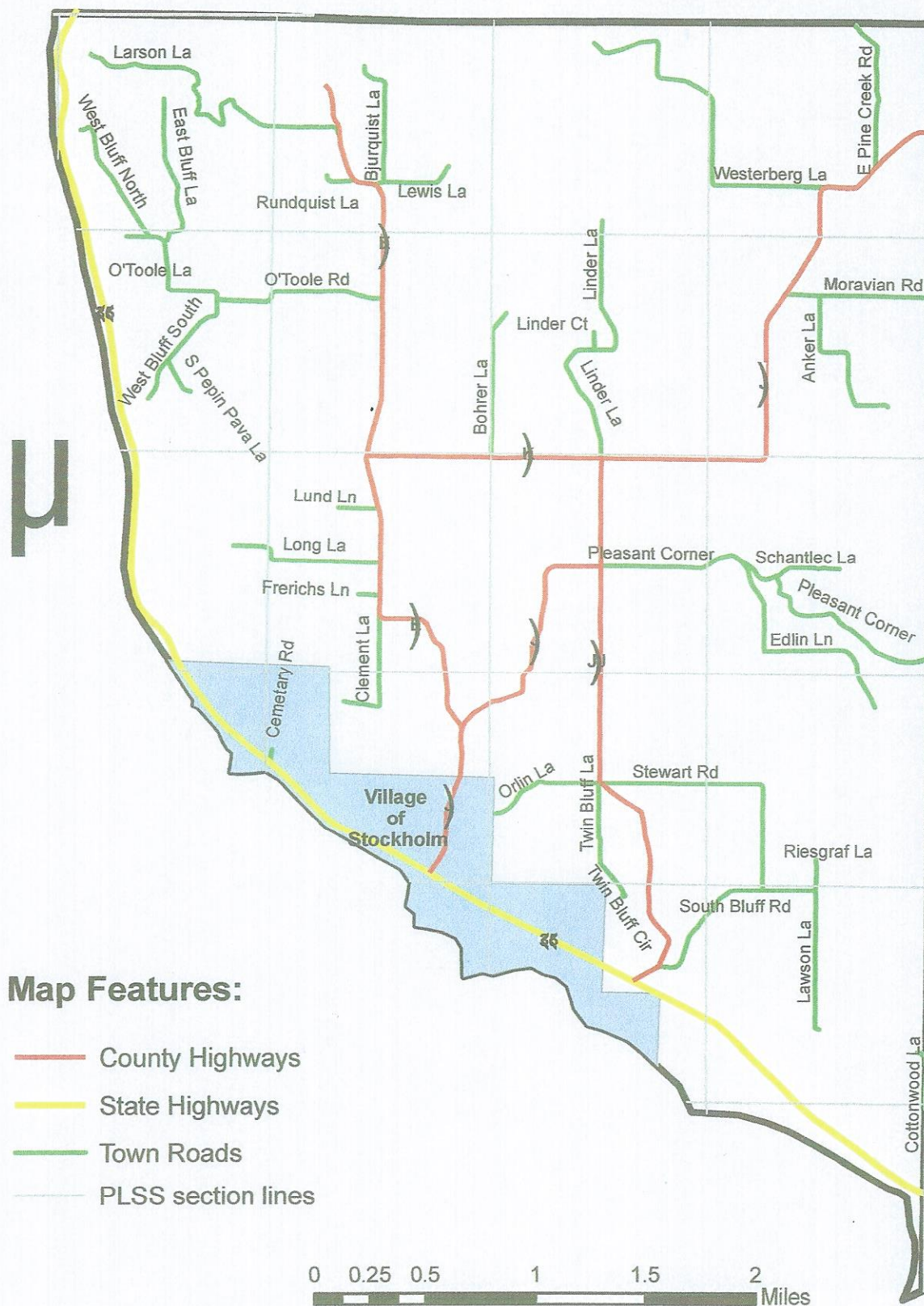
Pepin County's Aging Unit does provide transportation on request to any resident of the county who is 60 years of age or older, or is disabled. Transportation services are available seven days a week including some holidays, based on driver availability. Transportation is provided for all purposes such as medical, social, and personal business, and trips are provided to many surrounding areas. Requests

must be made 3 days in advance whenever possible. The transportation program has 3 types of vehicles: automobiles (volunteer drivers using their own vehicles and reimbursed for their mileage); ramp-equipped wheelchair vans; and a lift-equipped mini bus. The cost is divided between the passenger and the county, with passengers paying a per-mile co-payment charge. For more information or to request a ride, see the program's website: www.co.pepin.wi.us/senior/transportation.php.

Goals/Objectives

- Work with the villages of Stockholm, Maiden Rock, and Pepin on getting a commercial bus route on highway 35 and a bus stop in the Village of Stockholm.
- Work with the Town of Maiden Rock and Pepin County to create a bike and walking path between the Pine Creek area and the Village of Stockholm along county roads AA (Pierce), E (Pepin), and J (Pepin).
- Publicize the availability of transportation, through the county's Senior Services program, to residents of the township who are 60 years of age or older or who are disabled.

Town of Stockholm Public Roads



Vision

The community's vision for the Town of Stockholm is to preserve and protect its great natural beauty, farmland, and natural resources and to maintain it as a vibrant, rural, farm-oriented community with an appropriate mix of agricultural and residential land uses. The Town has a meeting place where community activities and programs can take place, and it works collaboratively with other jurisdictions on multi-jurisdictional issues including possible consolidation of services. Volunteers are organized to keep roads free of debris. Tax revenues returned to the Town are adequate to meet Town needs.

