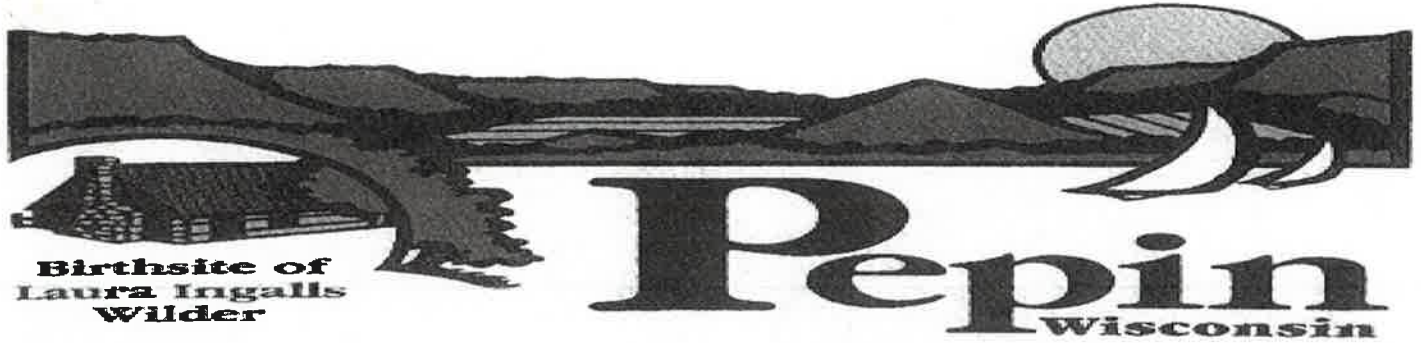


COPY



COMPREHENSIVE PLAN

VILLAGE OF PEPIN

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COMPREHENSIVE PLAN
VILLAGE OF PEPIN
PEPIN COUNTY, WISCONSIN

INTRODUCTION

Wisconsin has recognized the importance of comprehensive planning in the future development, quality of life, and funding of growth in communities through the passage of the Comprehensive Planning Law. The Wisconsin Department of Administration indicates that “Beginning on January 1, 2010, if a local governmental unit engages in official mapping, subdivision regulation, or zoning, those actions must be consistent with that community’s comprehensive plan. This will make land use decisions much more predictable.” Because we want to protect the quality of life and natural beauty of our community from unintended destruction through unrestricted growth while planning for the economic well-being of our future, we welcome the opportunity to engage in planning for the future development of our Village.

VISION: The Village of Pepin wants to plan for environmentally safe economic growth that: (1) creates meaningful jobs within the community; (2) protects the quiet enjoyment and character of our village; (3) provides affordable housing; and, (4) supports governmental services.

GOALS: To accomplish this vision, we want to:

1. Establish an Economic Development Committee that has meaningful responsibilities and accountabilities.
2. Encourage businesses to locate in our traditional business district and encourage the renovation and beautification of our traditional business district.
3. Encourage the construction of affordable housing.
4. Prevent land-locking the Village through development and create walking paths throughout the Village that connect our neighborhoods to shopping and recreation.
5. Protect our groundwater and provide for sufficient water for the future.

OBJECTIVES AND RECOMMENDATIONS: The following objectives and recommendations are made to accomplish these goals:

1. The Village Board should direct that the Economic Development Committee do the following, at a minimum:

A. Work with the Mississippi River Regional Planning Commission, the Pepin County Office of Economic Development, and the Wisconsin Department of Commerce. Each of these entities has a great many ideas and resources to help promote development in a community.

B. Work with the school to investigate financial and technical assistance programs to assist in implementation of workforce development plans, such as K-12 school-to-work, apprenticeships and an entrepreneurial club such as Junior Achievement.

C. Create an economic development plan (beyond what is presented herein) that: develops and/or improve the support system for entrepreneurial development. This should include such things as:

1. A resource guide that summarizes the terms of federal, state and county funding sources, such as small business loans through the Small Business Administration. This guide should be available to the public in the Village Hall and in the library.

2. The development of an “angel” network for such things as business development expertise, ideas peoples, and funding, and venture capital resources.

3. The further identification of and proposals for development of additional or expanded sites for tourism and recreation and for services that are needed by or useful to seniors, tourists, government, businesses and other entities.

4. Identification of locations, particularly in our traditional downtown, for new or expanded businesses.

D. Develop and publish a marketing plan for attracting individuals and businesses to the Village.

E. Report to the Village Board at least three (3) times per year concerning the specific efforts it has made to retain and expand existing business and to attract new businesses into the community.

2. The Village Board should encourage businesses to locate in our traditional downtown through the work done by the Economic Development Committee and through low-cost loans. The renovation can be begun by the Village. There was approximately \$2,500 received from the energy audits done by the power company. That money was designated for trees for downtown. That project should be begun.

3. The Village Board is to be commended for entering into a lease agreement with Verizon Wireless to improve the quality of our cell phone and internet service, both of which are vital to our economic development. A continuing awareness and active pursuit of new technologies will increase our ability to be competitive in attracting new businesses.

4. We need more affordable housing—particularly for seniors.

A. The Board, perhaps through the Economic Development Committee, should work with Pepin County and the Pepin County Housing Authority to construct more low-cost housing for seniors. This could be located by the East Side Apartments.

B. The Village Board should actively solicit, perhaps through the Economic Development Committee, the construction of a privately owned assisted living facility. This could be supported by low-cost loans and other low-cost help such as paying for expert participation in grant writing for this project. This could be located near Pepin Manor on Dave Peters' property.

C. The Village Board, perhaps through the Economic Development Committee, should solicit the construction of an additional mobile home park. This could be located to the east of the camper park (this could require annexation) or to the east of the developed Village (this would require a zoning change).

5. To aid in the development of housing and economic opportunities, to help the school system, and to help the residents of the Village, the Village Board should request a new, more equitable, assessment of our property values for property tax purposes.

6. The Village Board can continue to coordinate and plan sidewalk, sewer, water and street renovation with the help of state funds.

7. The Village Board can prevent the Village from becoming land locked, preserve our remaining land and connect any new development with the Village by passing an ordinance that requires that all new development limit the size of residential lots to no more than 1/4 acres, reserve sufficient space in an appropriate place considering the land outside of the development to allow for a street and sidewalk or walking path through the development so that the Village does not become land locked, and provide walking paths or sidewalks through the development to connect with closest walking path or sidewalk within the Village.

8. In the interests of health, safety, recreation and economy, the Village Board should include sidewalk renovation or walking path construction and bicycle route signage in accordance with the plan set forth herein when doing street and sewer/water repair or construction.

9. Pass a well-head protection ordinance in the form suggested in Exhibit I and coordinate such passage with the Town of Pepin.

10. We are quickly growing beyond our water capacity. The Village Board should investigate the cost and location of a new and additional well. Once the cost is known, the Board should start saving for the new well through the budgeting process.

11. There are many other proposals and recommendations contained in the body of this plan.

ELEMENTS:

The State has mandated nine elements to be included in a community's comprehensive plan. Issues and Opportunities; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Land Use.

I. ISSUES AND OPPORTUNITIES

A. BACKGROUND: The Village of Pepin is located in Pepin County, Wisconsin. The village is bounded by Lake Pepin to the South and the Town of Pepin to the east, north and west. Formed by the delta of Wisconsin's Chippewa River, Lake Pepin is a 28-mile-long, three-mile-wide natural waterway that is part of the mighty Mississippi. Our village was settled in 1846, and was initially known as a steamboat boomtown familiar to Mark Twain and wealthy Chicago socialites who summered on the lake. We are known as the birthplace of Laura Ingalls Wilder.

Pepin is located 70 miles south of the Minneapolis/St. Paul metro area, 50 miles northeast of Rochester, 60 miles north of La Crosse and 45 miles southwest of Eau Claire.

B. THE PLANNING PROCESS: The Smart Growth Committee is a sub-committee of the Planning Commission. The following people contributed to the development of this Comprehensive Plan: Tom Latane', Gene Olson, Steve Wicklund, Remy Ceci, Connie Brantner, Margean Baader, Dorothy Thompson, Peter Seitz, Neil Sutherland, David Brassfield, Tim Stajkowski, Gail Barringer, Mickey Murray, Steve Breitung, Keith Newcomb, Don Ingalls, Stuffy Stephens, Sam Schroeder, Lynn Seifert, Pat Breitung, and Mary Seymour.

The Smart Growth Committee was divided into sub-committees based upon the required elements. Each of those sub-committees met separately to develop the element for the plan. The Smart Growth Committee met as a group to coordinate the elements, to provide assistance to one another, and to formulate the final plan.

In 2006, Dr. David Wolnick, Helen Lind and graduate students from the Business School of the University of St. Thomas, St. Paul, Minnesota conducted a voluntary survey of the residential and business community to identify the public's view on the Village's strengths and opportunities. The results of that survey were used to develop this plan. We thank Dr. Wolnick for his assistance.

A draft plan was placed on the Village web site for comment on two occasions. The plan was submitted to the Planning Commission. The Planning Commission held a public hearing on November 30, 2009 concerning the plan and recommended its approval to the Board. The Board approved the plan on December 14, 2009.

C. ISSUES:

1. How do we encourage meaningful economic development leading to good jobs, an increased enrollment in our school system and a decrease in our property taxes while maintaining the small-town character of our Village?

a. The Village of Pepin has only .7 square miles in which to expand. On one side is Lake Pepin and on the other three sides by the Town of Pepin. We do not have any immediate access to freeways, railroads, ports or airports.

b. While the population is growing, it is also aging. The growth in population generally comes from the relocation of retirees. Our young people leave the Village for additional schooling and jobs. They do not and cannot return. This leads to a declining enrollment in Pepin Area Schools.

c. Because we are located less than two hours from major metropolitan areas in a scenic river valley, we are a prime location for weekend and seasonal homeowners. This caused our land values and property taxes to soar. This has caused the Village of Pepin to be faced with the vicious cycle of increased property taxes because of the increase in land values which negatively impacts upon the amount of state aid that is received by the school district which in turn raises the property taxes.

2. How do we protect our drinking water and how do we make sure that we have enough drinking water with our anticipated growth?

3. What are the needs of our aging population, how can those needs impact upon our economic development, and how do we meet those needs in a cost effective manner?

D. OPPORTUNITIES:

1. The Village of Pepin offers an outstanding quality of life with its scenic beauty, clean natural environment, award winning school system, artistic community, and recreational activities.

2. The Village Board can encourage service industries that meet the needs of our growing senior population, expanding tourist, weekend and seasonal population, and growing artistic community.

3. The Village, the Town of Pepin, and the County of Pepin often coordinate activities.

E. PROPOSED ORDINANCE CHANGES: The Village Board should make the following ordinance changes:

1. The Village Board can prevent the Village from becoming land locked, preserve our remaining land and connect any new development with the Village by passing an ordinance that requires that all new development limit the size of residential lots to no more than .333 acres, reserve sufficient space in an appropriate place considering the land outside of the development to allow for a street and sidewalk or walking path through the development so that the Village does not become land locked, and provide walking paths or sidewalks through the development to connect with closest walking path or sidewalk within the Village.

2. In the interests of health, safety and recreation, the Village Board can include the constructions of walking path adopt a plan to construct walking paths and post bicycle routing signs within the Village.

3. The Village Board should pass the proposed Well Head Protection Ordinance as set forth in Exhibit I and coordinate the passage of similar ordinance in the Township of Pepin.

4. There may be some other ordinance changes, including zoning changes as discussed in the body of this plan, should the Village Board adopt a specific proposal.

F. DEMOGRAPHIC INFORMATION:

Demographic information is vital to long-range planning. The composition and size of a community can change over time. These changes impact upon future needs of a community. When and how many people will: join or retire from the labor force or when and how many people will marry, start a family and have children that will start school. Each of these events has consequences for land use, housing, transportation, jobs, the school, and the need for public services. Comparing the actual composition of the population with the changes that may be incurred by the projected changes in the composition of the population can help the Village prepare and budget for the future.

1. Population: Wisconsin's population is estimated to increase by 19.6% from 2000 to 2030. Connections 2030, Wisconsin Department of Transportation at 13-1.

The Office of Economic Advisors of the Wisconsin Department of Economic Advisors has recognized that while "Pepin County grew by 501 residents from 2000 to 2007, ... [n]atural increase, or births minus deaths, accounted for only 17 percent of Pepin county's growth The vast majority of Pepin's population increase came from migration, with a net gain of 415 new residents." Pepin County Workforce Profile 2008, Office of Economic Advisors of the Wisconsin Department of Economic Advisors ("Workforce Profile") at 1. These new residents are usually retirees and favor areas with lakes as well as the county's larger cities. Id.

The Demographic Services Center, Division of Intergovernmental Relations, Department of Administration ("DSC") projects that Pepin County will have 9,086 residents by 2035 with over 87% of the increase coming from net migration into the County:

**PEPIN COUNTY POPULATION PROJECTIONS
COMPONENTS OF CHANGE 2000—2035**

A	B	C	D	E	F	G
CENSUS		TOTAL	BIRTHS	DEATHS	NATURAL	NET
2000	2035	CHANGE			INCREASE	MIGRATION
7,213	9,086	1,873	3,285	3,044	241	1,632

While the Village's population grew little since 1960, Pepin Township and Durand (the County Seat) decreased in population.

Community	1960	1970	1980	1990	2000
Village of Pepin	825	747	890	873	878
Town of Pepin	750	740	749	696	580
City of Durand	2,039	2,103	2,047	2,003	1968

Source: Mississippi River Regional Planning Commission ("MRRPC"): County Profiles – 2007 CEDS.

The Workforce Profile 2008 reports that although Durand's population changed very little from 2000 to 2007, the Village of Pepin grew by 9.7%.

The Wisconsin Department of Administration issues population projections. According to these projections, each of the communities is expected to grow in population. The following table compares the population projections:

Community	2010	2015	2020	2025	2030
Village of Pepin	986	1,035	1,087	1,135	1,174
Town of Pepin	664	684	706	725	739
City of Durand	1,943	1,954	1,966	1,970	1,956

Source: Minor Civil Division Population Projections, 2005—2030, DSC May 30, 2008.

2. Age: The change in each age group exerts different demands for facilities and services. Each age group contributes to a community in a different manner. The needs of an older, more mature population are quite different from those of a younger, growing population. "Between 2000 and 2030, Wisconsin's population of people 65 years and older is predicted to increase by 90.2%. Connections 2030, Wisconsin Department of Transportation at 13-1.

The fact that the Village of Pepin is attracting retirees is supported by the age data. Over 35% of our population is over the age of 60 years. Profile of General Demographic Characteristics 2000. Source: U.S. Census Bureau, Census 2000.

0-5	5-9	10-14	15-19	20-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85+
31	39	43	62	33	88	104	137	49	44	90	93	65

Source: U.S. Census Bureau, Census 2000.

While the Workforce Profile 2008 at 1 projects that the average Pepin County resident will be 40 years old in 2010, 41.3 years old in 2020, and 42.9 years old in 2030, the median age in the Village of Pepin is 47.8 years. U.S. Census Bureau, Census 2000. The DSC projects that in 2035, over 30% of the population of Pepin County will be over the age of 60 years. Population Projections by Sex, Age, Estimated (2005) and Projected (2010-2035), Wisconsin Counties. DSC May 30, 2008.

3. Race: In the 2000 U.S. Census, 863 Pepin residents listed themselves as white, one (1) as African American, three (3) as American Indian and Alaska Native, five (5) as Asian, and six (6) as two or more races. Id.

4. Educational Level: The following table shows the educational achievement of residents of the village who are age 25 or older as of 2000.

Educational Level	Village of Pepin
Less than 9 th grade	73
9 th to 12 th grade, no diploma	56
High School Graduate	262
Some College, no degree	143
Associate Degree	44
Bachelor's Degree	66
Graduate or Professional Degree	46

Source: U.S. Census Bureaus, Census 2000.

5. Households: According to the 2000 Census data, 94.2 % of our population lives in a household. Of the 381 total households in Pepin, 63% were family households and 36.5% were non-family households. We had 125 people who were living alone, 72 people who were 65 years or older. One Hundred Forty-Seven (147) households had individuals that were 65 and over while only 90 households had individuals that were under 18 years old. The DSC projects an increase of over 47% in the number of households in the Village by 2030, as compared to about 43% in the Town of Pepin and about 10% in the City of Durand:

COMMUNITY	CENSUS 2000	2010	2015	2020	2025	2030
Village of Pepin	381	448	481	511	539	561
Town of Pepin	232	279	293	306	320	331
City of Durand	829	856	879	899	909	913

Source: Minor Civil Division Households and Household Projections 2005-2030, DSC May 30, 2008.

6. Employment and Income: The following table compares employment trends and per capita income.

COMMUNITY	1990 NUMBER EMPLOYED	2000 NUMBER EMPLOYED	1990-2000 % CHANGE	1990 PER CAPITA INCOME (\$)	2000 PER CAPITA INCOME (\$)	1990-2000 % CHANGE
Village of Pepin	354	408	15.3	10,931	17,755	62.4
Town of Pepin	323	322	-.03	11,298	18,902	67.3
City of Durand	790	911	15.3	10,510	18,103	72.2

Source: MRRPC: County Profiles 2007 CEDS

The employment by industry in 2000 in the Village of Pepin was:

Agriculture, Forestry, Fishing/Hunting, Mining	15
Construction:	34
Manufacturing:	94
Wholesale Trade	12
Retail Trade:	43
Transportation and Warehousing and Utilities:	18
Information:	11
Finance, Ins., Real Estate, Rental/leasing:	16
Prof, Scientific, Mgt, Admin and Waste Mgt Serv.:	3
Educational, Health, Social Serv:	88
Arts, Entertain, Rec, Accom and Food Serv:	46
Other Services (except public admin):	17
Public Admin:	11
Total Employment by Industry	408

Source Profile Data complied by MRRPC 12/02, Updated 12/06

The median family income in the Village of Pepin in 2000 was \$41,250, with 19.1% of our households and 21.2% of our families receiving less than \$25,000 per year. U.S.Census Bureau, Census 2000.

The United States Department of Health and Human Services establishes yearly poverty guidelines as follows:

2008/2009 HHS Poverty Guidelines¹

¹ The Federal Poverty Guidelines have increased for 2010 meaning more people will be in poverty.

For all states (except Alaska and Hawaii) and for the District of Columbia

Size of family unit	100 Percent of Poverty	110 Percent of Poverty	125 Percent of Poverty	150 Percent of Poverty	175 Percent of Poverty	185 Percent of Poverty	200 Percent of Poverty
1	\$10,400	\$11,440	\$13,000	\$15,600	\$18,200	\$19,240	\$20,800
2	\$14,000	\$15,400	\$17,500	\$21,000	\$24,500	\$25,900	\$28,000
3	\$17,600	\$19,360	\$22,000	\$26,400	\$30,800	\$32,560	\$35,200
4	\$21,200	\$23,320	\$26,500	\$31,800	\$37,100	\$39,220	\$42,400
5	\$24,800	\$27,280	\$31,000	\$37,200	\$43,400	\$45,880	\$49,600
6	\$28,400	\$31,240	\$35,500	\$42,600	\$49,700	\$52,540	\$56,800
7	\$32,000	\$35,200	\$40,000	\$48,000	\$56,000	\$59,200	\$64,000
8	\$35,600	\$39,160	\$44,500	\$53,400	\$62,300	\$65,860	\$71,200

For family units with more than eight (8) members, add \$3,600 for each additional person at 100% of poverty; \$3,960 at 110 %; \$4,500 at 125%; \$5,400 at 150%; \$6,300 at 175%; \$6,660 at 185% and \$7,200 at 200% of poverty.

The United States Census Bureau also sets poverty guidelines. These poverty guidelines are more stringent than the U.S. Department of Human Services guidelines resulting in a fewer number of people. Even so, the Census Bureau estimates indicate that, in 2007:

- a. There were almost 780 people out of a population of 7,357 (about 10.6%) below the poverty line in Pepin County.
- b. Out of the 1,895 people within the Pepin Area School District, 263 children aged 5 to 17 living in 38 families are living in poverty.

II. HOUSING

Being so close to the Twin Cities and Rochester, our village is attracting many retired people and weekend residents who use their homes as second homes. Property values have increased considerably. This has led to increased taxes and a need for affordable housing. Also, because of our aging population, we need an assisted living facility.