Utilities

Utilities typically include water supply, wastewater management, storm water management, solid waste disposal and recycling, and provision of electricity and natural gas. There are no public, municipal utilities in the Town of Stockholm, although township residents have access to three county solid waste and recycling sites in the county (in Waubeek, Albany, and Pepin).

Water, Wastewater, Solid Waste Disposal, and Recycling

Households get their water through private wells and are required to get permits and arrange for all sanitary activities under county supervision as shown by the county's 2007 Land Management Department report which provides information on sanitary permit activities for new and replacement conventional systems, alternate systems, and holding tank systems. More specific information on county and state requirements is available at the Land Management Department's website co.pepin.wi.us/landmanage/index.php. State grants are also available to repair or replace failing sanitary systems. For more information on these grants, residents can call the Pepin County Land Management office, the Pepin County Health Department, or the state Department of Commerce office. Information on testing of well water is included in chapter 3.

Households are also responsible for solid waste disposal and recycling, which can be done at any of the three county sites, the closest of which is in the Town of Pepin, or through pick-up by a commercial provider. The Pepin solid waste disposal and recycling site at W9326 Trail Road, which is open on Monday from 1:00 to 4:45, Wednesday from 1:00 to 4:45, and Saturday from 8:00 AM to 2:45 PM, charges a fee for non-recyclable garbage (\$3 for 30 gallon bag, \$2 for a 15 gallon bag, or 10 cents per pound) and for many other items, although some items are free. More specific information is available on the website co.pepin.wi.us/cogovt/recycle.php. Pepin County also participates in the twice-a-year Clean Sweep hazardous waste and pharmaceutical collection event held at the Pierce County Recycling Center in Ellsworth (707 N. Maple St./Hwy 65 N) in April and September of each year. More information on the event is available on Pierce County's website: www.co.pierce.wi.us.

Electricity and Natural Gas

Map 7-A provided by the Pepin County Land Management Office shows the areas of the township served with electricity by Xcel Energy and Pierce Pepin Cooperative Services. Several private companies provide natural gas and/or LPG (liquefied petroleum gas) to residents of the township, including Lakes Gas, Schaul's Gas, Pierce-Pepin Propane Services, and Countryside Cooperative. For environmental reasons as well as cost (since electricity from conventional sources has become very

expensive), there has been discussion about using methane digesters for at least some of the energy needed in the township, which has the additional environmental benefit of disposing of cow manure.

Community Facilities and Parks

The township currently has no park or other location where residents and property owners can meet or hold township activities (e.g., voting). It is recommended that there should be a central location that serves as a Town hall, for meetings, events, and other activities in order to create a stronger sense of Town identity and community.

Communication, Health, Childcare, Senior Care Facilities, Schools, Libraries

Residents have land-line telephone service from CenturyLink as well as internet access, cell-phone service, and television access from a number of different providers, although the topography in some parts of the township sometimes causes reception problems. There are two communication towers in the township.

There are no “formal” health, childcare, senior care, or education services in the township, although childcare, senior care and home schooling may be done by residents themselves (or others) on a more informal basis.

For health care, the closest services are in Elmwood, Spring Valley, Menomonee, Red Wing, Durand, Wabasha, and Lake City. Stockholm township residents also have access to a food shelf in the Village of Pepin and to a new medical clinic in the Village of Stockholm.

There are no “senior care” facilities or services located in the township, but there are several senior services available to township residents through the Pepin County Human Services Department’s Aging Unit. Available services are listed below, and additional information can be obtained at the Aging Unit’s website co.pepin.wi.us/senior/index.php:

- Lunchtime group meals, Monday through Friday, are served at the senior centers in Pepin and Durand and are available with one-day advance notice; in Pepin, the meal is served in the community room of Eastside Apartments. There is also a dietitian who provides nutritional education and dietary counseling at the centers.
- Home delivered meals are available and delivered at lunchtime from the nearest center, 3 to 5 days a week, with one day advance notice.
- Frozen meals for use on weekends, holidays, or as a second meal of the day, are available Monday through Friday, with one-day advance notice; these meals can be picked up at a center or delivered to the home.
- Transportation to the senior centers as well as other locations can be arranged (see chapter 6).
- Two county Benefit Specialists answer questions and help with benefit problems; one works with older people and the other works with younger disabled people in the county.

The Pepin County Housing Authority is also available to assist elderly and handicapped residents of the township in finding moderate to low income housing in other areas of the county when needed. More information is available on the Pepin County website or at freewebs.com.haofpco.

The Town is within the Pepin School District, and township children go to school in the Village of Pepin. There is no library in the township.

Churches and Cemeteries

There are two churches and three cemeteries in the township. The churches are Sabylund Lutheran Church and St. Sophia Liberal Catholic Church, and the three cemeteries are Sabylund, Moravian, and the old Stockholm cemetery. There are also reported to be Native American burial mound sites in the township.