This element will assess current and projected needs and provide some recommendations.

A. VISION: The Village of Pepin seeks to encourage the development of affordable housing while retaining the quiet nature and beautiful character of our neighborhoods while connecting them to the business and recreational centers.

B. GOALS:

1. To enhance the quiet enjoyment and character of the Village.
2. To promote the development of a wide range of housing choices that meet the needs of all income levels of the population, including affordable new or renovated homes, assisted living facilities, and recreational and/or retirement housing.
3. To investigate the availability of land for the development or redevelopment of housing choices that meet the needs of all income levels of our population, including affordable new or renovated homes, assisted living facilities, and recreational and/or retirement housing.
4. To ensure that such increased housing is environmentally safe, is integrated into our community as a whole, and protects and enhances our natural beauty.

C. OBJECTIVE: To support the development of housing that meets the needs of our population and the economic development of our community, both now and in the future, in a manner that integrates such development into the nature and character of our community.

D. ISSUES:

1. There is a need for affordable housing for low and middle income household. This need will continue to grow into the future.
2. There is a need for additional low income housing for the elderly.
3. There is a need for an assisted living facility.
4. The land values in the Village have increased dramatically. This increases our property taxes and decreases state aid to the school system.

E. RECOMMENDATIONS:

1. That all new development:
 - a. Limit the size of residential lots to no more than $\frac{1}{4}$ acres.
 - b. Reserve sufficient space in an appropriate place considering the land outside of the development to allow for a street and sidewalk or walking path through the development so that the Village does not become land locked.
 - c. Provide walking paths or sidewalks through the development to connect with closest walking path or sidewalk within the Village.
2. That the Village Board should work with the Town of Pepin to encourage the Township to pass similar zoning ordinances.
3. The Village Board could actively solicit the construction of a privately owned assisted living facility through low-cost loans and other low-cost funding support.

4. The Village Board could actively solicit the construction of low to moderately-priced homes and renovation of existing homes to encourage home ownership among our population.

5. The Village Board should promote the construction of an additional mobile home park located beside or next to the current campground, next to the current campground or to the north and/or east of the Eastside Apartments. This action may require annexation or rezoning.

6. The Village Board should promote the construction of additional low-income apartments such as out on County Road CC near those apartments or to the north and/or east of the Eastside Apartments. These actions may require annexation or rezoning.

7. The Village Board should work with Pepin County and Pepin County Housing Authority to build more low-income housing units within the Village for the elderly, handicapped and disabled.

8. Because of the reduction in the equalized values of the real property within the Village, the Village Board should request a new, more equitable, assessment of our property values for property tax purposes.

F. PROPOSED ORDINANCE CHANGES: The Village Board should pass ordinances that:

1. Require that all new development:

a. Limit the size of residential lots to no more than $\frac{1}{4}$ acres.

b. Reserves sufficient space in an appropriate place considering the land outside of the development to allow for a street and sidewalk or walking path through the development so that the Village does not become land locked.

c. Provides walking paths or sidewalks through the development to connect with closest walking path or sidewalk within the Village.

2. A zoning change may be required if new low-cost housing is built for the elderly, handicapped and disabled.

3. A zoning change and/or annexation may be required if a new mobile home park is constructed.

G. BACKGROUND: The housing stock available in the Village has increased by about 46% from 1970 through 2000. The following table compares the growth of the total number of housing units from 1970 through 2000.

COMMUNITY	1970	1980	1990	2000
Village of Pepin	294	384	386	430

Township of Pepin	297	332	355	273
City of Durand	701	845	835	876

Source: MRRPC: County Profiles – 2007 CEDS

Of the total 430 housing units in the Village in 2000: 320 were one-unit structures; 81 were two or more units, and 29 were mobile homes. U. S. Census Bureau, Census 2000.

Owner-occupied housing units accounted for 381 units (88.6%).

Renter-occupied housing units accounted for 90 units (23.6%)

As of April 1, 2000 the Village of Pepin a total of 49 vacant units consisting of: seven (7) units for rent, seven (7) units for sale only, two (2) rented or sold but not occupied, 27 for seasonal, recreational or occasional use, and six (6) other vacant units. It is important to note that over 55% of this vacancy rate is for people who do not reside in the Village of Pepin. Of the total vacant units, there were only seven (7) units for rent and seven (7) units for sale.

Pepin Manor is a 60-bed nursing home facility.

The Village has 26 units of low-cost housing for the elderly, handicapped and disabled through the Housing Authority of Pepin County. There is only 1 unit available in the Village, according to its web site, as of November, 2009.

Building permits issued in the Village of Pepin were as follows:

2007 0 residential, 3 garages, 1 commercial building and 1 shed. No permits for remodeling

2008 1 residence, 0 commercial, and 1 residential remodeling

2009 0 residential, 0 commercial and 2 decks. No permits for remodeling.

Although we have experienced growth in the total number of available housing units, our homes are aging and the median value of our homes is increasing. Almost 52% of our structures were built before 1959 (U.S. Census Bureau, Census 2000), and the median value of our homes increased 102% from 1990 through 2000.

The following table compares the growth of the median value of an owner-occupied home from 1980 through 2000.

	1980 (\$)	1990 (\$)	2000 (\$)
Village of Pepin	33,700	38,600	78,200
Township	34,200	42,500	101,400

of Pepin			
City of Durand	35,100	40,600	75,000

Source: MMRPC: Country Profiles - 2007

Almost 49% of our homeowners have a mortgage, and the median mortgage payment is \$741.00 per month. U.S. Census Bureau, Census 2000. Almost 20% of homeowners spend 30% or more of their household income on home ownership costs. Id.

Nearly 14% of our renters pay over 30% of their income for gross rent. The median rental rate in the Village has risen over 43.6% from 1980 through 1990 and another 33.9% from 1990 through 2000.

The following table compares growth in the median gross rent from 1980 through 2000.

	1980 (\$)	1990 (\$)	2000 (\$)
Village of Pepin	195	280	375
Township of Pepin	168	331	313
City of Durand	189	276	352

Source: MRRPC: County Profiles – 2007 CEDS.

The real estate equalized values of our real property, upon which our property taxes are based, has risen almost 450% from 1980 to 2006 as compared to 247% for the Town of Pepin and 345% for the City of Durand. The following table compares the increase in real estate equalized values.

	1980 (\$)	1990 (\$)	2001 (\$)	2002 (\$)	2003 (\$)	2004 (\$)	2005 (\$)	2006 (\$)
Village of Pepin	11,841,900	13,691,000	34,188,700	36,258,500	49,139,600	50,504,200	58,912,500	65,011,800
Town of Pepin	20,950,200	20,233,900	52,676,500	54,043,600	61,226,500	66,216,600	74,752,500	72,757,100
City of Durand	32,013,200	33,668,900	67,083,100	69,690,300	71,147,200	77,333,000	82,999,700	90,720,600

Source: MMRPC: Country Profiles – 2007 CEDS.

The equalized value of real estate in the Village in 2009 is \$63,201,300—a decrease of \$1,810,500. Wisconsin Department of Revenue Statistical Report of Property Valuations. This reduction is due, at least in part, to the apartment building at 1000 Country Road CC becoming a HUD property.

H. NEEDS ASSESSMENT:

1. Affordable Housing: According to the National Low Income Housing Coalition, Out of Reach 2009, as contained in 2010-2014 Consolidated Plan: A Home for Everyone:

“

- To afford a 2 bedroom apartment at Fair Market Rent (\$744 in Wisconsin) without paying more than 30% of one's income on housing, a resident in Wisconsin must earn \$14.31.²
- A minimum wage worker must work 87 hours per week, 52 weeks per year to afford a 2-bedroom FMR in Wisconsin.”

Housing costs are increasing faster than incomes. This gap is further exacerbated by increases in the price of food, fuel, and medical care. While the median income was \$41,250 in 2000, 10.1% of our households and 21.2% of our families were receiving less than \$25,000.³

The following calculations are done according to the HUD definitions of housing affordability as 30% of income for all costs of housing, including such things as taxes, fuel, and insurance:

HUD DESIGNATION	INCOME PER YEAR (\$)	AMOUNT AVAILABLE PER YEAR FOR ALL HOUSING COSTS (\$)	AMOUNT AVAILABLE PER MONTH FOR ALL HOUSING COSTS (\$)
EXTREMELY LOW INCOME = 30% OF MEDIAN INCOME	12,375	3,713	309
VERY LOW INCOME = 50% OF MEDIAN INCOME	20,625	6,188	516
LOW INCOME = 80% OF MEDIAN INCOME	33,000	9,900	825

² Wisconsin's median wages fell to \$15.16 per hour in 2008—below the national median of \$15.74 per hour. The State of Working Wisconsin—Update 2009 by the Center on Wisconsin Strategy (available at www.cows.org/soww).

³ The HHS Poverty Guidelines for a family of four (4) is \$21,200.

MODERATE INCOME = 95% OF MEDIAN INCOME	39,188	11,756	980
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Our population is expected to reach 1,174 people and 561 households by 2030.

HUD would categorize Pepin home ownership as low income with the median price of a house in the Village of \$78,200.00 and a median mortgage payment of \$741 per month.

To determine where we are today and absent accurate median income figures for the Village of Pepin, we have assumed that the median income in the Village has risen to \$50,000—a figure we believe to be very optimistic—and recalculated the HUD guidelines as follows:

HUD DESIGNATION	INCOME PER YEAR (\$)	AMOUNT AVAILABLE PER YEAR FOR ALL HOUSING COSTS (\$)	AMOUNT AVAILABLE PER MONTH FOR ALL HOUSING COSTS (\$)
EXTREMELY LOW INCOME = 30% OF MEDIAN INCOME	15,000	4,500	375
VERY LOW INCOME = 50% OF MEDIAN INCOME	25,000	7,500	625
LOW INCOME = 80% OF MEDIAN INCOME	40,000	12,000	1,000
MODERATE INCOME = 95% OF MEDIAN INCOME	47,400	14,250	1,188

We then looked at some websites that provided listings of homes for sale in our zip code. That inquiry revealed that average asking price for a home in our zip code on October 28, 2009 was \$236,298.

Assuming a 20% down payment, a 30-year fixed rate mortgage at 5.25% and a monthly payment that includes principle, interest, property taxes and hazard insurance, the monthly payment would be \$1,299.87. Therefore, under the optimistic increase in median income and the other listed assumptions, *a potential homeowner of the average asking price for a home in*

Pepin would have to make over \$47,000 per year and come up with \$47,260 down payment to purchase the home.

Using the same assumptions for the payment parameters for the *three lowest priced listings in the Village*, the results are as follows:

LIST PRICE (\$)	DOWN PAYMENT (\$)	PAYMENT PER YEAR (\$)	PAYMENT PER MONTH (\$)	COMMENT
54,900	10,980.00	3,624.00	302	2 Bedroom, 1 bath, 840 sq. ft. near the fish market. <i>This monthly payment includes \$45.75 per month in property taxes.</i>
99,000	19,800.00	6,535	545	2 Bedroom, 1 bath, no view of the lake, 180 days on the market. <i>This monthly payment includes \$82.50 per month in property taxes.</i>
123,900	24,780	9,580	798	2 Bedroom, 1 bath, no view of the lake. <i>This monthly payment includes \$103.25 per month in property taxes</i>

Assuming the last reliable figures available, 19.1% of our households and 21.2% of our families received less than \$25,000 per year⁴. Therefore, almost 20% of our current population could not qualify under the HUD guidelines—let alone come up with nearly a \$11,000 to nearly \$25,000 down payment—to purchase any of the listed homes in the Village of Pepin except the two lowest priced offerings. If the required down payments were small, the monthly payment would be higher and they may not qualify at all.

The most expensive listing was \$550,000 for a 4 bedroom 3 bath home with a view of Lake Pepin and lake frontage. This home is out of the league of almost all of our current residents.

There is clearly a current need for more affordable housing in the Village.

Our population is projected to grow to 1,174 by 2030. We currently have 430 housing units available, including units used seasonally or for weekends. The DSC projects that there will be 561 households residing in the Village by 2030. This leaves a deficit of 131 housing units. There is clearly a need for more affordable housing in the Village in the future.

Affordable housing may come from the obvious construction of single family homes, condominiums and apartments. We also believe that mobile or manufactured homes can be part of the solution, given that the cost of such a home may be less than a newly constructed home.

Part of the monthly payments listed above is property taxes. In light of the reduction in our equalized values and in light of the state of the economy, the time may be ripe for a new assessment to help reduce our property taxes.

To meet the need for affordable housing, we recommend that the Village Board encourage, through low-cost loans and other low-cost assistance such as paying for the use of experts to fill out loan and grant applications, the construction of more affordable housing units as follows:

- a. Single family home development as set forth in the Land Use Planning Section of this plan.
- b. An additional mobile home park to be located behind and/or beside the current campground, next to the current mobile home park, or north and/or east of the Eastside Apartments.
- c. Additional apartments as set forth in the Land Use Planning Section of this plan. This may require annexation or rezoning.
- d. In light of the state of the economy and to help to provide housing that is affordable to our residents now and in the future, we also recommend that the Village Board request a new, more equitable, assessment of the real property in the Village.

⁴ Given the state of the economy and the attendance at our local food pantry, we believe that these percentages have increased.

2. Housing for the Seniors: If, as discussed above, 248 residents of Pepin were 65 or over in 2000 and the projections are that Wisconsin's population of people 65 and older will increase by 90.2% by 2030, then we should expect (particularly since our population is growing by retirees moving in and at a faster rate), an increase of 224 people over the age of 65 for a total of 472 people over 65 years in 2030.

There are currently 26 units for low-income elderly (with 1 current vacancy) and 60 beds in the nursing home. A total of 86 units potentially available to 248 seniors is currently insufficient and the need will only grow worse in the future.

Of course, not all seniors want or need to leave their homes. Similarly, not all seniors qualify for to live at the Eastside Apartments. Assisted living is one option for seniors. There are no assisted living facilities in the Village, and there are waiting lists to move in to assisted living facilities in other surrounding communities.

An assisted living facility is needed in Pepin.

We, therefore, **recommend** that the Village Board actively do the following to help secure additional senior housing in the future:

a. The Village Board should work with Pepin County and Pepin County Housing Authority to build more low-income housing units within the Village for the elderly, handicapped and disabled.

b. The Village Board should actively solicit the construction of a privately owned assisted living facility through low-cost loans and other low-cost funding support such as paying for expert participation in grant writing.

3. Renovation: Although many of our older homes have been beautifully renovated, many homes remain to be renovated or upgraded. There are programs available for qualifying households to upgrade their homes. See Funding sources below.

I. CURRENTLY APPROVED DEVELOPMENTS: *Gordon Riesgraf Development* (TIF 2 District).—A privately owned housing development has been approved within the Village on the east side connecting to 5th street. The Development occupies approximately 652,500 square feet, or 10 acres with plans to develop 35 individual building lots. Each building lot will be no larger than .333 acres, or approximately 145,000 square feet. The developer has agreed to allow for a street extension from the development to “Pugsville” so that the development and the Village is not “land-locked”. Prior to the downturn in the economy, the developer planned to build a minimum of one to two units per year until the development is completed. To date, no unit has been built. These homes were originally estimated to cost about \$100,000.

J. FUNDING SOURCES. Each of the following has a considerable number of possible funding sources that may be helpful to the Village, developers, and/or potential homeowners or renters:

Department of Housing & Urban Development (“HUD”) provides subsidized housing through low-income public housing and the Section 8 program that provides subsidies for private property owners renting to low-income households. These programs and additional programs, loans and grants can be found at www.hud.gov.

Rural Development—U.S. Department of Agriculture (“USDA-RD”) provides a large variety of housing and community development programs for rural areas. It provides support for rental housing development, direct and guaranteed mortgage loans for home buyers, and support for self-help cooperative housing development. Please review the large number of programs at www.rurdev.usda.gov/wi.

Wisconsin Department of Commerce provides a broad range of programs to assist communities, businesses and individuals through grants, loans, and technical assistance including Community Development Block Grants. Please review the programs available at www.commerce.state.wi.us.

Wisconsin Housing & Economic Development Authority (“WHEDA”) helps to develop housing through the sale of bonds. It provides mortgage financing for first-time homebuyers and financing for multi-family housing. It manages the federal Low-Income Housing Tax Credit Program which encourages housing development by providing private investors with income tax credits when they invest in low-income housing development. A description of these programs can be found at www.wheda.com.

Tax Increment Financing (“TIF”) is a tool for development and redevelopment of blighted areas. TIF can be used to cover costs of public works or improvements including costs of demolition, land assembly, public improvements, and new buildings. It may assist in the building or rehabilitation of affordable housing for middle and lower income households.

III. TRANSPORTATION

A community’s transportation system may enhance or limit its economy and its quality of life. A community’s standard of living is enhanced by a solid, well-planned transportation system. A well planned transportation system may result in many safety, environmental and social benefits, as well as long-term cost savings for the community. All of these things help make the community a desirable place to live.

A. VISION: The Village of Pepin seeks to provide a comprehensive, safe and environmentally clean transportation system that fosters recreational and economic development in the Community while preserving and enhancing the quiet enjoyment and character of the Village.

B. GOALS:

1. To improve all modes of transportation and access among the various parts of the Village and among the Village and other governmental units.

2. To improve access from all areas of the Village to the connecting major roadways, walking paths, bicycle paths, and downtown business area.

3. To enhance the quiet enjoyment and character of the Village.

C. OBJECTIVES:

1. To support the Board in the development and adoption of a plan, in conjunction with Utilities Section at pages for the upgrade and repair of water lines, sewer lines, sidewalks, walking paths and streets.
2. To support the development of an integrated transportation network for cars, trucks, bicycles, mopeds, electric personal assistive mobility devices, and pedestrians.
3. To support the development and adoption of safe, environmentally sound, and convenient transportation links, including a comprehensive network of pedestrian routes, between the downtown and the neighborhoods, including all proposed developments while preserving and enhancing the character of the Village.
4. To encourage the review of all proposed developments and encourage the designs to support: (a) recreational and economic development; (b) environmentally sound design that enhances and improves the quiet enjoyment and character of the Village; (c) design that includes continuous roadway and sidewalk connectivity to property that may be annexed in the future, other neighborhoods, the school, churches, recreation, and the downtown area; (d) transportation choices that include the use of bicycle, electric personal assistive mobility devices, and pedestrian connections.
5. To encourage the Board to review the current status of all crosswalks and sidewalks and develop a plan to ensure that they are safe, in good repair, meet the statutory width and serve the needs of pedestrians, children, the elderly and persons with disabilities.

D. RECOMMENDATIONS:

1. That the Board becomes familiar with Connections 2030 because it may impact upon funding decisions.
2. That the Board prepare and adopt a 10-year plan (to be reviewed and/or revised on yearly basis) for the funding, up-grade and repair of water lines, sewer lines, sidewalks, walking paths and streets.
3. That the Board adopt a pedestrian/walking path plan that links neighborhoods and new development at regular intervals to the town center, recreational areas, scenic areas, churches and the school.
4. That the Board direct that existing ordinances concerning obstructions on sidewalks and snow removal be enforced.
5. That the Board establish guidelines to assist new development that include continuous roadway and sidewalk connectivity to property that may be annexed in the future, other neighborhoods, the school, churches, recreation, and the downtown area; and that include

transportation choices that include the use of bicycle, electric personal assistive mobility devices, and pedestrian connections.

E. PROPOSED ORDINANCE CHANGES: None.

F. EXISTING TRANSPORTATION FACILITIES: The Village uses the local street and sidewalk network, the State highway system, and has access to regional freeways, airports, and passenger trains.

1. Functional Street Classification: The Village street grid shapes current community access and circulation throughout the community. The DOT classifies streets and roads as arterial streets, minor arterial streets, collector streets or local streets as set forth below.