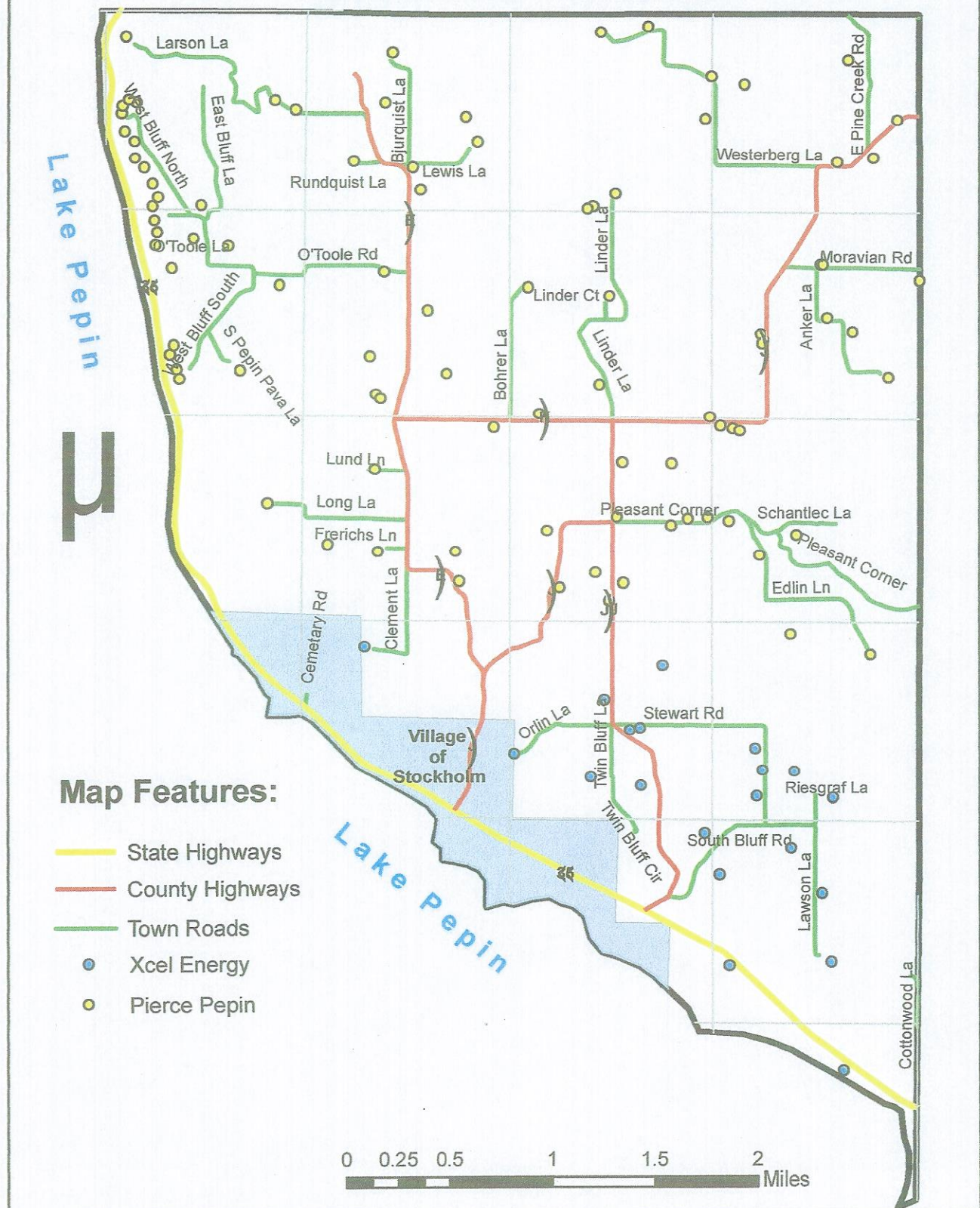
Emergency Services

Emergency services are provided by the Pepin County Sheriff, the Lund Fire Department and Pepin Ambulance Service.

Goals/Objectives

- A central location that serves as a Town hall for meetings, events, and other activities should be developed in order to create a stronger sense of Town identity and community.
- A website with information on township activities, available services, resources, and important links, as well as a message board to facilitate communication among township residents and land owners, should be developed so that information is more easily provided and shared.
- Volunteers should be recruited and organized to keep roads free of debris and do other projects benefiting the environment and the community.

Town of Stockholm Electric Providers



Vision

The community's vision for the Town of Stockholm is to preserve and protect its great natural beauty, farmland, and natural resources and to maintain it as a vibrant, rural, farm-oriented community with an appropriate mix of agricultural and residential land uses. The Swedish heritage and influence are maintained, and the Town protects and supports local cultural resources through participation in events in and around the township, for example the Spring and Fall Art Tours and events at St Sophia and the Maiden Rock Orchard. The Town has a meeting place where community activities and programs can take place, and the Town works collaboratively with other jurisdictions on multi-jurisdictional issues involving the agricultural, natural, cultural, and historical resources of the township.

Agricultural Resources, Productive Agricultural Areas, and Natural Resources

Map 8-A provided by the Pepin County Land Management Office shows agricultural and forest land uses as well as residential and other uses. Agriculture is a large part of the township's land use, and many residents farm or are located near and affected by farming.

As of 2012, of the Town's total acreage of 8,064 acres, 1,684 acres or 1.4% were assessed as forest or ag forest land, including 1,249 forest acres (1%) and 435 ag forest acres (0.4%). Productive forest land is defined as wooded land that is producing or is capable of producing commercial forest products; and agricultural forest land is similarly wooded land but with a locational relationship to ag land in one of three specific ways.

Township landowners owning forest acres may be able to apply for entry into the state's Managed Forest Law Program, which is designed to encourage sustainable forest management and which provides a property tax incentive to private landowners. As of 2012, the Town had 1,132 acres enrolled in the program. Combining the two different time periods when these enrollments occurred, there are 106 acres which are "open" (but limited to hunting, fishing, hiking, sight-seeing, and cross country skiing) and 926 acres which are "closed" (not open to the public in any way).

The township has one State of Wisconsin Natural Area, the Maiden Rock Bluff Natural Area (designated in 2004), which is a 248-acre site overlooking Lake Pepin. The 400-foot high bluff is described as "one of Wisconsin's premiere limestone cliff faces," extending for approximately a mile and providing nesting for Peregrine falcons (a state-endangered species), golden eagles, bald eagles, turkey vultures, and other migrating birds, and also providing habitat for several rare plant species.

Other natural resources in the township include the beauty of Lake Pepin and its other bluffs, the many fields and forested areas, and the wildlife, mushrooms, and wild flowers. Preserving farmland, open space, and natural resources is important for the future of the township.

The Town has one non-metallic mining site, a limestone rock quarry on county road J with 17 acres approved for reclamation and 5 acres active.

Land Protection Tools

There are five land protection tools in place in the Town:

First, Pepin County's Bluffland Zoning Ordinance and county guidelines for building setbacks both help maintain the aesthetic beauty of the Town (See earlier Map 3-B).

Second, the County's Great River Road Preservation Zoning Ordinance protects the part of the township on and adjacent to state highway 35 from frac sand mining, processing, and rail and barge loading operations; as shown in earlier Map 3-C, the area covered is roughly the same as the area described in the Bluffland Zoning Ordinance.

Third, the Town has adopted a Frac Sand Operators Licensing Ordinance to limit frac sand operations in other areas of the township to a level that is consistent with the rural nature of the Town and protects Town residents; under the licensing ordinance, no more than 2 frac sand mines of no larger than 20 acres each are allowed; washing and processing and frac sand rail and barge loading facilities are prohibited; and frac sand truck traffic is limited to no more than 50 trucks a day (whether empty or full) and prohibited altogether on county roads J and JJ. There is also a requirement for a mine to be more than 1500 feet away from any existing residence. Other specific standards for licensing are included in the ordinance.

Fourth, the Town has adopted a General Zoning Ordinance (Article 1) with an accompanying Frac Sand Operations Zoning Ordinance (Article 1A) to guide future development in the Town and minimize adverse effects of intensive activities that could harm the environment, neighboring property owners, or the Town. See Map 11-A.

Fifth, The Maiden Rock Bluff is owned by the Wisconsin Department of Natural Resources and provides opportunities for public use while protecting the natural resources and beauty of the land.

An additional kind of future protection is the "conservation/cluster" subdivision, which protects the natural features and sensitive areas of the land while allowing for compact residential lots with common open space that could be used to grow crops. This approach could attract younger families as well as providing opportunities for older residents to remain in the township without the burden of taking care of a larger lot. Conservation cluster design is viewed as the only desirable type of subdivision in the Town in the future.

Cultural and Historical Resources

Cultural strengths of the Town include the original Swedish heritage; a thriving artist community with artists who live and/or exhibit here and bring people to the art tours; historic features like the Fort St. Antoine site and Native American burial mounds; family farms, and the people. In addition, the Town has the Maiden Rock Bluff and the beauty of the geography and the birds, mushrooms, and wild flowers; the Maiden Rock Orchard and A to Z Pizza & Produce; the Liberal Catholic Church and events held there; the old Sabylund and Moravian cemeteries and the old Stockholm cemetery where some victims from the Lake Pepin Sea Wing disaster are buried; and being an area for bicycling and motorcycling.

Another aspect of the culture can be seen in the annual Threshing bee which follows the Pepin tractor pull in August. Residents and landowners also benefit from other nearby resources including the Stockholm Art Fair, Pine Creek Nature Preserve, the Little House Wayside, the Pepin Historical Museum, the Village of Stockholm Park and camping area, the Village of Stockholm businesses, and

the Stockholm Institute Museum. All of these features help bring people to the township to live or to visit, and tourism is important for the Town's economy.