FUNCTIONAL STREET CLASSIFICATION FOR RURAL LOCATIONS

<u>Classification</u>	<u>Description</u>
Principal Arterials	Serve interstate and interregional trips. These routes generally serve all urban areas with a population greater than 5,000. The rural principal arterials are further subdivided into (1) Interstate highways and (2) other principal arterials. <i>Interstate highways in Pepin</i> —None; <i>Principal arterials in Pepin</i> —State Trunk Highway 35.
Minor arterials	In conjunction with the principal arterials, minor arterials serve cities, large communities, and other major traffic generators providing intra-regional and inter area traffic movements. <i>Minor arterials in Pepin</i> —None.
Major Collectors	Provide service to moderate sized communities and other intra-area traffic generators, and link those generators to nearby larger population centers or higher function routes. <i>Collectors in Pepin</i> —None.
Minor Collectors	Collect traffic from local road, and provide links to all remaining smaller communities, locally important traffic generators, and higher function roads. All developed areas should be within a reasonable distance of a collector road. <i>Minor collectors in Pepin</i> —County Highways N and CC, 1 st , 2 nd and Lake Street.
Local Roads and Streets	Provide access to adjacent land and provide for travel over relatively short distances. This is comprised of all roads not on one of the higher systems. Local streets offer the lowest level of mobility, and through-traffic movement on this system is usually discouraged. <i>All of Pepin's roads and streets that are not otherwise classified above fall within this classification.</i>

Source: Wisconsin DOT

The State Trunk Highways in Pepin County are contained in the map below:

Street 2010 and black top in 2012. The Village tries to do said maintenance and repair in conjunction with the repair, maintenance and upgrade of the sewer and water systems. See Utilities Section. We **recommend** that sidewalk repair and walking path creation also be included when planning for work on the streets.

2. Transit Service And Transportation Facilities For The Disabled: Public transit service does not exist in the Village.

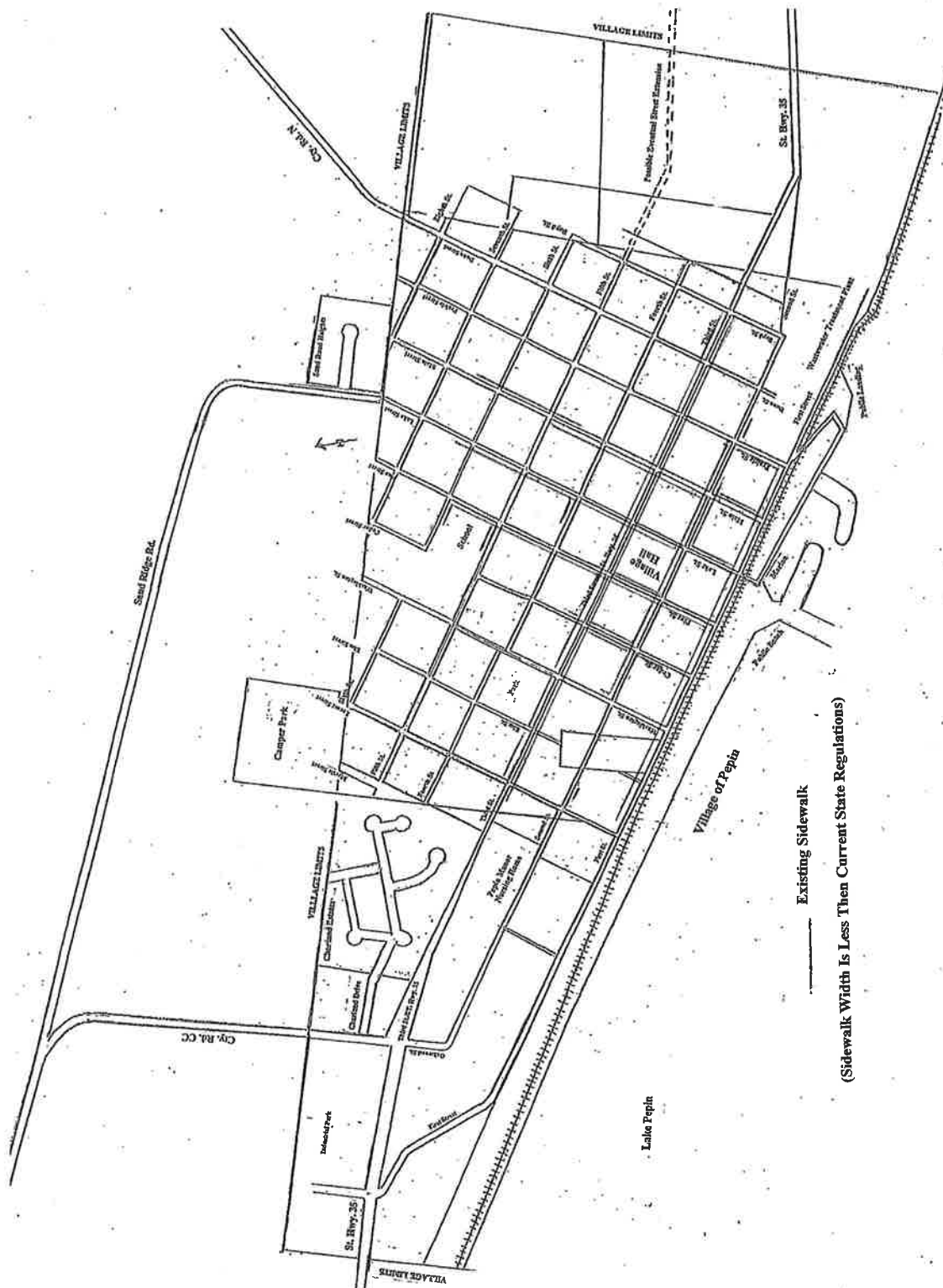
The Pepin branch of “Meals on Wheels,” a Pepin County program that is managed locally, provides transportation in a wheelchair equipped vehicle, five days a week, to the meal center for those without transportation. They deliver meals directly to the residence of those who are unable to be transported. They also provide automobile transportation for appointments, shopping and other services upon request. The wheelchair equipped vehicle is used once a month to provide a shopping trip to a larger city. Upon request, the wheelchair equipped vehicle is used to provide transportation for holidays, funerals or other weekend events. These transportation services are provided for a minimal fee.

3. Railroad Service: While the Burlington Northern freight trains travel through the Village, the Village has no access to freight transport. There is an inactive railway spur approximately 7 miles south of the Village in Nelson, Wisconsin that was formerly used to load lumber.

There is no access to passenger train service in the Village. Residents and visitors have access to passenger train service by Amtrak out of Red Wing, Minnesota, which is approximately 30 miles northwest of the Village; Winona, Minnesota, which is approximately 45 miles south of the Village, and St. Paul, Minnesota, which is approximately 75 miles northwest of the Village.

4. Air Transportation: There is no existing air transportation available in the Village of Pepin. The Minneapolis-St. Paul International Airport provides scheduled passenger service and is located approximately 75 miles northwest of the Village. Connector airports are located at Rochester, Minnesota, which is approximately 50 miles southwest of the Village, and Eau Claire, which is approximately 50 miles east of the Village. The Chippewa Valley Airport is located approximately 18 miles northeast of the Village on State Highway 25. This is a privately owned airport for private leisure aircraft and rental spaces are available. It has a ½ mile North-South asphalt runway for daylight landings of small propeller aircraft. Use of this airport facility is for private leisure craft and an occasional business craft who call in advance for use. The State Identifier location is WI 25. The Red Wing Regional Airport is located approximately 30 miles northwest of the Village on State Highway 35. It provides General Aviation for corporate jets and private aircraft, but has no scheduled flights. Eight seat Citation Jets are available upon request for charter use. The airport has a 5000 foot hard surface blacktop runway and an instrument landing system with visibility as poor as ½ mile and clouds as low as 200 feet.

5. Pedestrian/ Electric Personal Assistive Mobility Device, And Bicycle Transportation: The Village of Pepin has an extensive sidewalk grid for pedestrian use as set forth below.



Although we have a lot of sidewalks, the system does not meet the needs of all of the residents—particularly children on the way to school, elderly, those who walk for their health, and those

Legend:

- Existing Sidewalk
- X Cracked, Uneven, or Obstructed Sidewalk
- / 2' or more - Sidewalk Drop
- ? Needs Wheelchair Accessibility

(Sidewalk Width Is Less Than Current State Regulations)

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other items on the sidewalk, bushes or trees infringing upon the sidewalk, failure to remove snow and ice from the sidewalk, and failure to cut back the lawn from the sidewalk space. We recommend that the Village Board inform the public of the existing ordinances concerning these matters and then take steps to enforce the existing ordinances to correct these and similar problems.

6. Trucking: Wisconsin Trunk Highway 35 is designated as a truck highway on the Wisconsin Truck Operators Map and travels through the Village of Pepin.

State Highway 35 is Wisconsin's longest state highway and is the major transportation highway through the Village. It generally runs north and south along the Mississippi River and generally parallel to the entire western border of the State. It is a portion of the highway designated as the Great River Road. The Great River Road runs north and south through the entire United States along the Mississippi River and contributes to heavy traffic throughout the year bringing visitors and tourists.

U.S. Highway 61 is approximately 12 miles from Pepin.

Approximately 45 miles north of the Village, State Highway 35 connects with U.S. Highway 10 in Prescott, Wisconsin. Ultimately State Highway 35 and U.S. Highway 10 connect, approximately 75 miles from the Village, with I-94 and the Minneapolis/St. Paul metropolitan area providing accessibility to major freeways in all directions.

State Highway 35 connects to I-90, going east and west, in La Crosse, Wisconsin, which is approximately 75 miles from the Village.

Wisconsin Trunk Highway 25, which is approximately 6 miles from the Village, connects State Highway 35 to U.S. Highways 10. Wisconsin Trunk Highway 25 also connects the Village with State Trunk Highway 85, which is approximately 22 miles from the Village. State Trunk Highway 85 ultimately connects the Village to the I-94 Corridor in Eau Claire, Wisconsin, approximately 50 miles from the Village, and U.S. Highway 10 connects the Village to St. Paul, Minnesota, which is approximately 75 miles away.

7. Water Transportation: Although Lake Pepin comprises the complete southern border of the Village, no public water transportation is provided in the Village.

The public has free access to Lake Pepin and the Mississippi River for private transportation and recreation through a launching area with a dock that is owned by the Sportsman's Club and leased by the Village.

The public also has access to Lake Pepin and the Mississippi River for private transportation and recreation through a municipally owned, but privately leased, marina. The marina has 185 slips available for lease for pleasure boats. It also has a dock available for transient boats and a launching area available to the public for access to Lake Pepin and the Mississippi River for a nominal fee.

8. Commute To Work: The following data shows that most employed persons age 16 and older in the Village of Pepin, the County of Pepin and the State of Wisconsin

drive to work alone. On average, Village residents commute about 32.6 minutes to work as compared to 25.7 minutes in Pepin County and 20.8 minutes in the State of Wisconsin.

**COMMUTING TO WORK
IN VILLAGE OF PEPIN, PEPIN COUNTY AND WISCONSIN**

Group	Village of Pepin	Pepin County	Wisconsin
Worker 16 years Of age and older	394 (100%)	3,531 (100%)	2,690,744 (100%)
Car, truck or van—drove alone	254 (64.5%)	2,608 (73.9%)	2,138,832 (79.5%)
Car, truck, or van—carpooled	81 (20.6%)	405 (11.5%)	267,471 (9.9%)
Public transportation	5 (1.3%)	12 (0.3%)	53,340 (2.0%)
Walked	39 (9.9%)	179 (5.1%)	100,301 (3.7%)
Other means	-	17 (0.5%)	25,265 (0.9%)
Worked at home	15 (3.8%)	310 (8.8%)	105,395 (3.9%)
Mean travel time to work (minutes)	32.6	25.7	20.8

Source: U.S. Bureau of the Census, Census 2000

Pepin



G. A PLAN FOR WALKING PATHS IN THE VILLAGE OF PEPIN:

In the Village of Pepin, as in many other communities, the “good old days” of walking or biking downtown or to school have decreased. “Over the last 30 years, the percentage of children biking and walking to school has declined from 50% or more to now closer to about 15%.” WisDOT Programs for Local Gov’t: Wisconsin Safe Routes to School. (www.dot.wisconsin.gov/localgov/aid/saferoutes.htm). The old “Main Street” is virtually gone, businesses are spread out, and traffic is increasing. Yet, recently, more and more residents and visitors are walking or riding their bikes within the Village of Pepin. The desire for safe alternatives to going everywhere in a car is obviously increasing.

It is the Wisconsin Department of Transportation’s (“WisDOT”) position that the needs of bicyclists and pedestrians should be considered in virtually all transportation projects. Indeed, the State of Wisconsin and Pepin County have invested extensively in bicycle trails and widened shoulders to provide for bicycle lanes. The State has created widened shoulders along Highway 35 to the Village limits to accommodate walkers and bicyclists. In the Village, the widened shoulders are considered parking spaces. On the maps contained herein, a directional bicycle path has been added to a portion of the walking path to route the bicyclists around Highway 35 and into the Village and then reconnect to Highway 35 at the other end of the Village. This could also be accomplished with directional signs.

The following questions are presented:

- Is Pepin currently a walkable community?
- Whether it is in the Village’s economic, recreational, and/or safety interests to develop bicycling, shared use, and/or walking paths throughout the Village?
- If so, what form should such paths take?
- If so, where should such paths be located?
- If so, is there financing available?
- What ordinance changes and recommendations should be made?

1. Is Pepin Currently A Walkable Community? According to AARP, (“Make Your Community Walkable” [www.aarp.org/health/fitness/walking/a2005-01019-walking.html])) some “characteristics of walkable communities include:

- town centers—a quiet, pleasant main street with a set of hearty, healthy stores
- areas designed for people first, cars second
- neighborhoods with mixed income and mixed-use housing
- safe, adequate and appealing public space for people to gather and to sit
- main streets that are speed-controlled and interconnected, or laid out in a grid
- many people walking.”

a. The Town Center Needs Encouragement, But It Is Still There and Is Used: The Village has done little to encourage business development in and rehabilitation of our town center. While businesses sometimes want to be located along the highway and while the Board has encouraged business development along the highway to increase economic development, the Board has not enforced zoning within the town center and has not similarly encouraged business development and rehabilitation within the town center. A portion of our

business district and river-front buildings still exist, however. We should be encouraging businesses to locate in and property owners to rehabilitate buildings within our traditional business district.

That being said, our traditional business district contains many businesses, governmental services, and recreational opportunities: bank, grocery store, post-office, flea market, specialty and artistic retail stores, real estate office, Art and Design Center, restaurants, and bars. Many people do walk to use services and participate in the proffered recreation.

b. It Is In The Village's Economic, Recreational, Health And Safety Interests To Develop Walking Paths: Scenic beauty and easy and safe access foster vibrant businesses, recreational use and tourism. As we all have seen, residents and visitors alike are beginning to walk more within the Village. We walk to the bank and post office; we walk to see a movie at the Arts & Design Center; we walk to eat at a restaurant, and we walk for our health. Tourists walk around town to the shops; they walk from the marina to the restaurants; they walk to see our village, and they walk for their health. Having better sidewalks and walking paths can encourage more tourists and can encourage more residents and tourists to walk. For example, connection could ultimately be made to the state-wide trail. This would encourage tourism in our area because of the advertising that the State does to attract tourists to the trail.

We are fortunate to live in a community with such rare beauty. The walk along First Street increasingly attracts residents and tourists as a recreational and health-enhancing activity. To be able to watch the river go by while one walks, soothes the soul, rests the mind, and enhances good health. The Wisconsin Department of Transportation has recognized that, "[w]alking is an important part of a healthy lifestyle and can provide a range of benefits. People are healthier and stay healthy longer when they get regular exercise. Physical activity can help prevent heart disease, obesity, and even some types of cancer and diabetes. Exercise such as walking 30 minutes per day can have a positive effect on depression and anxiety and help to improve one's mood." www.dot.wisconsin.gov/safety/motorist/pedestrians/index.htm. Indeed, walking is encouraged by the Mayo Clinic to prevent and to help many types of conditions. See, www.mayoclinic.org.

Children travel to school, the beach, the park, the library, and downtown.

According to WisDOT, about "60 pedestrians are killed each year in Wisconsin, and more than 1,600 suffer injuries. Children ages 5-9 and adults over 75 years old are particularly vulnerable to these collisions." www.dot.wisconsin.gov/safety/motorist/pedestrians/index.htm. While we are not aware of any such accidents in our Village, residents, including children, and tourists often walk in the street. The reasons for this are many, including: there are areas where there are no sidewalks or the sidewalks are not in good repair; the sidewalks are obstructed, or the sidewalks are too narrow. In many areas, it is not possible to walk with a companion or with your dog on an existing sidewalk.

There are **possible solutions** that include:

- (1) The Village could widen and repair existing sidewalks. The standard width of a sidewalk is 5 feet as provided under WisDOT Facilities Development Manual (FDM) 11-20-1. This work could and should be done in

conjunction with street repair. If all of the sidewalks currently satisfy this requirement, then the Village needs to remind homeowners of their responsibility to prevent obstructions on the sidewalk—including overgrown lawns.

(2) Ordinances and speed limits could and should be enforced. We have ordinances that require property owners to keep the sidewalks free of obstructions and snow and ice. A nice letter/notice could be sent to offending property owners (a) informing them of the ordinance and the Village's ability to do it for them and add the cost to their property taxes (b) asking them nicely to remove the obstruction or asking them to remove the snow and ice, and (c) perhaps including some names and telephone numbers of people in the Village who are willing to do that type of required work for a fee. If the property owner does not comply with the request/notice the Village should actually do the work and add the cost to the property owner's taxes.

(3) Where there are no sidewalks or sidewalks are not appropriate, walking paths could be built and maintained.

(4) Through the efforts of this Committee and the Board, our request for pedestrian crossings across Highway 35 has been granted. We have also requested that both the reduced speed sign coming into the Village on the East end and the increased speed sign going out be moved further East. That request has been approved by the District DOT and the Village is awaiting final approval from Madison.

c. The Pathways Should Done In The Most Cost-Effective, Safety-Conscious Manner: In quiet residential areas with little traffic and slow speeds, bicyclists and motorists can generally co-exist with little difficulty." Wisconsin Bicycle Facility Design Handbook (WisDOT, January, 2004) at 2-1. Generally, shared-use paths (i.e., paths appropriate for use by both bicyclists and walkers) are not necessary for bicyclists when redirected through a rural community. Because we live in such a community, we are not recommending the construction of shared-use paths.

The Board should note that each spring the Village and County Law Enforcement Officers and the County Human Services Safety Officer teach a Bicycle Safety class to second and third graders at the local school and other schools in the county. The program is sponsored by Law Enforcement and the Optimist Club. Second and third graders going through the program learn about law, wearing helmets and wearing bright colors. They learn about lights and reflectors on bicycles, the correct side of the road and where to ride, as well as the proper hand signals and safety issue specific to our area. For example, they are taught the correct way to approach and to cross railroad tracks because trains regularly go through the Village.

In quiet residential areas, minimal improvements may be sufficient for bicycle safety. These improvements include:

(1) Bicycle-safe drainage grates: It appears that the Village is in compliance with the correct form of grates. See, Wisconsin Bicycle Facility Design Handbook WisDOT, January, 2004 at 2-9.

(2) Proper sight distance at intersections: The Village needs to be aware of the site lines at intersections when approving new construction. For example, the railing on the building at Pine Street and Highway 35, while probably necessary for the safety of the patrons of the building given the way it is constructed, obstructs the view from Pine Street to Highway 35. This safety hazard could have and should have been avoided at the time the building was under construction.

(3) Smooth pavement and proper maintenance: To the extent practicable, the pavement should be free of irregularities. The right lane or shoulder should be generally uniform in width. Concrete slabs or asphalt overlays with gaps parallel to the bicycle wheel can cause loss of control. Holes and bumps can cause bicyclists to swerve into traffic. Wisconsin Bicycle Facility Design Handbook (WisDOT, January, 2004) at 2-7.

When dealing with older pavement, the DOT makes the following suggestions, which are and should be considered in accordance with the plans for repairing streets.

- Fill joints, if necessary, or in extreme cases, overlay the payment.
- When adding an overlay, mill the old pavement and feather the overlay to prevent a longitudinal lip.
- Use chip sealing to extend the life of the pavement.
- When patching the roadway, it should be flush with surrounding pavement, and, if possible, longitudinal joints should be located away from the bicyclist's typical path. Wisconsin Bicycle Facility Design Handbook (WisDOT, January, 2004) at 2-8.

d. Use Bicycle Route Designation Signs: Bicyclists should be routed off from Highway 35 when coming into the Village because the widened shoulders are used as parking spaces within the Village. This creates a safety issue for bicyclists by car doors opening and by not being seen. Route designation signs may be used to: (1) route bicyclists into and through the Village to connect them to businesses and recreational facilities and to reconnect them to the bicycle paths already provided for on Highway 35, to downtown, the lake, and/or to school. (2) Route designation signs could run from the west edge of the Village onto County Road CC and then to Sand Ridge Road to return the Village at Lake and 5th Streets. (3) Route designation signs could also run from 5th and Dunn Streets and continue to County Road N to meet the State Bicycle Trail in Durand. We encourage the Town of Pepin to include this in their comprehensive plan and in their road maintenance planning.

Because walking paths can add economic value to our community while increasing the safety and health of our residents and tourists, we are **recommending the construction of walking paths.**

The type of material selected for walking paths depends upon the type of soil underlying the path, ease of maintenance and cost. The following table describes some types of materials that are used for walking paths and some of the advantages and disadvantages for each.

Path Surface Summary

Surface Material	Advantages	Disadvantages
Soil cement	Uses natural materials, more durable than native soils, smoother surface, low cost	Surface wears unevenly, not a stable all-weather surface, erodes, difficult to achieve correct mix.
Crushed aggregate	Soft but firm surface, natural material, moderate cost (varies regionally), smooth surface, accommodates multiple use.	Surface can rut or erode with heavy rainfall, regular maintenance to keep consistent surface, replenishing stones may be a long-term expense, not for steep slopes.
Asphalt	Hard surface, supports most types of use, all weather, does not erode, accommodates most users simultaneously, low maintenance.	High installation cost, costly to repair, not a natural surface, freeze/thaw can crack surface, heavy construction vehicles need access.
Concrete	Hardest surface, easy to form to site conditions, supports multiple use, lowest maintenance, resists freeze/thaw, best cold weather surface.	High installation cost, costly to repair, not natural looking, construction vehicles will need access.
Native soil	Natural material,	Dusty, ruts when

	lowest cost, low maintenance, can be altered for future improvements, easiest for volunteers to build and maintain.	wet, not an all-weather surface, can be uneven and bumpy, limited use, inappropriate for wheelchairs.
Recycled materials	Good use of recyclable materials, surface can vary depending on materials.	High purchase and installation cost, life expectancy unknown.

Wisconsin Bicycle Facility Design Manual (WisDOT, January, 2004) at 4-26.

When planned and constructed, vegetation control should be considered for maintenance and safety. The DOT recommends a non-selective herbicide under the path or tightly woven geotextile or landscape fabric between the subgrade and base course and selective vegetation removal or path realignment. Id. At 4-28. If state or federal funds are used, the path must comply with the ADA requirements.

e. The walking paths should be located, as much as possible, on village land, easements, or right of ways The walking paths should be designed to connect pedestrians, including children, from their neighborhoods and businesses to the town center, recreational facilities, scenic areas, churches and the school. New development should be required to contain provisions for walking paths that connect with the established walking paths.

We **recommend** that the Board adopt a plan for the development of a walking path as is contained on the following map:

The Board should note the following concerning the proposed route:

- The walking path uses the existing sidewalk as much as possible;
- The suggested route provides a safe way to walk along the lake where there are no sidewalks available;
- The suggested route connects children to the school where there are no sidewalks;
- The suggested route connects neighborhoods and new development with the town center, recreational facilities, scenic areas, churches and the school.

The route includes Sand Ridge Road for future planning and for the benefit of the Town of Pepin because many people use Sand Ridge Road to walk for their recreation and health. Generally, widened crushed-rock shoulders are sufficient on rural and quiet country roads. Wisconsin Bicycle Facility Design Handbook (WisDOT, January, 2004) at 2-6. We encourage the Town of Pepin to include this portion of the walking path in their comprehensive plan and in the planning for their road maintenance.

2. At Least Partial Funding May Be Available: WisDOT continues to recognize the importance of developing walking paths and intends to involve bicycle and pedestrian facilities as incidental components of larger street and highway projects. Paths should always be considered when doing a transportation project. The following are possible funding sources:

The Local Transportation Enhancement Program (“TE”) is part of the Statewide Multi-modal Improvement Program (“SMIP”). It funds project that increase transportation alternatives and that enhances communities and the environment. It is designed to strengthen the cultural, aesthetic, and environmental aspects of transportation systems by providing for the implementation of such programs as bike and pedestrian facilities, streetscaping, landscaping, scenic beautification. Federal regulations restrict the use of funds on trails that allow motorized users. The enhancement activities must relate to surface transportation and specifically include safety and educational activities for pedestrians and bicyclists.

The Bicycle and Pedestrian Facilities Program (“BPFP”) funds projects that construct or plan for bicycle or bicycle/pedestrian facilities. This program replaces the STP-D program that was eliminated. Beginning in 2008, this program is managed in conjunction with the Local Transportation Enhancement Program described above. They share the same application, review and selection process.

STP Rural Program provides funds for non-highway projects including multi-modal facilities, bicycle and pedestrian facilities and enhancements.

The Safe Routes to School (SRTS) Programs provide federal funding to the state departments of transportation to promote healthier lifestyles in children and to encourage children ages K-8 to walk and bike to school by creating safer walking and biking routes. In Wisconsin, this program is available to help fund: (1) new sidewalks and bikeways and (2) educational and encouragement programs. The 2007-2009 Wisconsin Biennial Transportation

Improvement Budget contains \$3,553,100 for this program. 2009-2012 Wisconsin STIP Financial Summary dated December 12, 2008, updated January 7, 2009.

H. CONSISTENCY WITH STATE AND REGIONAL TRANSPORTATION PLANS AND FUNDING OPPORTUNITIES:

Wisconsin Statutes §66.1001(2)I requires communities to compare the local governmental units objectives, policies, goals and programs to state and regional transportation plans. It also requires communities to incorporate applicable state, regional and other transportation plans into their Comprehensive Plan. This section satisfies this statutory requirement. The Village of Pepin's Transportation Element vision, goals, objective, policies, and programs are consistent with and implement all relevant sections of the following plans and programs.

WisDOT is responsible for planning, building and maintaining Wisconsin's network of state highways and Interstate highway system. It shares the costs of building and operating county and local transportation systems. Where eligible, state and federal funding provide a share of the costs of local projects. The revenue for local funding of transportation projects comes mainly from two sources: the local property tax, including both the general property tax and special assessments, and debt through bonding or borrowing. Connections 2030, Wisconsin Department of Transportation at 12-5.

1. Plans and Policies: A draft comprehensive plan for transportation entitled Connections 2030. (See, Connections 2030 www.dot.wisconsin.gov/projects/state/connections2030) has recently been published by WisDOT. We **recommend** that the Board become familiar with this document and the Executive Summary because the DOT is taking a new approach as to how it is making its funding decisions. Transportation will be based upon seven themes rather than the transportation mode. These seven themes will provide the basis for the DOT's 37 policies. The policies will guide planning, investment decisions and project delivery through 2030.

WisDOT Access Management System Plan and Wisconsin State Administrative Code, Chapter TRANS 233.—The WisDOT Access Management System Plan plans for and controls the number and location of driveways and streets intersecting the State Trunk Highway System.

Wisconsin State Administrative Code, Chapter TRANS 233 specifies the requirements a developer must follow when dividing land abutting a State Trunk or Connecting Highway. In general, its purpose is to manage the effects of land development on land adjacent to state highways by (1) managing the number of access points onto the facility from the new development; (2) ensuring that the development has an appropriate set back; and (3) requiring reliance on internal public streets rather than private driveway access onto the highway.

Therefore, all future economic, recreational and residential development along Highway 35 is subject to WisDOT approval if access to the highway is requested. Such development will need to consider and implement: (1) a limitation on the number of places that have access; (2) a control of the spacing of the access points; and (3) a balance between the need to preserve the safe and efficient flow of traffic while allowing for adequate, safe, and reasonably convenient access to adjacent land and land uses.

Based, in part, upon the foregoing, this Comprehensive Plan: (1) avoids planning narrow commercial strips along State Highway 35; and (2) assumes and recommends that future developers use the local road and street system to connect with State Highway 35 recommends that they to coordinate with adjoining property to access State Highway 35 through the use of frontage roads and shared access.

Wisconsin Bicycle Transportation Plan 2020 describes WisDOT goals, objectives, and policies for both intercity and urban and suburban bicycling, and recommends strategies and actions for WisDOT, local governments, and others to take to implement the plan. The vision statement for this Plan is: "To establish bicycling as a viable, convenient and safe transportation choice throughout Wisconsin." The two primary goals of the plan are to double the number of trips made by bicycles and to reduce bicyclist-motorist crashes by at least 10 percent by the year 2010. More specifically, in the rural setting, the Plan calls for the development of a usable network of roadways and bikeways to link villages, cities, major recreation areas, and other travel destinations in Wisconsin.

The Wisconsin Pedestrian Policy Plan 2020 was created by WisDOT to make pedestrian travel a viable, convenient and safe transportation choice throughout Wisconsin. While the Policy Plan primarily aims to minimize the barriers to pedestrian traffic flow from State Trunk Highway expansions and improvements, it provides guidance to local communities on how to encourage pedestrian travel through the creation of pedestrian plans, increasing enforcement of pedestrian laws, adopting and implementing sidewalk ordinances, and addressing pedestrian issues through the public participation component of Comprehensive Smart Growth Planning.

2. Funding: A list of WisDOT funding programs for Local Government is located at www.dot.wisconsin.gov/localgov/index. Some of these programs include:

The American Recovery and Reinvestment Act of 2009. The Village submitted five (5) projects to the Mississippi River Regional planning Commission for consideration under this Act. The Village has heard nothing. Stage I applications were due at the WisDOT February 18, 2009. A very limited number of the project applications qualified. April 8, 2009 was the deadline for all local highway, bridge and transportation enhancement applications to WisDOT. December 1, 2009 is the deadline for PS &E submittal for all other projects to be bid in February or March 2010 and constructed in the 2010 construction season.

Statewide Transportation Improvement Program (STIP) (www is a four-year plan of highway (state or local) and transit project for the State. It is revised every year. The 2009-2012 Final STIP Plan includes state sub-programs for Local Bridge Improvement Assistance, Local Transportation Improvement, Railroad Crossing Improvement, Protection and Repair, Transportation Enhancement Activities, Bicycle & Pedestrian Facilities, and Safe Routes to School. The 2009-2012 Final STIP project listing for Pepin County (including which program[s] is providing the funds and the type of work being done. It is interesting to note that the City of Durand is receiving an estimated \$1,000,000 to 1,999,999 for Chippewa Riverfront Beautification, Construction/Landscape Beautification and Local Enhancements. There are no projects listed for the Village of Pepin or that even seem to touch upon the Village of Pepin.

Local Roads Improvement Program (“LRIP”) assists local units of government in improving seriously deteriorating county highways, town roads, and streets in cities and villages. This is our primary source of funding for fixing Village Streets. WisDOT lists only one project in Pepin Country under this program, and it is not Pepin

The Safe Routes to School (SRTS) Program, Local Transportation Enhancement Program (“TE”), and The Bicycle and Pedestrian Facilities Program (“BPFP”) are discussed above.

STP Rural Program funds improvements to roads and streets functionally classified as higher than rural minor collectors. (Under TEA-21 up to \$2,000,000 per year can now be spent on rural minor collectors.) It also provides funds for non-highway projects including bicycle and pedestrian facilities and enhancements.

Transportation Economic Assistance (“TEA”) provides 50% state grants to governing bodies, private businesses, and consortiums for road, rail, harbor and airport projects that help attract employers to Wisconsin or encourage business and industry to remain and expand in the state.

IV. COMMUNITY FACILITIES AND UTILITIES

Community facilities, through their function and design, help bind a community together and define a community’s identity. They provide meeting places and services; they enhance culture and education, and they promote economic development. Utilities, such as water, sewer, electricity and telecommunications, protect the health and safety in a community and promote economic development.

A. VISION: To ensure that Village residents and businesses are adequately served by the required and desired public utilities and facilities in a cost-effective way and in a manner that promotes a high quality of life.

B. GOALS:

1. To maintain community facilities and services at appropriate levels.
2. To seek grants, state loans and alternative methods of improvement funding.
3. To support our school system.
4. To build a new Village Hall next to the Pepin Public Library that functionally serves the public needs and that is designed to reflect the culture of the community while complementing the design of the library.
5. To maximize the use of Pepin’s existing utility systems and existing public facilities to serve new development whenever possible.
6. To budget and plan for a new and additional well.

7. To promote the highest and most efficient levels of police, fire and first responder services for the village.

8. To encourage the economical and efficient provision of infrastructure and public services including the identification and reservation of sufficient land to meet future needs.

C. ISSUES:

1. The state aid received by Pepin Area Schools reduced because of the high valuation of our property taxes and declining enrollment. How can we help support our school system?

2. How do we continue to provide appropriate levels of water, sewer, streets and telecommunication services when our infrastructure and population is aging, when the population is expanding, and the need for housing and economic development is apparent and growing?

D. OBJECTIVES AND RECOMMENDATIONS:

1. The Village and School District could work together to encourage appropriate provision of facilities. Meetings could include discussions about shared use of community facilities or joint programming options.

2. When reviewing subdivision or economic development applications, allow the Pepin School District to comment on the impact of such new development on the District's capacity to provide education services, facilities and bus routes to those areas.

3. The Village Board should encourage economic development and affordable housing to encourage our young people to return home after additional education to help increase our declining enrollment.

4. To aid in the development of housing and economic opportunities, to help the school system, and to help the residents of the Village, the Village Board should request a new, more equitable, assessment of our property values for property tax purposes

5. Continue to budget for, replace and update infrastructure (water, sewer, streets, etc.) as needed in the Village, including a new and additional well, to encourage rehabilitation of existing structures, affordable housing and economic development.

6. Consider building the new Village Hall next to the library to anchor the downtown business district and to assist seniors by locating in close proximity to the bank, the post office, and the grocery store.

7. To direct new development to areas that can be efficiently and economically served by existing or planned Village streets, sanitary sewers, public water mains, storm water management facilities, life and safety services.

E. PROPOSED ORDINANCE CHANGES: The Village Boards needs to pass a well-head protection ordinance and work with the Town of Pepin to pass a similar ordinance. A proposed ordinance in contained as Exhibit I.

F. COMMUNITY FACILITIES::

The Village of Pepin is governed by a board of Trustees. Pepin has seven (7) trustees that are elected to two-year terms. This includes the Village President. The following committees are in place: Village Planning Commission; Economic Development Committee; Utilities, Building and Property Committee; Streets and Sidewalks Committee; Ordinance Committee; Finance Committee; Public Safety Committee; Personnel Committee; Parks Committee; Beach Committee; Harbor Commission; Library Board; Flood Plain Zoning; Room Tax Committee; Tax Incremental Financing Committee and the Emergency Government Planning Committee.

The Village of Pepin employs the following staff: Village President, Clerk/Treasurer, Deputy Clerk, Waste Water Treatment Plant Operator, Street Superintendent, Police (1 full-time employee and 1 part-time employees), Building Inspector, Fire Chief, and Library workers (1 director, 2 assistants, and 3 part-time).

FACILITY	2003-2012				2013-2022			
	Adequate	Expand Existing	Improve Existing	New or Replace	Adequate	Expand Existing	Improve Existing	New or Replace
<i>Village Responsibility</i>								
Village Hall				X				
Fire Station	X		X		X			
Police Station	X		X				X	X
EMS Station	X		X				X	X
Library	X		X			X	X	
Sewage Treatment Facility	X				X			
Sewage Collection Mains	X					X	X	
Water Storage	X					X	X	
Water Supply (wells)	X					X	X	
Water Distribution Lines	X					X	X	
Public Stormwater Facilities	X		X			X	X	
Parks	X					X	X	
Village Cemetery	X				X			
<i>Non-Village Responsibility</i>								
Schools - Elementary	X						X	
Schools - Middle	X						X	
Schools - High School	X						X	
Health Care		X				X	X	
Child Care Facilities		X	X			X	X	
Telecommunications Facilities		X	X			X	X	
Power Generator Plant	X				X			
Transmission Lines	X				X			

1. Village-Owned Buildings: The Village owns the following buildings:

The Village Hall has been torn down, and a new or different facility is needed. Because of some expense reductions and the additional income from the Verizon Wireless lease agreement, the estimated loan payment for a new municipal building is covered in the 2010 Budget with only a very small increase expected to the Village's share of the tax levy.

The Village also maintains a Public Works Department in the village shop which is located at 208 8th Street, a Waste Water Treatment Plant located at 100 1st Street, a fire station that also houses the ambulance, a facility in the industrial park, and the building at 420 2nd Street, which houses the United States Post Office.

The Village owns a well built, 5-year-old manufacturing building in the Industrial Park. This building is currently leased with the proposed purchase of the property in the future. The proposed purchase has been delayed due to the current economy. The rent is \$2,400 per month and expires/renews on July 1, 2010. When the property is sold, a portion of the proceeds will be applied to the TIF loan for infra-structure improvement to the Industrial Park and to pay off the building loan.

2. Fire Protection/Rescue/Emergency Medical Services/Police:

Pepin Fire Department: The Village fire department is made up of volunteers, usually 15 to 25 people. The fire men and women are paid \$15.00 to attend monthly training meetings and on an hourly basis when they are on actual calls. The officers are paid a \$300.00 yearly salary and are chosen by the membership. The firemen and women are called to a fire by use of fire sirens and pagers. The service is supported by the Village of Pepin and works in a mutual aid capacity with surrounding communities. Some supplies are paid for by the service through fund raisers put on by the fire persons. The service has two fire trucks, 500 gallon and 750 gallon. The 500 gallon is a 1968 model and should be considered for replacement. They also have a rescue unit that is equipped with the Jaws of Life that is shared with the Lund Fire Department. The department has a 3-bay garage. One bay is loaned to the Pepin Ambulance Service. They have a meeting area in the garage. The bay that is loaned to the ambulance service is needed by the Fire Department for storage of their equipment.

At times the fire department does not have enough trained people in the Village to man a fire truck. The Village needs to come up with incentives for people to join the service.

Ambulance Service: The Village ambulance service currently consists of 15 volunteers from the Pepin area and is supported by both the Village and Township of Pepin. The volunteers are notified by pages and radios by the 911 dispatcher in the Sheriff's Office in Durand. While EMT's are on call they receive \$1 hourly wage that is budgeted by both the Village and Pepin Township. When the ambulance is called out, the EMT's on an actual run are paid by the hour by the service. These charges are paid by the Ambulance General Fund, which is funded by the ambulance runs themselves. The Village provides the garage which is one of the stalls in the fire hall. The maintenance on the ambulance is equally split among the Village, Pepin Township and the ambulance service. The insurance is also paid by the Village and the Township.

The ambulance service also receives funds from the EMS State funding. This is a yearly amount which must be used or returned. These funds are for training (which is continual) and for special savings funds for equipment and/or new vehicles.

A separate garage with a meeting facility, office, office and shower for ambulance use only would serve to promote security, documentation privacy and decontamination.

The officers are chosen by members and paid a small salary of \$300.00 per year.

Law Enforcement: The Village maintains a full-time Police Department consisting of a Police Chief and one part-time officer and maintains one police vehicle. The police department currently provides 40 hours of staffed service, part time as needed. There is no coverage on Saturday and Sunday, although the Police Chief can be called out. During the non covered hours, the Pepin County Sheriff's Department responds.

911 Emergency System: The Wisconsin Public Service Commission (PSC) awarded grants (from funds collected from cell phone users) to counties to install a 911 system. These grants paid for the equipment and the ongoing line (\$10,000) to set up the system in Pepin County using the Sheriff's dispatch office. The expense for this service is now funded through taxation.

3. Health Care Facilities: Pepin Manor is located at 1110 2nd Street. It is a 60-bed nursing home that provides 24-hour quality nursing care, rehabilitation services, medication management and hospice care. It also provides social and recreational programs, home style meals, and safety and security for its residents. It is Medicare, Medicaid and VA certified. They have no plans to expand.

Within a 50 mile radius, there are seven hospitals and clinics (Eau Claire, Durand, Wabasha, Winona, Red Wing, Lake City and Rochester.). In or near the Village, we have one dentist and two chiropractors.

4.. Library: There has been a library in the Village of Pepin since 1948. It has been housed in several different buildings within the Village. The current library building was completed in 1996. New gutters and insulation were installed in 2006 and a new roof in 2009. Continued maintenance includes interior painting, painting of doors, trim and window sills, carpet replacement and possible tuck pointing which would be needed to keep the building in the best possible condition.. A larger facility in the future is possible and may be needed, but at a new location. With a larger facility additional shelving units would be needed along with additional furniture.