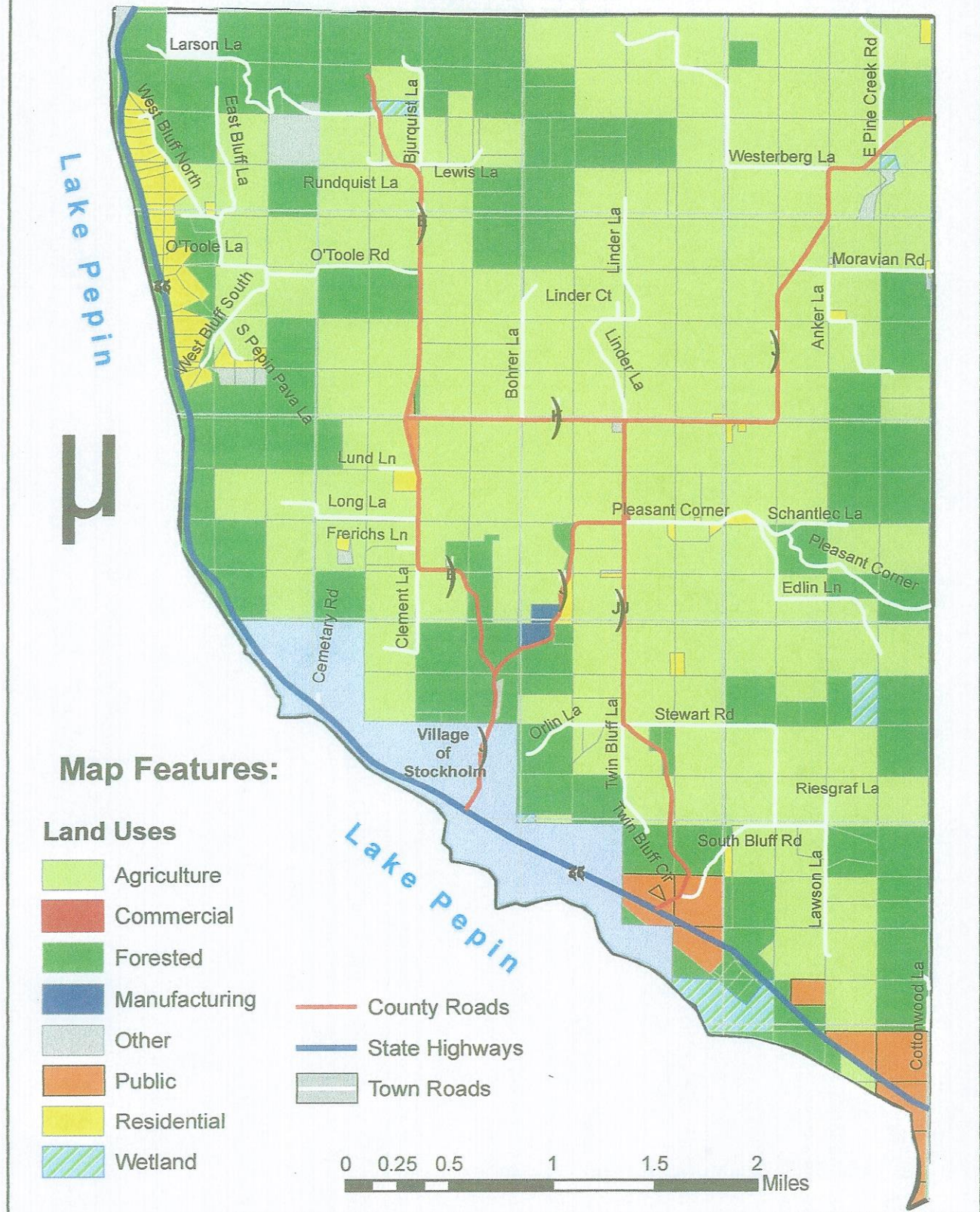
A concern was expressed that the aging population of Swedish descendents might make it more difficult to maintain the Town's Swedish traditions. Affordability, given increases in real estate prices and property taxes, was also expressed as a concern for the township. It was hoped that tight economic times might make people more willing to look at consolidation of services, which would help to address the affordability concern.

Goals/Objectives

Several ideas are recommended for the future:

- Protect agricultural and natural resources so that the rural nature of the Town is preserved.
- Support the "conservation/cluster" subdivision idea, which protects the natural features and sensitive areas of the land while allowing for compact residential lots with common open space.
- Foster appreciation of "time gone by," by locating photos of farmsteads from earlier years and creating a township photo album; identify and promote "Heritage Farms" in the Town.
- Network with organizations that promote Swedish heritage and have relevant resources (e.g., American Swedish Institute in Minneapolis).
- Use township website to provide information on resources, e.g., links to cultural and social organizations, articles on the history of the Town, lists/links for other services.
- Improve signage for state and local recreational areas and cultural and historic resources, and create a map to direct people to these areas (e.g., Maiden Rock Bluff) so they can be located more easily.
- Form volunteer work groups to maintain and preserve the old Stockholm and Moravian cemeteries, also for roadside cleanup and other projects to maintain the natural environment.
- Participate in consolidation discussions, e.g., for services, schools, and other needs of the Town.

Town of Stockholm Land Use



Vision

The community's vision for the Town of Stockholm is to preserve and protect its great natural beauty, farmland, and natural resources and to maintain it as a vibrant, rural, farm-oriented community with an appropriate mix of agricultural and residential land uses and with emphasis on the rights and well being of individual property owners and residents in the overall balance with future development. The Town has more employment opportunities consistent with its rural, farm-oriented atmosphere, and a larger population of younger people and families.

The Town works collaboratively with other jurisdictions on multi-jurisdictional issues involving economic development. Real estate prices and property taxes are affordable, and tax revenues returned to the Town are consistent with experience of other jurisdictions (e.g., education) and adequate to meet Town needs.

Labor Force

No employment data was available for the year 2000 because of problems with the Town's census in that year. Since that time, labor force data has been collected as part of the Census Bureau's 2006-2010 American Community Survey, which collects this kind of information on a sampling basis throughout the country in non-census years. According to the American Community Survey, in the Town of Stockholm at the time of the 2006-2010 survey:

- There were 175 people who were 16 years of age and older; and of these 175 people, 127 (72.6%) were in the civilian labor force, 48 (27.4%) were not in the labor force, and none were in the military. The Town's % in the labor force (72.6%) was lower than the towns of Albany, Lima, Pepin, and Waubeek, but higher than the other three towns, the two villages, the city of Durand, and the county overall.
- Of the 127 people in the labor force, 114 (65.1%) were employed and 13, or 7.4%, were not. The Town had the third highest unemployment rate (7.4%) of the municipalities in the county but was relatively low in the % not in the labor force at all (27.4%).

Worker Occupations

According to the American Community Survey, of the 114 Stockholm residents who were employed:

- 33.3% were in natural resources, construction, or maintenance occupations;
- 24.6% were in management, business, science, or arts occupations;
- 23.7% were in sales or office occupations;
- 14.9% were in production, transportation, or material moving occupations; and
- 3.5% were in service occupations.

Class of Worker

Of these same 114 employed Stockholm residents:

- 64% (73) were employees of private companies;
- 19.3% (22) were self-employed in own, not incorporated, business or were unpaid family workers;
- 7% (8) were self-employed in their own incorporated business;
- 5.3% (6) worked for local, state, or federal government; and
- 4.4% (5) were employees of private not-for-profit organizations.