Currently the library owns three computers for internet access, two computers for word processing and games, one computer for the card catalog, two computers for checking out items and one computer for processing items/administration. Equipment needs for the library in the future include keeping the computers up to date, replacing monitors and additional computer stations along with other emerging technologies. There could be a time when two or more staffed check out stations and additional self check out stations will be needed. An office for the director would be useful in the future. A conference room that could be used without accessing the entire library would be an asset to the community now and at any time one could be created. Wireless

networks for the public to access the internet separate from the current internet system would be used now and at any time it could be incorporated.

Access to additional libraries and their items is expected to increase. The state of Wisconsin is encouraging libraries to have one shared automation system and it is the goal of the Indianhead Federated Library System to have all 52 in one shared system. While it may not be possible to have all of the IFLS libraries in one system it should be possible to have most of them in one system. This will give the Pepin Public Library patrons access to more items and the option to use other libraries.

As more and more people use the library and the many services offered, staffing and hours open will need to be increased to continue to provide the best possible service. Staff may at some time become specialized so that one person is in charge of children/young adult programming, another responsible for adult programming, some staff who only do circulation tasks, others who do administration and tech services.

An on call or on staff computer/tech support specialist would be useful now and at anytime it could be financially feasible. Currently there are three part time employees; one hired for 116 hours a month and two hired for 30 hours a month each. The library is open 30 hours a week. This is actually lower than the state of Wisconsin's suggested standards for a community the size of Pepin. It is suggested that the library be open at least 35 hours a week, but the village is unable to financially support these hours at this time. Increased funding is needed.

The library is funded by the Village and Pepin County. Grants are available through Indianhead Library System who applies for state grants and LSTA (Library Services & Technology Act) grants from the federal government. These grants are not available for operating expenses. They are only available for special projects, programs and materials.

The Pepin Public Library provides the following services:

Free check out of materials to residents of Wisconsin holding a valid library card

Access to approximately 482,000 different bibliographic titles; 1,351,000 items; and 40 individual library locations through the shared automation consortium as of 2007

An Express Lane self check station

Internet access, computers for word processing and educational learning, scanners for scanning documents and photographs

Quiet area for reading

Area for research or homework

Sending and receiving faxes and photocopying

Answering reference questions

Providing information pamphlets from local, regional, state and national sources

Rotating collection of materials available at the Eastside Apartments

Providing additional copies of local book club selections to support their activities

The library provides materials on site for people of all ages and interests in various formats, including: children's picture books for non-readers and early readers; early readers and chapter books for elementary school aged children; young adult fiction books for junior and senior high school aged children; fiction books for adults in regular and large print; general fiction westerns, Christian inspirational, science fiction, mysteries, romance, Spanish language books for all ages, non-fiction books for all ages, audio books on cassette; fiction and non-fiction, audio books on compact disc; fiction and non-fiction, videos on VHS; fiction and non-fiction, videos on DVD fiction and non-fiction, music on compact disc, magazines, newspapers, kits, and watt meters. Additional materials in any of the above formats are available through the consortium, along with some formats, materials and equipment that are not found on site at Pepin.

The library provides patrons with access to services from their home through the internet. Such services include: access to the card catalog through the internet; request for items; renewal of items; downloading audio books; and receiving email alerts about new items.

The library provides educational and recreational programming throughout the year, such as: summer reading for students of all ages; story hour for preschoolers; beginning computer classes for adults; American Heart Association first aid classes for adults; poetry readings and open mike poetry events for all ages; knitting and crocheting classes for all ages; book events and author visits for all ages; computer and electronic recycling drop off service (bi-annual), and historical presentations during "Laura Ingalls Wilder Days"

The library provides such historical and research resources as: The Pepin Herald newspapers from 1908 until 1964 (with some years missing); The Pepin Laker newspapers from 1965 until 1981; The Courier Wedge newspapers from 1996 until present (some from 1982-1995); Historical books which include family biographies; Partial Town of Pepin records from 1859-1888 (on loan from the township); Oakwood Cemetery plot map and index; scrapbooks from various village celebrations; and access to genealogical databases from the internet both on site and at home.

5.. Pepin Area Schools: Pepin's first school classes were held in 1853 in a newly completed frame building. Twenty (20) pupils were enrolled. About 1862 a large building, built as an Institute where the school presently stands, was purchased for a public school. At this time they were teaching grades 1 through 8.

In 1875, the school was organized as a free high school under Chap. 325, Laws of 1875 and the first special state aid was given to high schools. It was the first high school in western Wisconsin and offered a three-year high school program.

In 1902 the building burned and a new brick building was constructed on the same site. The high school program changed to a four-year program in 1905. Some additions were made in the late 1930's and 1940's. A gymnasium was built in 1950. A large elementary addition was completed about 1960 to accommodate the extra students brought in with the school consolidation. In the 1990's the old brick building was demolished and a new building was constructed that connected the previous additions.

The Pepin School District has an approximate enrollment of 291 in pre-K through 12. While the district enrollment has declined, as with most school districts throughout the State of Wisconsin, it is a small but necessary school district because the closest school district is 25 minutes away. The school will need to use shared staffing with neighboring school districts, distant learning opportunities, technology, and shared sports teams to continue to provide the students with a quality education.

Another challenge to the school district is the cost of energy. The district is working on a boiler system that would allow it to use multiple fuel options to provide heat in the building. Some of these options include wood pellet, coal pellet, grass pellet corn grown locally, and of course fuel oil. One of the greatest detriments to the school is that there is no access to natural gas.

Pepin Area Schools is negatively impacted by the high property values as compared to the number of students that are in the school district. This means that Pepin Area Schools receives less state aid than our neighboring school districts. This cost burden gets passed on to the local property tax payer. Pepin is not alone in this struggle. A number of school districts throughout the State of Wisconsin are negatively impacted by the equalization of state aid through the property equalization values and its application to the state aid dollars a district receives. Short of a complete overhaul of the state school funding system, Pepin will continue to see higher property taxes than its neighboring communities.

With the aging population, declining enrollment, increased costs and the concerns about property taxes, there is concern about the future of our school. The hope and opportunity that we see lies in economic development to provide well paying jobs to encourage our young people to return home after additional education and affordable housing to encourage people to move into our Village.

6. Child Care Facilities: There are no day care facilities in the village. There are licensed day care providers available.

7. Solid Waste Disposal/Recycling Facilities: Pepin County provides for collection of garbage, recyclables, demolition waste, yard waste, major household appliances, tires, waste motor oil, oil filters, antifreeze, lead acid batteries, rechargeable batteries, computers and electronic equipment at two permanent collections sites within the county. While the County provides the opportunity for appropriate management of waste materials, it does not control the flow of solid waste, recyclables, or other materials, which individual residents, businesses and institutions are free to manage through private vendors and other resources.

Pepin County initially developed its existing solid waste management program in 1990. The County has contracts with each of the 11 local municipalities (eight towns, two villages, one

city) to develop and implement a solid waste management program. It is the understanding that, in the event of a revenue shortfall, the County may assess a per capita payment by the municipalities to help pay for the shortfall. Since the inception of the program in 1990, there has never been a shortfall assessment made to the participating municipalities.

The program manages less than 3000 tons of materials annually. The program is paid for by state recycling grants, revenues from the sale of recyclable materials, fees collected via the sale of garbage bags at numerous retail outlets within the County, a per-pound-surcharge on garbage placed in dumpsters throughout the County, and fees charged at the collection sites for other materials at the time they are delivered to the sites. The program has not, as yet, had to rely on any local tax dollars for support of its operations.

There are no licensed landfills in Pepin County. All garbage is shipped to landfills and/or incinerators for disposal outside the County. Nor are there any materials recovery facilities for recyclables located within the County. All recyclable materials are shipped to facilities outside of the County for processing and marketing.

The Pepin County Code of Ordinances mimics Wisconsin Statutes by banning certain materials from landfills or incinerators, as follows:

MATERIALS BANNED FROM WISCONSIN LANDFILLS & INCINERATORS

Banned from disposal in 1991: lead acid batteries (automotive); major appliances (air conditioners, clothes washers and dryers, dishwashers, refrigerators, freezers, stoves, ovens, microwave ovens, dehumidifiers, furnaces, boilers or water heaters), and waste oil.

Banned from disposal in 1993: yard waste, including grass clippings, leaves, yard and garden debris, and brush under six inches in diameter.

Banned from disposal in 1995: aluminum containers; corrugated paper or other containerboard; plastic containers #1 (PETE) and #2 (HOPE); glass containers; magazines and other materials printed on similar paper; newspapers and other materials printed on newsprint; office paper; steel containers; containers made from a combination of steel and aluminum (bi-metal cans); and waste tires.

Anyone who knowingly places any of these materials in containers whose contents will ultimately end up in a landfill or incinerator is in violation of the Pepin County's ordinance. The County's solid waste program provides a legal means of managing all these materials.

The County has also regularly sponsored one-day Clean Sweep events for the disposal of household hazardous wastes ("HHW"), unwanted agricultural chemicals ("ag"), and paint. These collection events have been held annually over the past several years. There has been no cost to residents and farmers. Future HHW and ag events are planned, but will be contingent on the availability of state grants for disposal of these hazardous materials. The County has had to pay a portion of the cost of these events; this match has been funded through the solid waste program budget and has not relied on general tax revenues for support.

Though the County's code of ordinances does not prohibit the burning of garbage, the

State of Wisconsin's Air Quality regulations do prohibit the burning of all waste materials other than clean dry paper and cardboard, yard waste, and clean, unpainted, untreated lumber. The Village of Pepin's ordinances are consistent with the State regulations.

Businesses, industries and institutions are regulated by state statutes regarding the appropriate management of hazardous materials they use and/or generate. During the past several years, the county has provided opportunity for Very Small Quantity Generators (VSQG) to dispose of certain hazardous materials at a subsidized rate (50% state subsidy).

8. Water Supply: The Village water supply system began in 1941 with the construction of municipal well 1 ("MW1") by Rissel Cole, the construction of the 80,000 gallon concrete storage reservoir, and installation of Class 150 tar coated cast iron pipe. A second well was drilled in 1964 by P.J. Fisher. As part of the lead and copper rule, poly-orthophosphate addition began around 1996 to reduce corrosion.

Both Village wells draw from the glacial outwash (drift) formation. This is a sandstone formation containing some gravel and is unconformed in nature. Both wells were cased more than 60 feet and have been performing well.

The reservoir sits on a hill just off the corner of Sandridge Road approximately ¼ mile north of the Village limits in the Town of Pepin, and is fed by an 8" pipe from the main Village well. The same 8" pipe feeds water from the reservoir to meet the demand of Village residents.

Pepin completed a "Contaminant Use Inventory" evaluation in 1998 for both wells. It was reported that agricultural fanning, LP tank, road salt storage, sewer line, private wells, laboratory, and leaking underground storage tanks were within 1200' zone of the municipal wells. The leaking underground storage tanks are now closed. Used to determine sampling requirements and variances to these requirements, a 1200' fixed radius "Source Water Assessment" was completed by the Department of Natural Resources on June 17, 2003. As is commonly found in other systems, Pepin wells were shown to be susceptible to some contaminants.

This 1200' zone is located primarily outside of the Village, within the Town of Pepin. A Well-Head Protection Plan has been adopted by the Village, but ordinances need to be passed to support that plan and cooperation is needed with the Township to protect the quality of our water supply. More discussion of this matter is contained in the Section on Natural Resources.

Village infrastructure contains wells, chemical addition systems, 80,000 gallon concrete reservoir, and distribution system.

9. Pepin Water System: Per capita water use has been consistently high. It is currently at 118 gal/person/day. Normal domestic use in smaller non-industrial communities is about 75 gal/cap/day. Some of the high water use can be attributed to high (> 10%) unaccounted for water losses and sprinkler use. Average water losses were 15% the last 5 years.

MW2 is the primary well. It delivers 360gpm of water. MW1 delivers 150gpm but can only operate by manual operation. The reservoir float system is not networked with this well. By

default, this well is essentially a standby emergency well.

Several observations can be made to determine whether the Village can safely meet or satisfy various system demands:

- The Village is capable of meeting the annual average daily demand of 114,041gpd when MW2 is in service.
- The Village is not capable of meeting annual average daily demand when the largest unit (MW2) is off line. Manual operation of MW1 operation is required. This will allow the Village to meet the average daily demand of 114,041gpd but requires constant manual over-site.
- The Village is capable of meeting the maximum daily demand of 292,000gpd when MW2 is in service.
- The Village does not have the capacity to deliver enough water to meet peak daily demand of 292,000gpd in the event MW2 is off line. The Village will run out of water. MW1 is only capable of delivering 216,000gpd. Conservation measures are needed.
- Taking into consideration 80% of available volume in the reservoir, the Village will not meet the 24-hour storage requirement with the largest unit out of service during maximum daily production days.

With the projected increasing population, possible annexations, and possible new businesses in the Village, we **recommend** that the Village Board consider:

- a. Adding an additional well with similar or additional capacity that is located so as not to draw down the water in the existing well.
- b. Budgeting for such well and for Rural Water to find and write applications for alternative funding sources.

The reservoir is adequate for the foreseeable future because the water from the wells is pumped in through the same pipe as it is pumped out of for use. Therefore it cleans itself almost daily. There is an automatic chemical feed pump that operates when the well is pumping.

10. Street, Water and Sewer Maintenance: The following lists the schedule for street, water and sewer maintenance:

Line Sewer Mains:

Pine Street Between 1 st and 2 nd	2010	
Pine Street Between 2 nd and 3 rd	2011	
Pine Street Between 3 rd and 4 th		2012
Pine Street Between 4 th and 5 th		2013
Prairie Street Between 1 st and 2 nd		2014

Streets:

2 nd Street	2010
Storm sewer – Hwy 35 to Locust Curb and Gutter	2011
Black Top	2012

We **recommend** that the Village continue to plan the maintenance of streets, sewer and water at the same time to realize the cost savings. We also **recommend** that the Village Board include the upgrading of sidewalks and construction of walking paths when they do such maintenance.

11. Sanitary Sewer System and Wastewater Treatment Plant: The Village of Pepin maintains a waste water collection and treatment plant serving the entire village. The sludge plant was activated in 1972. The collection system consists of an all-gravity sewer, with pipes ranging in size from 8" to 10" mainline, and 4" for laterals. This system was installed in 1948 and, with additions, is approximately 7.5 miles in length. The original sewer pipe is vitrified clay tile manufactured by Red Wing Pottery Company, with all revisions being 8" PVC pipe. The present system consists of 18% PVC pipe and 82% clay pipe with 105 concrete manholes. The piping system is in reasonably good condition and has been well maintained. Mainline pipes are rodded and flushed yearly to remove roots and foreign materials. Soil conditions in the village consist totally of clean granular sand which is excellent material for pipe bedding and reduction of surface water infiltration. Although the piping system is in good working condition and with proper maintenance, should serve the village well into the future, with expansion a larger piping system may be necessary.

The Village has room to expand to the east, west, or north within the Village limits or with annexation in these directions. Expansion of the system in any of these directions will not create any major engineering problems.

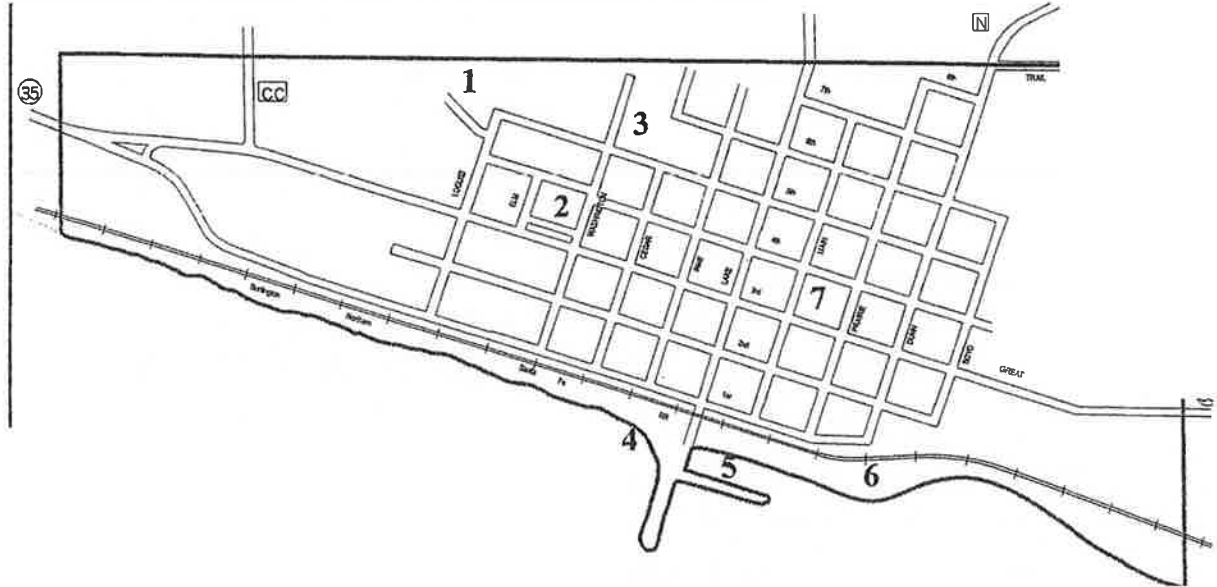
The future needs include: reducing ammonia and nitrogen effect by 2012; having extra sludge periodically hauled away, and fixing or replacing the blower.

Funding and engineering is developed through Rural Water.

12. Recreational Facilities: The 1990 Pepin Recreation Plan by Short, Elliot, and Hendrickson Inc. was prepared for the Village, along with participation in the preparation of a County plan, to assist and guide the overall growth and development in the Village and the region.

The Village has a total of 30.1 acres in parks, including the following:

School	7.3 acres (not counting the building)
Main Park	3.0 acres on State Highway 35
Small Park	1.5 acres West of Locust Street
Beach & Picnic Area	2.4 acres West of old pier
Boat Landings	2.6 acres East of Smith's Landing
Lakeport	3.0 acres on State Highway 35

VILLAGE OF PEPIN OUTDOOR RECREATION MAP

1. Lake Pepin Campground (Commercially Operated)
2. Laura Ingalls Wilder Park
3. Pepin School District
4. Municipal Beach
5. Pepin Marina
6. Sportsmen's Landing
7. Laura Ingalls Wilder Museum (Pepin Historical Society)

13. Telecommunications: The Village Board has been responsive to the on-going problem of bad cell phone service slowing internet service within the Village by entering into a lease agreement with Verizon Wireless to construct a new tower on Village property. The Board agreed to a location behind the Village shop building and construction should begin within a few months. When the tower is completed, the Village should have greatly improved cell phone and wireless internet access.

14. Electricity: Xcel Energy provides our electrical service. It has no plans for further development in the Village.

15. Cemeteries: Located at 110 County Rd. CC and corner of Sand Ridge Road in the Town of Pepin, Oakwood Cemetery is comprised of approximately 16 acres of land. One of the oldest in the area, the cemetery was established and managed by the Town of Pepin with the first marked burial being in 1862. In 1909 management was changed to an Association with a nine member elected board.

By 1934 the cemetery grounds contained 17½ acres of land. In 1971, as lots were selling rapidly, usable acreage of about 5 acres of additional land was obtained through purchase and then exchange of other non-usable acreage. This resulted in a total of 16.1 acres of space with enough level land for further development until about 2050.

A small building containing a crypt and a chapel was added to the grounds in the 1980's. At present there are an estimated 2,500 burial sites and an additional 150-200 purchased sites with others mapped out and available.

The cemetery is self-supporting through an initial long-term savings plan, using the interest along with the funds from the sale of lots and fees charged for services, to cover the operation and maintenance of the cemetery.

16. Churches: There are three churches in and near the Village:

Immanuel Lutheran Church – 205 Pine Street

United Methodist Church – 504 2nd Street

Calvary Apostolic Lighthouse UPC N807 Sand Burr Road

V. AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

A. VISION: To identify, protect and enhance the agricultural, natural and cultural resources that are that are central to our economic well-being, that sustain our lives, and that provide comfort to our souls.

B. GOALS:

1. To preserve, maintain and encourage the rural character within the Village of Pepin and the ETZ Area.

2. In order to preserve the natural resources, which we enjoy and upon which we depend, the Village of Pepin should:

a. Reduce our contribution of polluted and warmed run-off to Lake Pepin as well as insure our wastewater treatment plant does not contribute pollutants and nutrients.

b. Maintain and increase vegetative cover: on the forested bluff-line, which provides a handsome backdrop for the Village of Pepin; in our yards and along our shaded streets, to moderate heat, preserve ground moisture, and improve air quality: and along our waterfront and public spaces, to provide pleasant shade for visitors and habitat for wildlife.

c. Protect the source of Pepin's drinking water.

d. Limit sources of air pollution, which reduce air quality in the Village of Pepin. The air over Pepin is particularly susceptible to degradation because of the village's location in the river valley.

e. Limit stray outdoor lighting to protect the quality of the night sky.

f. Limit sources of nuisance noise to protect the peaceful atmosphere.

g. Encourage an appreciation of the natural flora and fauna to promote preservation of wildlife and habitat.

3. Develop a cohesive village identity.

C. OBJECTIVES:

1. To identify Pepin's agricultural, natural and cultural resources to ensure that they are appreciated and to recommend steps to enhance and protect these assets through education, regulation, and public policy.
2. To maintain and preserve existing historic structures
3. To encourage the Village Board to develop design plan for lighting, plantings, signage, and decorations

D. RECOMMENDATIONS:

1. Because there is very little land left for agricultural uses within the Village limits and because of the increased need for economic development and residential housing, the Village will need to determine which types of agricultural uses are still appropriate while attempting to maintain the rural character of the community.
2. Pepin County has closed the two sand quarries within the 1-mile limit around the Village. To promote safety in building, we recommend that no building be allowed within 100 feet of the edge of the sand quarries.
3. Many recommendations are contained in the Natural Resources section to help preserve our natural resources through education, regulation and public policy, including the passage of a well-head protection ordinance.
4. Develop a cohesive village identity by:
 - a. Encouraging the maintenance and preservation of existing historic structures.
 - b. Develop a design plan for lighting, plantings, signage and decorations.

E. PROPOSED ORDINANCE CHANGES:

1. The adoption of a Well-Head Protection Ordinance. Our proposal is attached as Exhibit I.

F. RECREATIONAL FACILITIES:

The Pepin Campground is a privately-owned and maintained campground/RV park. It occupies approximately 850,000 square feet, or 19 ½ acres with plans to develop another 10 acres or approximately 435,000 square feet. It allows for 130 sites and includes an office, a common area for meetings, a shower facility, and a tent area. There is also an RV dumping sanitary station. RV's have the option of using sewer, water, and electrical hookup. Future plans include a wireless internet, another 50 sites and possibly another shower facility.

The Sportsman's Club Facility is a non-profit facility that is outside of the Village, but within our planning area. It occupies approximately 1,000,500 square feet, or 23 acres. It has a 4,500 square foot club house that includes a full-service bar, kitchen, trophy room and dining hall. The public may rent the clubhouse for a nominal fee. There are two trap shooting ranges, one for singles and one for doubles. There are two rifle ranges with earth berms. One range has tree shooting benches with targets at 50 yards, 75 yards and 100 yards. The other range has no benches or targets. The facility also includes a tractor/truck-pulling track. The Pepin Lion's Club hosts such an event on an annual basis. There are no plans for any future development of this facility.

Additional recreational facilities are found in the Section on Community Facilities and Utilities.

G. EXTRATERRITORIAL ZONE: The zone contains about 2,260 acres with approximately 1,850 in agricultural production. There are currently 12 land owners who own the majority of that agricultural land. The majority of the land owners has no immediate plans for development of that land, but would be willing to sell the land at a premium price. Currently, developers are not looking to add inventory, unless the land is remarkable—with terrific views. Even then, the developers are looking to acquire the land at bargain prices.

H. NATURAL RESOURCES:

Pepin's natural resources sustain life and make our village more pleasant and enjoyable for residents and visitors.

The degradation of some resources—groundwater, on which the municipality depends for a supply of drinking water, and the air we breathe—could be life threatening. Other resources—the lake, the forested bluff line, prairie remnants, parks and green space, a night sky lit more by stars than electricity, and an abundance of fish and wildlife—enhance life by moderating surface temperatures, relaxing the eyes, offering recreational opportunities or attractive scenery. These assets benefit residents and appeal to visitors who patronize our businesses or may establish businesses or homes in Pepin.

The protection of the scenic beauty and natural resources that make Pepin a satisfying and healthy home, requires the defense of these assets while increasing numbers of residents and visitors are attracted by those very features.

1. Lake Pepin is a major regional asset, attracting visitors and enjoyed by residents and part-time residents. The Lake is enjoyed for its scenic beauty and recreational opportunities. It provides direct employment—a small number of commercial fishing and charter boating—and indirect employment—a wide range of business opportunities catering to those who have come to visit or live near the lake. It is, therefore, in our environmental and economic interests to limit the Village's negative impact upon the lake.

There are water quality issues over which neither the Village nor its residents has control. These include runoff from farms and communities up river, wastewater from upriver treatment plants, spills of contaminants from accidents along the highway or railroad, and invasive species

of fish and plants. However, the Village of Pepin should support regional, state and county efforts to prevent degradation of the Mississippi River.

The federal government regulates the potential threat to water quality posed by boating activity on the water. This is reinforced by Dan's Pepin Marina policy which promotes good stewardship. The marina pumps out holding tanks at no charge for renters and at a \$5 fee (regardless of size) for visiting boaters. A dump station is provided at no charge for boaters with portable toilets. Some of the federal statutes and regulations include:

33 Code of Federal Regulations prohibits dumping of plastics and garbage (including fish wastes) or any waste created during the normal operations of a ship.

Federal Water Pollution Control Act prohibits the discharge of oil or other waste into navigable waters.

Marpol Trash Placard (posted in every boat) lists plastic, garbage, paper, rags, glass, food, metal, crockery, and dunnage as illegal to dump in all navigable waters and ocean waters up to 3 miles from shore.

US Coast Guard regulations prohibits "The discharge of untreated or inadequately treated sewage inside 3NM waters is prohibited for all vessels operating in US waters."

Development along the lakeshore can potentially threaten the water quality by introducing pollutants directly or when carried into the lake in times of high water. If followed and enforced the Pepin County Zoning Codes should be adequate protection. While much of the zoning regulation is designed to prevent loss of property and life at the time of a flood, the following regulations are designed to prevent threats to human health and the environment as a result of flooding:

20.03 FLOODWAY DISTRICT (FW)

(1) APPLICABILITY. (Ord. No. 179, Am. #66, § 2, 7-18-07)

(a) The provisions of this section apply to all areas mapped as floodway on the official floodplain zoning maps and to those portions of the General Floodplain District determined to be floodway according to the procedures in §20.05(4).

(b) In addition to the floodway maps specified in subsection (1)(a), the following area shall be designated floodway:

(all areas listed here are streams listed are outside our area of influence. The floodplain with which Pepin is concerned would be along the Mississippi shore.)

(4) PROHIBITED USES. All uses not listed as permitted uses in §20.03(2) are prohibited within the Floodway District and in the floodway portion of the General Floodplain District, including the following uses which are always prohibited in the floodway:

(a) Structures in, on or over floodway areas, which are designed for human habitation, associated with high flood damage potential or not associated with permanent open space uses.

- (b) The storage of any materials that are capable of floating, flammable, explosive or injurious to property, water quality or human, animal, plant, fish or other aquatic life.
- (c) Any uses not in harmony with or which may be detrimental to the uses permitted in the adjoining districts.
- (d) Any private or public sewage systems, except portable latrines that are removed prior to flooding, and systems associated with recreational areas and Department approved campgrounds that meet the applicable provisions of local ordinances and ILHR 83, Wis. Adm. Code.
- (e) Any public or private wells which are used to obtain water for ultimate human consumption, except those for recreational areas that meet the requirements of local ordinances and NR 111 and NR 112, Wis. Adm. Code.
- (f) Any public or private solid and hazardous waste disposal sites.
- (g) Any wastewater treatment ponds or facilities, except those permitted under NR 110.15(3)(b), Wis. Adm. Code.
- (h) Any sanitary sewer or water supply lines, except those to service existing or proposed development located outside the floodway which complies with the regulations for the floodplain area occupied.

20.04 FLOOD FRINGE DISTRICT (FF)

- (1) **APPLICABILITY.** The provisions of this section apply to all areas within the Flood Fringe District, as shown on the official floodplain zoning maps, and to those portions of the General Floodplain District that are determined to be in the flood fringe area under §20.05(4).
- (2) **STANDARDS FOR DEVELOPMENT IN FLOOD FRINGE AREAS.** All of the provisions of §20.02(1) shall apply in addition to the following requirements according to the use requested:
 - (e) Storage or Processing of Materials . The storage or processing of materials that are buoyant, flammable, explosive or which in times of flooding could be injurious to property, water quality or human, animal, plant, fish or aquatic life shall be at or above the flood protection elevation for the particular area or floodproofed in compliance with §20.07. Adequate measures shall be taken to assure that the materials will not enter the river or stream during flooding.
 - (g) Sewage Systems . (Ord. No. 179, Am. #66, § 2, 7-18-07) All on-site sewage disposal systems shall be flood-proofed to the flood protection elevation and shall meet the applicable provisions of all local ordinances and Com 83, Wis. Adm. Code.
 - (h) Wells . (Ord. No. 179, Am. #66, § 2, 7-18-07) All public or private wells shall be flood-proofed to the flood protection elevation of §20.07(5) and shall meet the applicable provisions of NR 811 and NR 812, Wis. Adm. Code.

(i) Solid Waste Disposal Sites . All public or private solid or hazardous waste disposal sites are prohibited in flood fringe areas.

Development may also reduce lakeshore wildlife habitat. The Pepin County Zoning Code includes shore land protection covering 300 feet from the high water mark of navigable rivers. The ordinance protects natural vegetation 35 feet from the water, prohibiting clear cutting of more than 30 feet in any 100 foot frontage, in order to preserve scenic beauty, control erosion and reduce effluent and nutrient flow from shore land.

To limit Pepin's negative impact on the Mississippi Pepin residents should first reduce the amount of nutrients, contaminants, and water at an elevated temperature found in runoff and secondly interrupt their direct passage into the river. We **recommend** that the measures that could be taken include:

a. The ratio of salt to sand in the mixture applied to the streets in winter should be as low as possible to minimize the quantity of salt in runoff.

b. While state law prohibits municipalities from regulating the application of pesticides, discouraging the use of herbicides, pesticides and large amounts of fertilizer would reduce polluted runoff and the risk of contaminating our ground water.

c. A project to paint stencils of fish or other wild life beside storm drains would remind residents that what enters the storm drains flows directly into the river. The natural resources committee and the school could conduct this activity as an education project.

d. Another educational project could be the construction of rain gardens to absorb the runoff from roofs or parking lots which would otherwise enter the storm drains. See the DNR website at dnr.wi.gov.

e. The Village should not pave over brick gutters with asphalt as was done along Lake Street between First and Second streets. When that section of street needs to be repaved the grass verge either side of the gutter should be restored. The broad expanse of asphalt absorbs and radiates the sun's heat making that section of sidewalk unpleasant for pedestrians and heating the runoff being discharged into the Lake. The grass verge and the brick gutter allowed more water to be absorbed into the ground.

f. Collection pools (which, in our sandy soil would rarely hold water) at the mouths of our storm drains would slow the flow of runoff, thus allowing sediment to settle, nutrients to be absorbed by vegetation and water temperature to decrease before entering the Lake. With permission from the DNR and Burlington Railroad this project could be carried out as an educational exercise with the Natural Resources Committee, volunteers and children from the school. 4H, or scout troop.

g. When Pepin's sewage treatment plant is upgraded, the Village might consider creating an artificial wetland to absorb remaining nutrients where the treated wastewater enters the Lake below the Sportsmen's boat landing. Nutrients would

be best filtered by plant life in the summer when the population in Pepin is the highest and the system is most heavily used by residents and visitors.

h. Post periodic lake water test results at the beach and Village bulletin board.

i. A wheel chair ramp to the water's edge on one or both break waters would provide safe access to the handicapped and less surefooted. The construction and maintenance of these paths could be a project undertaken by the Sportsmen's Club or an independent group of residents and fishing enthusiasts.

j. Use of one or more of the marina docks for access to the ice during the winter would be appreciated.

k. Develop remote parking to ease congestion during waterfront events, such as fishing contests. A parking fee during events might provide extra money, which could be put toward waterfront maintenance.

l. Consider limiting Pepin fishing contests to two a year.

2. Vegetative Cover: Trees and smaller plants absorb the sun's energy to power the process of breaking down carbon dioxide into carbon, used to build plant material, and oxygen, released into the air. The shade helps maintain ground moisture. A tree cools the air more than a roof, which creates the same amount of shade, but releases the sun's energy as radiant heat.

The increase in air temperature over an urban area caused by radiant heat from roofs, parking lots, streets, and bare ground, as well as various types of combustion, is called the "heat island effect". Reducing the heat island effect makes the outdoors more pleasant during the summer and reduces the demand for indoor air conditioning.

To preserve and increase healthy vegetative cover, to help beautify our community, and to promote economic development, we suggest that the Village of Pepin:

a. Support Pepin County zoning created to preserve the wooded bluff-line which serves as such a handsome backdrop to the Village.

b. Develop a boulevard tree policy to prevent the removal of healthy trees, replace trees lost to storm or disease, and plant new trees where there are none.

c. Some years ago a number of cottonwood trees were removed along the marina because of the angle at which they leaned. More recently trees were removed when the shelter was built near the boat landing. Some visitors to Pepin have criticized the asphalt to vegetation ratio along our waterfront. The addition of more shade trees would make one of our greatest assets more attractive and comfortable.

Replacing trees lost beside the marina would create shade for strolling and is always desirable for parking. Adding a couple trees northwest of the yacht club building

would provide shade for picnics held there. Opening spaces in the asphalt around the shelter by the boat landing for a couple trees would help cool the area for picnics or spectators at events held in the shelter. Some shade trees at the back of the beach below the rip-rap would provide a pleasant area for parents who are watching their children in the water. More trees by the spectator bleachers at the school ball fields would make watching games more pleasant.

d. Ordinances, the building permit process could be used to prevent anyone from clear-cutting a wooded lot before a building permit is granted and require proper ground preparation and planting of ground cover after construction or demolition.

e. We **recommend** that trees be planted on Second Street, between Lake and Main Streets, lacks sufficient shade to be pleasant in the heat of the summer. Trees should be planted through the sidewalk on both sides of the street. It would be possible to plant trees on property back from the sidewalk in some places but none of the owners of those properties were willing to allow trees to be planted when contacted in 2007. A proposal for square openings on the diamond, which extended into the street between parking spaces, was rejected. If there is not room for openings in the sidewalk large enough for trees, the sidewalks will need to be extended and parking changed to parallel on one side. This would be a more involved and expensive solution than creating spaces which extended into the street and would have to be plowed around.

Thicker steel reinforced curbs to protect edge openings in the sidewalk to prevent heaving and cracking by roots may be needed. Openings should be large enough to allow sufficient water to reach the roots and should be made level with surrounding sidewalks by filling with mulch, grating or paving bricks. About \$2,500 was received by the Village from the energy audit and dedicated for trees for Second Street, but used. Beyond this, funds could be raised through private contributions such as memorials by a group (perhaps the Natural Resources Committee) which would plant trees in Pepin every arbor day.

3. Groundwater And Well Head Protection: which provides drinking water for village residents, lies beneath a bed of sand which the DNR has labeled the poorest quality soil type for filtration of contaminants. According to DNR representatives, our main concerns should be contamination from agricultural chemicals and private septic systems.

The Village is a member of the Wisconsin Rural Water Association ("Rural Water") at a cost of \$245.00 per year. Rural Water:

- Provides training and technical assistance programs concerning the delivery of clean water.
- Visits Pepin to test the water and provide whatever technical assistance is needed.
- Works with the Board to assist in decision making process related to the water system.
- Helps to find funding sources and monitors and informs the Board about current water regulations.

The DNR urges municipalities to protect their water sources by establishing zoning ordinances to regulate the development and activities carried out within two zones through which ground water passes on its way to our wells. Tests for nitrates in water from wells in the forty acre section north of the Village limits between Lake street and County N averaged between 7.33 and 9.5 parts per million, barely below the permissible level. Ground water flowing toward Pepin's main well passes under this land. No test results are available for land directly north of the secondary well.

Wellhead Protection Plan and Protective Zoning

Because it is better to prevent pollution than to clean up after contamination, the federal government requires every municipality that provides its citizens with drinking water to have a plan for the protection of the water source from pollution.

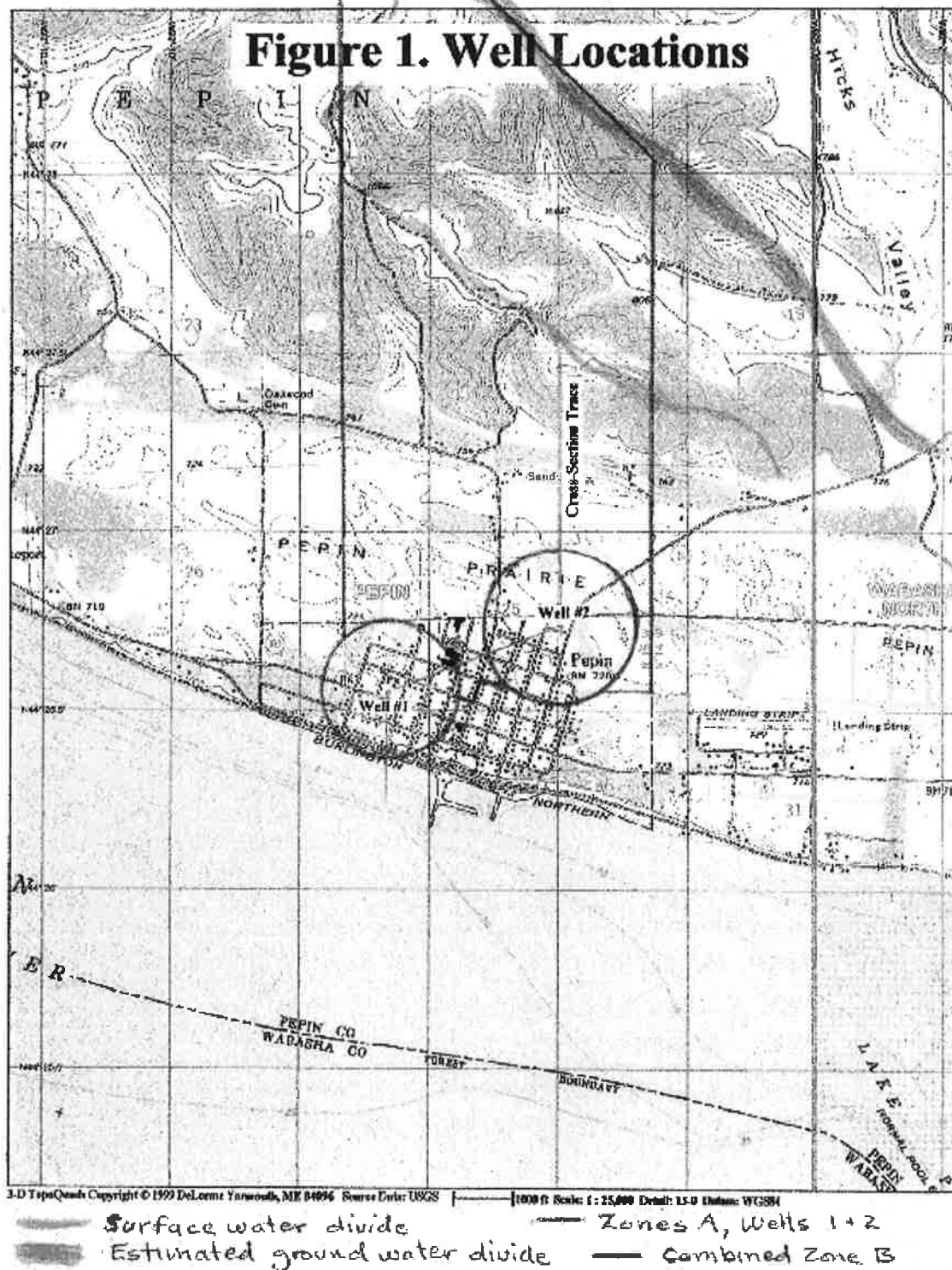
The Wellhead Protection Plan prepared in 2007 by the Village of Pepin with the aid of the Wisconsin Rural Water Association states that the Village "will consider the preparation of a wellhead protection ordinance".