Employment by Industry:

This data was not broken down by municipality, but for the county as a whole, the largest percentage of county residents were employed by educational, health, and human services organizations (22.4 %), followed by manufacturing (13.5%), retail trade (11.7%), construction (11%), and agriculture, forestry, fisheries, hunting and mining (11%).

Current Business and Industry

Farming is an important business in the Town (every farm is a business), and tourism is also important for the township's economy, since its natural beauty and cultural resources help bring people here to visit and to live. Current township businesses are diverse in nature and are primarily home-based businesses in the areas of farming—for example, dairy and crop farming and seed sales; various services—for example, excavating, painting, construction, concrete/cement work, sawing, small engine repair, engraving, and antiques; and food-related enterprises—for example, pizza, apples, and produce.

Desired New Businesses

Agricultural type businesses such as orchards, vineyards and agri-tourism, other small businesses, and work done from the home—whether a home-based business or work from an outside employer that can be done in the home by electronic or other means—are feasible and compatible with the rural landscape and life style of the Town and should be encouraged. Artists and related economic activities should also be encouraged and supported. In fact, there are a great many different types of non-farm work that can be done from the home, and they should all be allowed and encouraged as long as there are no negative environmental or other problematic impacts on neighboring properties or the Town as a whole.

Promoting Economic Development

Ways to support and market small home-based businesses should be developed to help this type of economic activity grow in the future. Because the current real-estate tax structure is seen as a deterrent to future growth, this issue should also be addressed in the future if at all possible.

Local Programs and Assistance

Pepin County has an Economic Development function to assist local businesses and potential entrepreneurs; for more information, see the Pepin County website. The University of Wisconsin Extension Service can also be contacted for assistance with local growth and development issues. In addition, businesses in the township may have access to one or more revolving loan funds administered by the Mississippi River Regional Planning Commission; the MRRPC can be contacted about available programs by calling 608-785-9396. There are also a number of state and federal agencies that support and encourage local economic development.

Goals/Objectives

- Support local farmers in maintaining farmland in the township as well as agricultural-type businesses such as orchards, vineyards, and agri-tourism.
- Encourage and support other small businesses, home-based work, artists, and related economic activities, including developing ways to market small home-based businesses in order to help this type of economic activity grow in the future.
- Because the current real-estate tax structure is seen as a deterrent to future growth, this issue should also be addressed in the future.

CHAPTER 10 INTERGOVERNMENTAL COOPERATION

Vision

The community's vision for the Town of Stockholm is to preserve and protect its great natural beauty, farmland, and natural resources and to maintain it as a vibrant, rural, farm-oriented community with an appropriate mix of agricultural and residential land uses. The Town has worked to have a character & features development that is consistent with neighboring townships and villages.

The Town works cooperatively with the Village of Stockholm and Pepin County to provide residents with cost-effective services and road maintenance/repair. The town continues to pursue opportunities to provide coordinated, cost-effective services with neighboring communities and the county including exploring options for pedestrian/bike paths and commercial transportation along highway 35, as well as for K12 education, also to protect the area's many natural and cultural resources.

Governmental Units and Relationship to the Town of Stockholm

The Town of Stockholm shares borders with Maiden Rock in Pierce County and with the Village of Stockholm and the Town of Pepin in Pepin County. It is also part of the Pepin School District, relies on the Lund Fire Department and Pepin County for fire, emergency, and law enforcement services, and is one of the municipalities under the Mississippi River Regional Planning Commission. Implementing the Town of Stockholm plan will require working more closely with many of these jurisdictions in the future.

Goals/Objectives

- Work with adjacent jurisdictions to explore the possibility of a commercial bus stop at the Village of Stockholm.
- Work with Maiden Rock and the county to create a bike and walking path between the Pine Creek area and the Village of Stockholm, i.e., county roads AA to E to J.
- Encourage dialogue with other townships and villages in the district and consider consolidation of the Pepin School District with neighboring districts.
- Explore areas where greater cooperation with the Village of Stockholm might be useful to both municipalities in implementing their plans.

CHAPTER 11 LAND USE

Vision

The community's vision for the Town of Stockholm is to preserve and protect its great natural beauty, farmland, and natural resources and to maintain it as a vibrant, rural, farm-oriented community with an appropriate mix of agricultural and residential land uses and with emphasis on the rights and well being of individual property owners and residents in the overall balance with future development.

While agricultural uses still dominate in the Town of Stockholm, quality single-family residential areas also continue to exist, including possibly newer residential land uses such as the "conservation/cluster subdivision". New residences are well planned to protect the Town's natural resources, farmland, and aesthetic appeal while being sensitive to individual rights.

Current Land Use Characteristics

According to 2012 Pepin County Statement of Assessments, land use (by acre) in the Town of Stockholm was:

Residential	Commercial	Manufacturing	Agriculture	Undeveloped	Ag Forest	Forest	Other	TOTAL
447	1	17	5,533	325	1,249	435	57	8,064

Map 8-A (see chapter 8) provided by the Pepin County Land Management office shows current land uses in the township.

Future Land Uses: Concerns and Policies

For future land use, the Town of Stockholm will rely on the goals in this comprehensive plan:

- a) Preserve and protect the Town's natural beauty, farmland and natural resources
- b) Protect the Town's cultural and historic resources
- c) Maintain a vibrant, rural farm-oriented community
- d) Encourage and support a viable economic climate
- e) Attract and keep younger families, as well as supporting older residents
- f) Promote desirable development patterns including separating incompatible uses
- g) Protect public and private investments including property values
- h) Maintain community character and aesthetics

In line with these goals, future land use in the Town will emphasize:

- a) Supporting continued use of working lands (agricultural and forest lands), including agricultural type businesses such as orchards, vineyards, and agri-tourism, while providing opportunities for low-density new single family residential development that is compatible with the rural environment. To prevent fragmentation of agricultural/working land and preserve the Town's

farming tradition, viable farms, natural resources, and rural character while allowing new low-density residential development, the Town will set a minimum lot size of 2 acres.