The soil above Pepin's water supply is mostly sand, having the lowest attenuation potential, as identified on the UW Extension Soil Attenuation-Potential Map of Pepin County. This soil has the poorest chance of filtering nutrients, bacteria, and chemical contaminants. For this reason we stress the importance of working with Pepin Township to create the strongest possible ordinance to apply to the property through which our drinking water passes. All homes near our Pepin wells should be connected to municipal sewer. Cropland within 2,000 feet of a well is automatically eligible for CRP, which could be one way to reduce the potential for agricultural contamination.

The Wisconsin Department of Natural Resources provides sample ordinances to aid communities in developing protective regulation to prevent contamination of drinking water supplies. Each ordinance creates one to three zones around every municipal well. The zone encompassing the area immediately around the well is the most restrictive with more types of activities or development allowed with each increment of distance from the well. The combined areas are sometimes referred to as the Wellhead Protection Overlay District. The restrictions of the pre-existing zoning still apply, but are further refined by the restrictions added to protect the source of drinking water. Land uses permitted by existing zoning may be prohibited by the additional regulations. On the other hand, some types of uses may be permitted in the overlay zone, but would not be allowed in those areas where prohibited by the original zoning description.

The plan identifies several potential threats to each well, including the application of fertilizer and chemicals to agricultural land, leaking underground storage tanks, road salt storage, chemicals used at the Pepin Area Schools, petroleum storage, septic fields, septic tanks, and a municipal sewer line closer than permitted to a well.

On the maps in the Wellhead Protection Plan, the Wisconsin Rural Water Association has drawn circles around Pepin's two wells to include land 1,200 feet from the well in the Village Park and about 1,800 feet around the well near County N. The Map follows:



The land within these circles would be zone 1. Because the well near County N, from which Pepin draws most of its water, is near the Village boundary much of the area within that first

zone lies within Pepin Township. Protection of Pepin's water supply will depend upon cooperation of the Township for any regulation.

In the four sample ordinances provided by the DNR, new septic installations are not permitted in the zone 1. There are a couple private septic systems and several lots on which septic systems may soon be installed in the Township portion of zone 1 for Pepin's main well.

Two of the four ordinances did not list agriculture as a permitted use within zone 1. According to language in the ordinances all uses not listed as permitted are prohibited. The other two specified that applications of fertilizer be limited to that which would be used by the plants to prevent leaching into the ground water. Currently state law prevents municipalities from regulating the use of pesticides, a potential threat to ground water.

All ordinances had a list of uses specifically prohibited in zone 1.

The second zone identified on the maps in the Wellhead Protection Plan covers the ground under which the water travels for five years to get to Pepin's wells. The map shows two long strips coming from the north towards each well. The Wisconsin Rural Water Association recommends creating zone two to encompass both of these strips and some land to the east and west to best protect our water. This zone reaches well into Pepin Township.

In every sample ordinance, zone 2 permitted single-family homes to have properly installed septic systems, but limited the number of systems by creating a minimum lot size.

One of the samples prohibited municipal maintenance garages in zone 2. Pepin's municipal garage is beside the well in zone one. All the ordinances provide for pre-existing uses to continue if able to show that satisfactory action is taken to prevent contamination.

Three out of four sample ordinances permitted agricultural activity in zone 2.

Three of the samples have a section titled Design Standards, which mostly describes how much of a lot may be kept as manicured lawn. This is to limit the potential quantities of fertilizer or chemicals, which might be applied in that area where water is percolating toward the well. Lots with septic fields are limited to smaller lawns because of the amount of nutrients expected to leach from the systems. Also under Design Standards are described requirements for containment barriers around storage tanks (where they are allowed) and other requirements for permitted uses.

Another suggestion in the Wellhead Protection Plan is an educational program to inform the public about the dangers to and protection of our drinking water.

Our suggestion for an ordinance is attached hereto as Exhibit I.

Residents of the extended area beyond the Village limits depend on private wells and septic systems. The area east of Pepin, along Highway 35, referred to as "Pugsville", is densely enough populated that the community is likely to eventually need municipal water and sewer service. Pepin County zoning codes do not provide for any extra precautions for septic systems in sand as opposed to soils with better filtration properties.

The Village's Wellhead Protection Plan identifies several sites of underground gasoline storage tanks that pose a threat to groundwater. Testing of ground water at the corner of Lake Street and Highway 35, conducted by Cedar Corp., ceased in January 2003 with water still showing levels of pollution above that which is permissible. The case is closed with no action required by the state.

Some additional things that could be done to help protect our ground water include: the reduction of salt to lowest possible level in salt and sand mixture spread on roads in winter will limit salt in ground water as well as runoff, and discouraging the application of lawn chemicals.

4. Depletion of our water supply from over use is also a concern. To encourage a reduction of consumption of our water resources, the Village could:

- a. Eliminate the discount for large water usage. Waukesha WI has a reverse scale for residential use: lowest rate up to 30,000 gal., next rate 30-40,000 gal., highest rate over 40,000 gal
- b. Eliminate sewer discount for residents using large amounts of water on lawns. Consider sewer discount for residents installing systems to water lawns and gardens with gray water.
- c. Consider restricting agricultural irrigation in recharge area.
- d. Promote forest, prairie, (or any native ground cover other than grass) or mowed crops in recharge area to reduce need for irrigation and chemical application.

5. Soil. Pepin's SAND SOIL, which is poor to begin with, is quickly degraded by the elements when disturbed.

- a. It would be good to promote forest, prairie, or mowed crops such as hay on highly erodible land.
- b. Through the building permit process, contractors could be required to cover ground disturbed during construction or demolition with organic material and to apply topsoil or organic material before a lawn is established in sand.
- c. Commercial quarrying of sand is not an appropriate use of land in the Village and should be discouraged within the wellhead recharge area. Quarrying alters drainage patterns, reduces depth to water table, and poses a contamination threat with the operation and storage of equipment in the quarry.

6. Air Quality: The air quality in Pepin is generally good, but at times, some areas can be as bad as any large city.

- a. For the health of all residents, and especially those with health conditions such as asthma, the Village could ban the burning of leaves and enforce

ordinances against inappropriate burning. Composting can be promoted as a means of building better soil. The village collection site takes compostible vegetable matter. Trash burning has decreased since Pepin first charged for disposal. There are fewer burn barrels evident but burning does persist.

b. A limit on the amount of time a diesel truck can idle in one location could be established and enforced.

c. Pollution from indoor and outdoor wood stoves could be reduced by requiring temperature to be controlled by regulating the fuel supply (as could be done with a pellet stove) or burning a clean hot fire and storing the heat in a liquid or solid thermal mass to be released slowly. Incomplete combustion, caused by limiting the oxygen supply to regulate heat, is the cause of much of the pollution produced. The burning of green and wet wood could also be prohibited.

7. The dark night sky with a view of the stars is an asset that is perhaps not recognized or appreciated until it is lost. In Pepin, the night sky suffers somewhat from stray light, primarily from streetlights and commercial outdoor lighting.

a. Commercial and residential zoning codes could be amended to prohibit dusk to dawn lighting. Security lighting could be wired to motion detectors and outdoor lighting and sign illumination shut off between 11 PM and 6 AM except for any hours between those times a business may be open.

b. Outdoor lighting over 1000 lumens (60 watts incandescent equivalent) should be directed at the ground and shielded from shining outwards and upwards. An especially harsh example of unshielded lighting is the lamp on the west wall of the Post Office, which shines in the eyes of pedestrians walking east on the Second Street sidewalk and north on Lake Street toward the Post Office. Other examples of offensive lights are mounted on the yacht club building and Pickle Factory, shining out from the buildings in the eyes of anyone approaching. The powerful light on the Pickle Factory lights up the breakwater for anyone waking away from the shore but blinds a person approaching. People walking out on the breakwater to appreciate the stars or moonlight over Lake Pepin cannot see the path when returning.

8. Peace and quiet in the Village of Pepin are negatively impacted by noise from trains, trucks, motorcycles, snowmobiles, speed boats, jet skis and the Village siren. Luckily Lake Pepin is prized for sailing and fishing so most of the boating is low impact.

a. The noise from train horns sounding at crossings varies. Some trains warn of their approach with a single sounding of the horn at each crossing, while others use multiple blasts (some a signature series of long and short toots). There is no need for more than a single sounding of the horn at each crossing. Heavy trains traveling at high speeds through the Village, primarily at night, shake buildings blocks away. This surely has a negative impact upon the structures. **Complaints about train speed and unnecessary noise can be directed to the Commissioner of Railroads, Roger Breske, 610 N. Whitney Way, Madison, WI 53708- 8968.**

b. Maintaining the surface of Highway 35 and enforcing the speed limit minimizes the noise from truck traffic.

c. The Village siren, which sounds twice daily, terrifies toddlers playing in the park at noon and sets dogs to howling all over town. At the taking of another ballot it should be put to the residents as to whether they wish to continue the tradition or to eliminate the blowing of the siren at noon or 9:30 PM or both and then test once a month as many communities do.

d. An increase in the number of personal trash dumpsters around the Village has resulted in the increasingly urban sound of early morning trash collection—banging, compacting, and engine acceleration.

9. Public Education: A plan of public education could be implemented, possibly by the Natural Resources Committee working with the school, to increase public awareness, appreciation, and stewardship of our natural resources. The following list contains suggestions for educational activities:

a. Introduce the elementary school students to the natural land around them through field trips guided by local volunteers or county agents.

b. Involve the upper level students with community projects such as the construction of collection pools at the mouths of the Village storm drains or maintaining trails in the DNR land along the Chippewa River.

c. Write articles for the Courier Wedge about the susceptibility of Pepin's well water to contamination because of its location in sand, what residents can do to avoid threatening our water, and what they can do to improve or at least avoid damaging our other resources.

d. Involve students in discussions of future growth and development of Pepin (possibly part of Mr. Pesic's eighth grade Pepin Community unit in the spring).

e. Emphasize reuse and recycling at school. Perhaps conduct a recycled material project show and or a recycled material boat race.

f. Require students to participate in an Adopt a Highway cleanup to discourage littering.

g. Introduce rain garden construction as an adult class or student project.

10. Wildlife habitat will likely suffer as Pepin grows. Wildlife such as deer, eagles, fish, ducks, geese, turkey, and songbirds, which deserve to have space for lives of their own, are enjoyed by residents engaged in viewing and hunting, and draw visitors to the area. The following suggestions are to minimize this loss and preserve habitat within the village:

- a. Residents could be encouraged to leave portions of their lots unmown to grow up in natural vegetation.
- b. Encourage owners of lakeshore property to leave at least a portion of the shoreline wild.
- c. Mowed lawn area on larger lots developed outside the current Village limits could be restricted to a percentage of the lot. This will preserve habitat and prevent the creation of suburban wasteland.

I. CULTURAL RESOURCES:

The Village of Pepin has a long and colorful history largely influenced by its natural setting, i.e., the Mississippi River, the sandy prairie, and the bluffs/woodlands. This history has involved a number of boom/bust cycles which have had an impact on the physical environment. These cycles, along with the development of varied transportation routes, have contributed to a village center that is not cohesive and has no distinct identity. Fortunately, Pepin still has numerous historical buildings in existence. The challenge is to encourage preservation of these buildings while honoring their original design. These historical buildings along with a design plan for signage, plantings, lighting, and decoration can help develop community identity which can support future economic growth.

1. Historical Influences:

- a. Geography/Natural Resources:
 - Mississippi River/fish stock
 - Wooded bluffs
 - Farm lands
- b. Transportation:
 - Mississippi River/recreation and industrial boats
 - Train line
 - Scenic highway
- c. Peoples:
 - Native peoples
 - Early explorers
 - Immigrant settlers
 - Relocated permanent residents
 - Retirees
 - Vacationers

2. Cultural Assets:

- a. Historical Buildings
- b. Green Spaces:
 - Laura Ingalls Wilder Park

- Highway 35 wayside stop
- Harbor/beach front
- Ball fields

c. Organizations:

- Art Tour Group
- Boy/Girl/Cub Scouts
- Immanuel Lutheran Church
- Lake Pepin Art and Design Center
- Laura Ingalls Wilder Historical Society
- Laura Ingalls Wilder Museum
- Pepin Area Community Club
- Pepin Area School
- Pepin Food Pantry, Inc.
- Pepin Library
- Pepin Lions Club
- Pepin Manor Nursing Home
- Pepin Sportsmen's Club
- Pepin Volunteer Fire Department/EMS
- Pepin Yacht Club
- Red Hat Ladies
- Snowmobile Club
- Traveling Shoes Gospel Choir
- United Methodist Church
- Art & Design Center

d. Activities:

- 85 Mile Garage Sale
- Art and Fire
- Bicycling
- Bicycle Club Tours
- Bird Watching
- Boating
- Camping
- Car Club Tours
- Children's Easter Egg Hunt
- Children's Halloween Party
- Dining
- Fishing Contests Summer/Winter
- Flood Run Spring/Fall
- Fresh Art Tour Spring/Fall
- Gallery Art Show
- Hiking
- Hometown Holidays
- Hunting
- Lodging
- Laura Ingalls Wilder Days

- Moped Rally
- Music in the Park
- Music Productions
- Pepin School Sports
- Second Saturday Film Club
- Shopping
- Snowmobile Rally
- Theatre Productions
- Tractor/Truck Pull
- “Annual” Food Pantry BBQ Cook-off
- Art Camp

3. Challenges and Opportunities: The Village of Pepin should develop a cohesive design plan that recognizes and enhances the Village identity. Pepin has a beautiful physical setting with many historical buildings still in existence. Unfortunately, many older buildings have been taken down or renovated in such a way that the historical design elements have been destroyed. In addition, there is no overall plan for signage, lighting or public plantings. Developing such a plan would help to define the downtown, encourage movement around the Village, inform visitors about what is available and enhance economic development. When developing this plan it is imperative that the historical influences come in to play. It should represent the best of our past while helping us to remain a vibrant, thriving community in the future. The plan could include:

a. Historical Buildings:

1. Identify historical buildings. No buildings in Pepin are currently listed with the County or State Historical Societies. In addition to the current Village Hall, which will be taken down shortly, there are other commercial and residential buildings that would qualify as historical properties.
2. Encourage preservation with tax incentives. When possible, providing a limited tax credit for exterior improvements that focus on historical restoration has been shown to be a positive catalyst.
3. Establish resource materials at Pepin Library for preservation/historical renovation of historical buildings.
4. Encourage registration of historical buildings with Pepin County Historical Society.
5. Update walking tour of historical buildings.

b. Green Spaces:

1. Replace/update three information signs.
2. Place waterfront identification signs on Highway 35

3. Explore development of additional green space for recreation

c. Design Elements:

1. Lighting: A new design for street lighting has been developed by a committee associated with the exploration of the Main Street Program. This design references historical lighting forms and would be a good point going forward.

2. Signage: Current signage in the Village does not do an adequate job of informing visitors of what is available in Pepin and how to find it. In addition, there is no consistent overall design style which helps to describe/define Pepin. The new information sign being developed for Laura Ingalls Wilder Park could provide a jumping off point for a new design.

3. Other Outdoor Elements: There is a need for an overall design for other elements which are part of the exterior environment, i.e. trash cans, planters and benches etc. While not always obvious, they add to the comfort and visual richness for visitors and residents.

VI. ECONOMIC DEVELOPMENT

Economic development is necessary to the maintenance of a strong economy through the creation and retention of desirable jobs that provide a good standard of living. Increased personal income may increase the tax base, increase the number of households that live in our community, and increase the school population.

A. VISION: The Village of Pepin wants to promote environmentally safe economic development that complements the character of our Village while providing good paying jobs to support our school and serves the needs of all residents and visitors, including senior citizens.

B. GOALS:

1. To use the public resources at the state, regional and county level to promote economic development in the Village of Pepin.

2. To expand our economic base to include jobs that offer decent wages to attract young people to the Village and to protect our school.

3. To integrate such economic development into our community.

C. ISSUES:

1. How do we encourage meaningful economic development leading to good jobs, an increased enrollment in our school system and a decrease in our property taxes while maintaining the small-town character of our Village?

2. The Village of Pepin has only .7 square miles in which to expand. On one side is Lake Pepin and on the other three sides by the Town of Pepin. We do not have any immediate access to freeways, railroads, ports or airports.

3. While the population is growing, it is also aging. The growth in population generally comes from the relocation of retirees. Our young people leave the Village for additional schooling and jobs. They do not and cannot return. This leads to a declining enrollment in Pepin Area Schools.

4. Because we are located less than two hours from major metropolitan areas in a scenic river valley, we are a prime location for weekend and seasonal homeowners. This has caused our land values and property taxes to soar. Increased land values have forced us into a vicious cycle of increased property taxes because of the increase in land values which negatively impacts upon the amount of state aid that is received by the school district which in turn raises the property taxes.

D. OBJECTIVES AND RECOMMENDATIONS:

1. The Village Board should direct that the Economic Development Committee do the following, at a minimum:

a.. Work with the Mississippi River Regional Planning Commission, the Pepin County Office of Economic Development, and the Wisconsin Department of Commerce. Each of these entities has a great many ideas and resources to help promote development in a community.

b. Work with the school to investigate financial and technical assistance programs to assist in implementation of workforce development plans, such as K-12 school-to-work, apprenticeships and an entrepreneurial club such as Junior Achievement.

c. Create an economic development plan (beyond what is presented herein) that: develops and/or improve the support system for entrepreneurial development. This should include such things as:

1. A resource guide that summarizes the terms of federal, state and county funding sources, such as small business loans through the Small Business Administration. This guide should be available to the public in the Village Hall and in the library.

2. The development of an "angel" network for such things as business development expertise, ideas peoples, and funding, and venture capital resources.

3. The further identification of and proposals for development of additional or expanded sites for tourism and recreation and for services that are needed by or useful to seniors, tourists, government, businesses and other entities.

4. Identification of locations, particularly in our traditional downtown, for new or expanded businesses.

d. Develop and publish a marketing plan for attracting individuals and businesses to the Village.

e. Report to the Village Board at least three (3) times per year concerning the specific efforts it has made to retain and expand existing business and to attract new businesses into the community.

2. The Village Board should encourage businesses to locate in our traditional downtown through the work done by the Economic Development Committee and through low-cost loans. The renovation can be begun by the Village. There was approximately \$2,500 received from the energy audits done by the power company. That money was designated for trees for downtown. That project should be begun.

3. The Village Board is to be commended for entering into a lease agreement with Verizon Wireless to improve the quality of our cell phone and internet service, both of which are vital to our economic development. A continuing awareness and active pursuit of new technologies will increase our ability to be competitive in attracting new businesses.

4. The Village Board can encourage service industries that meet the needs of our growing senior population, expanding tourist, weekend and seasonal population, and growing artistic community.

E. PROPOSED ORDINANCE CHANGES: None.

F. PLANNING OVERVIEW: The State of Wisconsin, through its publication *A Guide to Preparing the Economic Development Element of a Comprehensive Plan* ("Plan Guide"), suggests that the following elements be considered:

1. Cluster Strategy: "Business cluster strategies, working with companies based on various inter-relationships, has become a standard practice in recent years." *Id.* at 14. "Clustering consists of geographically grouping companies for improved efficiency and competitiveness. The cluster may be built on buyer-supplier relationships or collaborative groups of the same industry working together on process improvements and new market opportunities. A third model consists of firms using the same sources of raw materials, human resources, and technology, even though their markets may be different." *Id.* at 25.

Industrial and governmental clusters are located elsewhere in Pepin County. Our current "cluster" appears to be tourism and recreation. The State suggests that businesses be targeted that support or supply industries in our current economic base and that we plan for the expansion of our economic base using service industries that use new technologies. *Id.* at 14-15.

One such cluster strategy may be to develop "complementary services that attract and retain certain clientele." In our case, that clientele appears to be seniors, weekend and seasonal residents and tourists. This strategy again leads to the redevelopment of our downtown. Tourists go to the shops and restaurants—many of which are located near the downtown. Seniors go to

the bank, the grocery store, post office and Village Hall—all located in or near the downtown. **Redevelopment of our downtown that serves the needs of seniors and tourists is recommended.**

2. New Dollars. “Communities looking to bring new dollars into a community to ensure a balance of economic activity ... can look at two sources of new dollars: those brought in by individuals, and those brought in by entities [organizations, businesses, government].” Id.