- b) Providing for other types of living arrangements that are compatible with the rural environment and support both younger families and older residents, and limiting subdivisions to conservation cluster developments which protect natural features and sensitive areas while allowing for compact residential lots with common open space.
- c) Encouraging and supporting home-based non-farm occupations and other kinds of small scale, low impact commercial activities that contribute to a viable economic climate and provide employment opportunities.
- d) Preventing adverse impacts of a variety of activities that adversely affect the environment, the health, safety and welfare of residents and landowners, and the community as a whole.

For all of these reasons, the Town's numerous natural areas, sensitive bluffs, karst features, shoreland, wetland, and historic and cultural areas justify and require special land use protection. The Town of Stockholm intends, through zoning, to proactively prevent potential adverse impacts such as significant reduction of water resources, unhealthy air emissions, substantial damage to township and county roads, contamination of streams, erosion of hillsides, contamination of aquifers related to karst susceptibility, damage to bluffs, streams, and wetlands.

Protecting groundwater and surface waters in the Town is particularly important since the majority of the hill tops in the Stockholm area have limestone within 10 feet of the surface, therefore the karst potential is very likely. Because karst features can act as direct conduits for pollutants to enter groundwater, wells, springs, and streams; and because bedrock in these landscapes, especially around sinkholes, may be weak and prone to collapse, there are safety and liability issues if this potential is not recognized and if care is not taken to minimize negative impacts, for example from intensive animal feeding operations.

In addition, unregulated frac sand operations, because of their size and scope (unlike other nonmetallic mining operations), have the potential to adversely affect the environment, health, safety and general welfare of Town residents, land owners, and members of the general public who come to the Town, including their use and enjoyment of the many resources of the Town, for example its groundwater, surface water, landscape, natural beauty, public roads and non-mining businesses. The hundreds of heavy trucks typically transporting industrial silica sand and frac sand to and from mining sites, off site processing facilities, and rail and barge loading facilities on a daily basis would also cause a substantial decrease in property values in the Town.

Land Use Classifications

Rather than dividing the Town of Stockholm into different zoning districts, the entire Town is considered as a single agricultural/residential district, based on the current uses in the Town and the intent for the Town to retain and continue this rural, agricultural character, with compatible rural residential uses, in the future. See Map 11-A. At the same time, the Town's zoning ordinances allow, as conditional uses decided by the Town Board, many other possible uses as long as they are compatible with the rural environment and do not have adverse impacts on the environment, on neighbors, or on the Town as a whole. Also, as stated in the Town's zoning ordinances (and as will be

specified in a planned Town subdivision ordinance), a conservation cluster design will be required for any future subdivision in the Town.

Natural Limitations for Building Site Development

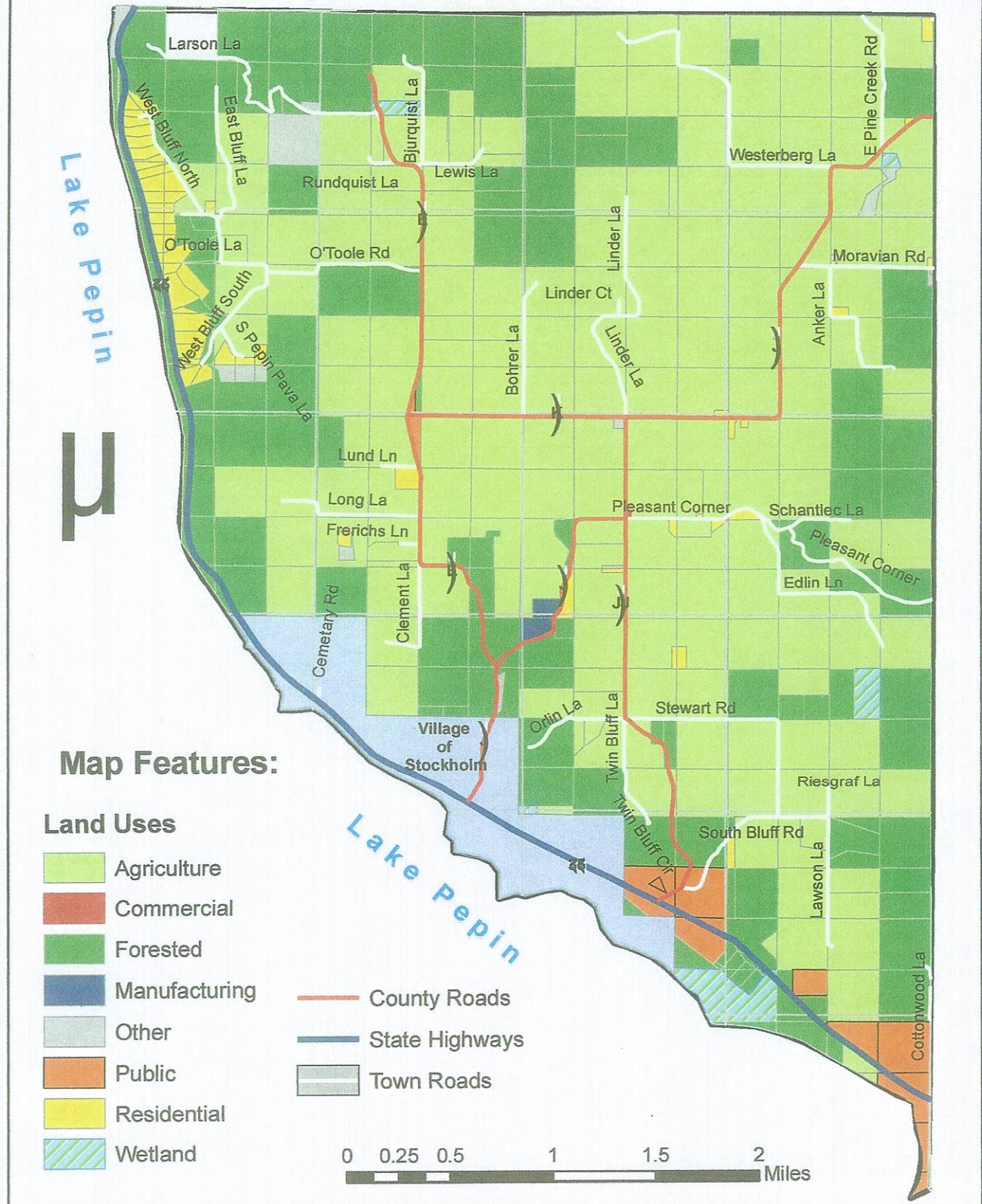
This issue will be considered in all future land use decisions of the Town Board as outlined in the Town's zoning ordinances. As stated above, only housing developments using conservation cluster design which protects natural features and sensitive areas of the land will be approved in the future.

Goals/Objectives

- Implement the Town's General and Frac Sand Operations Zoning Ordinances (Articles 1 and 1A) to guide future land use in the Town.
- Adopt a subdivision ordinance for the Town of Stockholm that spells out conservation cluster design requirements for any future subdivisions in the Town.

Town of Stockholm

FUTURE Land Use MAP



CHAPTER 12 IMPLEMENTATION

This chapter provides a listing of all of the goals/objectives included in the earlier chapters. The Town board will determine how to proceed with implementation.

Chapter 5, Housing:

- Provide for living arrangements that are compatible with the rural environment and that support both younger families and older residents.
- Limit new subdivisions to conservation cluster developments which protect natural features and sensitive areas while allowing for compact residential lots with common open space.
- Require a minimum lot size of 2 acres to prevent fragmentation of agricultural/working land and preserve the Town's farming tradition.

Chapter 6, Transportation:

- Work with the villages of Stockholm, Maiden Rock, and Pepin on getting a commercial bus route on highway 35 and a bus stop in the village.
- Work with Maiden Rock Township and Pepin County to create a bike and walking path between the Pine Creek area and the Village of Stockholm along county roads AA (Pierce), E (Pepin), and J (Pepin).
- Publicize the availability of transportation, through the county's Senior Services program, to residents of the township who are 60 years of age or older or who are disabled.

Chapter 7, Utilities and Community Facilities:

- A central location that serves as a Town hall for meetings, events, and other activities should be developed in order to create a stronger sense of Town identity and community.
- A website with information on township activities, available services, resources, and important links, as well as a message board to facilitate communication among township residents and land owners, should be developed so that information is more easily provided and shared.
- Volunteers should be recruited and organized to keep roads free of debris and do other projects benefiting the environment and the community.

Chapter 8, Agricultural, Natural, and Cultural Resources:

- Protect agricultural and natural resources so that the rural nature of the Town is preserved.
- Support the "conservation/cluster" subdivision idea, which protects the natural features and sensitive areas of the land while allowing for compact residential lots with common open space.
- Foster appreciation of "time gone by," by locating photos of farmsteads from earlier years and creating a township photo album; identify and promote "Heritage Farms" in the Town.

- Network with organizations that promote Swedish heritage and have relevant resources (e.g., American Swedish Institute in Minneapolis).
- Use township website to provide information on resources, e.g., links to cultural and social organizations, articles on the history of the Town, lists/links for other services.
- Improve signage for state and local recreational areas and cultural and historic resources, and create a map to direct people to these areas (e.g., Maiden Rock Bluff) so they can be located more easily.
- Form volunteer work groups to maintain and preserve the old Stockholm and Moravian cemeteries, also for roadside cleanup and other projects to maintain the natural environment.
- Participate in consolidation discussions, e.g., for services, schools, and other needs of the Town.

Chapter 9, Economic Development:

- Support local farmers in maintaining farmland in the township as well as agricultural-type businesses such as orchards, vineyards, and agri-tourism.
- Encourage and support other small businesses, home-based work, artists, and related economic activities, including developing ways to market small home-based businesses in order to help this type of economic activity grow in the future.
- Because the current real-estate tax structure is seen as a deterrent to future growth, this issue should also be addressed in the future.

Chapter 10, Intergovernmental Cooperation:

- Work with adjacent jurisdictions to explore the possibility of a commercial bus stop at the Village of Stockholm.
- Work with Maiden Rock and the county to create a bike and walking path between the Pine Creek area and the Village of Stockholm, i.e., county roads AA to E to J.
- Encourage dialogue with other townships and villages in the district and consider consolidation of the Pepin School District with neighboring districts.
- Explore areas where greater cooperation with the Village of Stockholm might be useful to both municipalities in implementing their plans.

Chapter 11, Land Use:

- Implement the Town's General and Frac Sand Operations Zoning Ordinances (Articles 1 and 1A) to guide future land use in the Town.
- Adopt a subdivision ordinance for the Town of Stockholm that spells out conservation cluster design requirements for any future subdivisions in the Town.