New dollars from individuals can come from earned income (wages and salary) or transfer income (non-wage income or generated wealth). Id. As previously discussed, the income in the Village is generally low as compared with other places in the state while our population growth is generally coming from retirees who want to live in a scenic place with recreational opportunities. Thus, new dollars from individuals may come from new people who have generated wealth and have retired into a place that is beautiful and that has opportunities for recreation. This may be a source to populate an “angel network” of people who are willing to invest in growth opportunities. Once a company has some proven growth potential, private equity firms or venture capital firms can be approached for expansion financing. Some sources that could be explored are professional organizations such as National Venture Capital Association (www.nvca.org) or Western Association of Venture Capitalists (www.wavc.net). See also, www.mycapital.com.

“New dollars brought into a community by entities or institutions over a wide range of sources, including tourism, expanding markets, pursuing outside investments, government contracts or grants, and developing support sectors. Plan Guide at 14. The most recent “new dollars” brought into the Village is the successful launch of The Lake Pepin Art and Design Center.

“Many successful economic development strategies ... are a result of public-private partnerships that focus on serving growing sectors in the economy, and which bring in both individual and institutional dollars.” Plan Guide at 14.

3. Manufacturing: “According to the International Economic Development Council, the following trends in infrastructure are now very important. The need for fast, reliable and cost effective transportation and communications is driven by businesses operating in competitive global markets. Many manufacturers operate ‘just in time’ supply and delivery process, which requires a highly efficient transportation infrastructure.” Plan Guide at 21. We do not have immediate access to a 4-lane highway, a railroad or an airport.

4. Federal Funding Into The County:

Over \$103 Million Dollars in funding, loans, loan guarantees and insurance was received from the federal government in Pepin County by individual and governmental entities in fiscal year 2007. Some of these expenditures are as follows:

PROGRAM OR PROGRAM DISCRIPTION	AMOUNT (\$)	TOTAL AMOUNT (\$)
Retirement & disability payments for individuals		21,062,635
Rural rental assistance, food stamps, veteran vocational rehab, survivors and dependents educational assistance, other educational assistance, Medicare-hospital and supplementary insurance		9,824,228
Grants: Block, Formula, Project, and Cooperative Agreements, which include:		6,863,765
1. Very Low-Income Housing repair loans and grants	5,300	
2. School lunch program	312,211	
3. Highway planning & construction	1,039,109	
4. Title I grants to local education	167,419	
5. Special education grants to states	308,176	

6. Rural education achievement program	27,459	
7. Assistance to firefighters grant	130,671	
Procurement contracts		917,150
Salaries and Wages		2,000,134
Direct Loans: farm storage facility loans and farm operating loans		210,238
Guaranteed/insured Loan: Farm operating and ownership loans, very low to moderate income housing loans, mortgage insurance homes, small business loans certified development company loans, and veterans housing guaranteed and insured loans.		3,386,100
Crop insurance, life insurance for veterans and flood insurance.		12,321,731

Source: U.S. Census Bureau: Consolidated Federal Funds Report: Fiscal Year 2007, Detailed Federal Expenditure Data – Wisconsin PEPIN COUNTY

5. Strengths And Weaknesses Concerning Economic Development: The Village of Pepin has many strengths and some important weaknesses that may impact upon the type of economic development that we should be attempting to attract.

a. Location refers to access to customers/markets, suppliers, and transportation facilities. Planning Guide at 28.

On one hand, our population is small, our customers generally come to us and our suppliers are located elsewhere. We have no immediate access to a 4-lane highway, a railroad connection or an airport within the Village.

On the other hand, the Village is quiet, beautiful and located in a scenic area that is centrally located between Minneapolis/St. Paul, Minnesota to La Crosse, Wisconsin and Eau Claire, Wisconsin to Rochester, Minnesota. We enjoy a large number of tourist attractions and recreational opportunities, such as:

1. Lake Pepin: There is a public dock in Pepin. Residents and tourists alike enjoy Lake Pepin for its scenic vistas, fishing, boating, ice boating, snowmobiling, skiing, skating, fishing contest, Dan's Marina, swimming, and sailing lessons.

2. Museums: Pepin is the birthplace of Laura Ingalls Wilder, which is celebrated during Laura Ingalls Wilder Day and at the Laura Ingalls Wilder Museum. The Pepin Depot Museum is housed in the original Pepin Depot and contains railroad and steamboat memorabilia.

3. Lake Pepin Art and Design Center offers exhibitions of local artists, sponsors music presentations, film presentations, poetry and Art Camp.

4. There is a local camp ground.

5. Nature: Pepin is a great place to walk along the Lake, look at the scenery, and view the birds—including bald eagles. The Tiffany Wildlife Area is just outside of the Village and offers excellent wildlife watching, semi-wilderness canoeing, hiking, camping, hunting and fishing.

6. We have wonderful restaurants, motels and bed & breakfast facilities.

In addition, we are only about 65 to 70 minutes to the Minneapolis/St. Paul International Airport. U.S. HWY 61, which is a 4-lane highway, is about 12 miles away in Wabasha, Minnesota and U. S. HWY 35 goes through the Village. UPS, Federal Express and like delivery services come in to the Village on a daily basis.

b. Facilities. Facilities include buildings, land, office space, land water, sewer, transportation and telecommunication infrastructure. Planning Guide at 28. Our streets are adequate for our Village. If economic development is to occur outside of our current Village limits, additional streets, water and sewer may be required.

1. It is important to emphasize that additional water and sewer capacity may be necessary to spur major economic development. Our streets are

currently adequate. If we expand outside of the Village, additional sewer, water and streets will be necessary. We do not have access to natural gas within the Village.

2. The Village owns a building in an “industrial park” along U.S. HWY 35. The area is zoned as commercial—not light manufacturing. One manufacturing facility attempted to purchase this building, but the business failed and the Village took back the building. It again attempted to sell the building, but the sale did not close. The Village is currently leasing the building. There has been no increase in the number of local jobs in Pepin as a result of this lease.

3. While we have internet and cell-phone providers for the Village, the product is not sufficient to meet our needs—particularly our needs into the future. Many business and much administrative tasks can now operate from anywhere—with the proper communications infrastructure. “Mobile offices and ‘telecommuting’ are commonplace. Plan Guide. At 21. There are many areas in the Village where cell phone service is just not available. Cell phone calls are sometimes disconnected. We cannot expect to attract meaningful new businesses without decent cell phone service.

Apparently CenturyTel did upgrade their DSL service in Pepin a few months ago from 1.5 to 10 megabits. The problem is that it does not operate like a 10Mb/s system. If there is a continuous stream of data (for example downloading a single big file), there is an increase to only about 8.5 Mb/s. They seem to have set a delay for each “http get statement”. This means that if you are surfing the net and you hit upon a page with 10 graphics, there is a server imposed delay for each graphic. The effect of this is that it is actually slower to view a page with a lot of graphics than before.

The band-width from Riverland is also suffering. For example, when viewing video on-line, which is necessary for video conferencing and educational services, the connection has to be with low band-width (even if paying for the highest they have), buffering continuously occurs, and the connection is often lost.

These types of problems are not acceptable—particularly when the cost of such service is higher than what it is in the metropolitan area. Active businesses should not have to lease servers in other parts of the country to do their business. Business needs to be able to connect with their cell phones anywhere in the Village. Businesses should not have to be disconnected from their cell-phone service or from video conferences or split the attachments on their emails to make sure it will go through.

In response to these concerns, the Village Board recently entered into a lease agreement with Verizon Wireless to erect a new Tower within the Village on Village property. Once the tower is up and operating, we should have better cell phone and internet service.

c. Business Costs: This involves permits, regulations, zoning, and government responsiveness to business.

The permit costs are low compared to other communities. While the community survey indicated that some felt that the Village Board was not responsive to businesses and while more

could always be done, the Village Board has changed or not enforced local regulations and zoning in order to attract businesses to the community. Businesses have tended to open along Highway 35 or along the lake front—leaving our original downtown business district with empty lots and empty stores. In addition, the Village Board has attempted to use TIF financing to attract new businesses and jobs.

The MRRPC Strategy at 4-18 explains that: “The Mississippi River Region is in a unique position to capitalize on outsourcing and Internet based business development. Our region’s high quality of life, expansive undeveloped land areas, lower wage rates and lower cost of living makes us very suitable for consideration for new plant and office operations. Companies are continually looking for ways to lower their operating costs, increase sales and maximize profits. The ability to do that in larger highly congested urban area is often limited. An alternative is our region where cost for doing business could be lower and their productivity greater through high-speed internet service and use of the regions’s economic development assets and high quality education system.”

It also recognizes at 4-19—4-20 that: (1) Business taxes are lower in Wisconsin than those in 35 other states; (2) Wisconsin’s cost of doing business is 4.6% lower than the national average and 30th in the nation; and (3) the State of Wisconsin has a broad range of financial assistance programs to help businesses and communities to undertake economic development.

d. Financial: This factor includes availability and cost of capital and community /state economic development resources.

Our local bank is supportive of new business. Angel networks and access to venture capital needs to be developed. Also see funding sources below.

e. Workforce: This factor involves the availability of workforce, cost, skill levels, and productivity.

1. Educational Level: We do not have a highly educated population. The following table shows the educational achievement of residents of the village who were age 25 or older as of 2000.

Educational Level	Village of Pepin
Less than 9 th grade	73
9 th to 12 th grade, no diploma	56
High School Graduate	262
Some College, no degree	143
Associate Degree	44
Bachelor’s Degree	66
Graduate or Professional Degree	46

Source: U.S. Census Bureaus, Census 2000.

A quick analysis of the chart shows that over 77% of people over 25 who live in the Village do not have any type of degree.

2. Population: While the City of Durand has the most employers and has the largest population in the County, most of the population growth from 2000 to 2007 has not been in Durand (-0.1% population loss). Workforce Profile at 1. The most growth has been along Lake Pepin with its scenic beauty and recreational opportunities (Village of Pepin 9.7%, Town of Pepin 14.8%, Town of Stockholm 134.7% population growth) or close to the City of Eau Claire (Town of Albany 16.9% population growth). Id.

The vast majority of population growth in the County has not come by natural increases, but by people moving in—usually retirees. Id. Thus, despite the population growth within our area, our population is aging by the baby boomers getting older, retirees moving into our communities, and young people moving out for jobs and/or education. Id. at 1-2.

**POPULATION PROJECTIONS FOR PEPIN COUNTY:
POPULATION BY AGE GROUP**

Years	0-15	16-34	35-54	55+	Labor-Force-Aged Population	Total Population
2010	1,537	1,915	2,048	2,348	6,311	7,848
2020	1,635	1,834	2,064	2,916	6,814	8,449
2030	1,701	1,756	2,314	3,166	7,236	8,937

DISTRIBUTION OF LABOR-FORCE-AGED POPULATION

Years	16-34	35-54	55+	Labor-Force-Aged Population
2010	30.3%	32.5%	37.2%	100%
2020	26.9%	30.2%	42.8%	100%
2030	24.3%	32.0%	43.8%	100%

Source: Id. at 2

While the number of those who make up the work force (16 or older) is projected to grow, the age shift may disproportionately affect the rate at which people are willing to remain in the workforce. Id. By 2010, about 37% of the workforce is 55 or older and by 2030 those who are 55 or older make up nearly 44% of the workforce. These percentages are higher than other counties in the state. Indeed, as the workforce Profile warns: “Population growth in Pepin County that is dominated by an older generation will

contribute little to the workforce, and rather than expanding the overall economy, it could instead even drain resources.” Id.

Despite this warning, we believe that an aging population may provide opportunities to the Village of Pepin for economic development that serve the needs of that population while increasing the number of jobs in our community.

3. Unemployment: The unemployment rate in Pepin County is seasonal—falling in February through June as the construction and tourism industries add workers. Id. at 3. The unemployment rate in Pepin County in 2007 was 4.9%. Id. at 4. The Department of Workforce Development announced on October, 21, 2009 that “Dane County and Pepin County both recorded rates of 5.4 percent for September, the lowest rate among the counties for the month. ...On an annual basis, unemployment rates increased in all 72 counties. The smallest increase occurred in Pepin County, which recorded a 1.9 percentage point increase.”

4. Jobs And Wages: While wages tend to be lower than average within the Village and the educational level is increasing, there is a lack of diversity within the population.

The more pressing issue may be the type of jobs that are available in Pepin so that we may keep our young people from leaving, entice our young people to return after a higher education, and attract more workers with families to support our school.

The following table compares employment trends and per capita income.

COMMUNITY	1990 NUMBER EMPLOYED	2000 NUMBER EMPLOYED	1990-2000 % CHANGE	1990 PER CAPITA INCOME (\$)	2000 PER CAPITA INCOME (\$)	1990-2000 % CHANGE
Village of Pepin	354	408	15.3	10,931	17,755	62.4
Town of Pepin	323	322	-.03	11,298	18,902	67.3
City of Durand	790	911	15.3	10,510	18,103	72.2

Source: MRRPC: County Profiles 2007 CEDS

The employment by industry in 2000 in the Village of Pepin was:

Agriculture, Forestry, Fishing/Hunting, Mining	15
Construction:	34
Manufacturing:	94
Wholesale Trade	12
Retail Trade:	43
Transportation and Warehousing and Utilities:	18

Information:	11
Finance, Ins., Real Estate, Rental/leasing:	16
Prof, Scientific, Mgt, Admin and Waste Mgt Serv.:	3
Educational, Health, Social Serv:	88
Arts, Entertain, Rec, Accom and Food Serv:	46
Other Services (except public admin):	17
Public Admin:	11
Total Employment by Industry	408

Source Profile Data compiled by MRRPC 12/02, Updated 12/06

The median family income in the Village of Pepin in 2000 was \$41,250, with 19.1% of our households and 21.2% of our families receiving less than \$25,000 per year. U.S.Census Bureau, Census 2000. *Pepin County's average wages in 2007 was \$27,373—only 72% of the \$36,830 average wage in Wisconsin.* Workforce Profile at 4. Wisconsin's median wages fell to \$15.16 per hour in 2008—below the national median of \$15.74 per hour. The State of Working Wisconsin—Update 2009 by the Center on Wisconsin Strategy (available at www.cows.org/soww).

AVERAGE ANNUAL WAGE BY INDUSTRY DIVISION IN 2007

Average Annual Wage

	Pepin County (\$)	Wisconsin (\$)	Pepin County as a Share of Wisconsin	Pepin County 5- year % Change	Wisconsin 5-year % Change
All industries	27,373	38,070	71.9	11.2	17.4
Natural Resources	16,221	29,235	55.5	-29.3	14.7
Construction	40,222	47,489	84.7	16.4	19.8
Manufacturing	30,983	47,106	65.8	1.3	16.1
Trade, Transportation & Utilities	26,104	32,762	79.7	15.8	15.3
Information	46,299	48,483	95.5	16.3	24.7
Financial Activities	33,919	50,749	66.8	28.6	25.8
Professional & Business Services	51,352	44,328	115.8	13.8	22.0
Education & Health	28,794	39,606	72.7	14.8	17.3
Leisure & Hospitality	8,562	13,589	63.0	1.3	14.8
Other Services	24,727	22,073	112.0	24.7	13.2

Public Administration	18,249	39,879	45.8	6.6	18.1

Source: Id. at 4 from WI DWD, Workforce Training, QCEW, June 2008

A brief analysis of this table reveals that:

- Pepin County added 36 net jobs from 2002 to 2007, with most of the gain in education and health, and leisure and hospitality. Id. at 4.
- **The average annual wage in the leisure and hospitality industry of \$8,562 is well below the United States Department of Health & Human Services Poverty Guidelines for 2007 of \$10, 210.** While education and health is the second largest industry in the county, we lack higher educational facilities. Healthcare in Pepin County is concentrated in lower-paying nursing and residential care jobs. Id. at 4. Nursing and residential care facilities averaged 96 jobs in 2007, up 20% from 2002 to 2007. Pepin Manor is one of Pepin's largest employers. Id. at 5.
- The average wages in Pepin County grew by 11.2%--which is much slower than the 17.4 statewide growth rate. Id.

5. Business Climate: This involves permitting, regulations, zoning, and government responsiveness to business.

There may be a lack of a shared vision within the community. There appear to be people within the Village that question whether there should be economic growth. If there is a consensus that economic growth is good—particularly when considering the need to increase our school population—then there may be a division within the community as to what type of economic development should be encouraged and/or funded.

Economic development efforts through Pepin County appear to be concentrated in the City of Durand and do not appear to often include the Village of Pepin. This may be because we do not ask for help or come up with our own ideas or ask for any help in developing those ideas. Our Village Board appears to lack a strategy to attract new businesses and is generally more reactive than pro-active in the pursuit of economic development. The Board appears to have designated PACC as The Economic Development Committee with one Board Member as the Board's representative to PACC.

Pepin County's Office for Economic Development and the Mississippi River Regional Planning Commission are excellent sources for help in economic development. They should be used.

Our Village has a central commercial district that has been degraded over time. Zoning has been ignored and not enforced.

Our property taxes are high.

6. Knowledge Resources: This refers to training resources, universities, colleges, research parks, and labs. The Village does not have any training resources, universities, colleges, research parks or lab. The University of Minnesota is about 70 miles away. Within about an hour's drive there are State Universities and training centers in Rochester, LaCrosse, Menomonie, Eau Claire and River Falls.

7. Business Resources: This includes networking, trade associations, training, exporting, procurement resources.

There is an active Pepin Area Community Club (PACC) that promotes the Village of Pepin, encourages the development and enhancement of Pepin and serves somewhat like a Chamber of Commerce. The PACC receives room-tax dollars to advertise and promote the Village. Some of its projects include: the Village of Pepin website at www.pepinwisconsin.com to promote the area and individual businesses; community brochures; community maps; promotional items for sale by Pepin businesses; and Hometown Holidays promotion.

8. Quality of Life: This includes the cost of housing, quality of schools, low crime rates, recreation and cultural amenities. As described by the Mississippi River Regional Planning Commission 2007-2012 Comprehensive Economic Development Strategy ("MRRPC Strategy") at 4-1: "The scenic beauty of the Mississippi River Valley and rolling coulee river region and the abundant clean water, air, and safe living environment attract thousands of new residents to western Wisconsin." The MRRPC Strategy recognizes At 4-1—4-2: A high quality school is evidenced with high ACT scores and a 0 dropouts for 2003-2004 and 2004-2005.

While we need more affordable housing within the Village, the average asking price is currently about \$236,000—a sum that is not unreasonable for someone moving into the Village. We have a low crime rate. Pepin Area Schools has been recognized by the State of Wisconsin as one of the top schools in the state for the last four consecutive years and five out of the last six years.

Pepin County has one of the lowest violent crime rates in the MRRPC region at .05% per capita and the lowest (along with Buffalo County) property offenses rates at 0.61% per capita. MRRPC Strategy at 4-23.

There is a large and productive artistic community within our area. The Lake Pepin Art and Design Center actively supports the work of creative professionals and develops learning opportunities for people of all ages, abilities, and walks of life. It sponsors Art Camp for children, workshops, film and music programming, exhibitions, and special events.

G. SOME SUGGESTIONS FOR ECONOMIC DEVELOPMENT:

Our economic base is generally seasonal. While the seasonal industries are extraordinarily important to our economic well being and while they should continue to be

supported and expanded, we should make some concerted effort to diversify our economic base. Although we have taken some not-too-successful steps toward diversification by investing in the “industrial park”, we need to invest in infrastructure that will support not only tourism and recreation, but also service industries that include the needs of entrepreneurs and seniors. The types of investment that we need to make in our community could give us a competitive advantage in our search for diversification. Those investments in our future may include decent internet and cell-phone service⁵, the encouragement and planning of downtown rehabilitation, and the encouragement of and dedication to do meaningful economic planning and marketing.

1. The Village Board must become more proactive about economic development in our community. While the active members of PACC are probably the people in our community that have the most ideas and have the most knowledge, the Board cannot delegate away its responsibility for economic development. To that end, whether the work be done within PACC or within an appointed committee that includes more than one member of the Village Board, we **recommend** that the Village Board redefine the role, responsibilities and accountabilities of the Economic Development Committee to include, at a minimum:

- A person on the Economic Development Committee should be designated as the contact person to work with the Office of Economic Development in Pepin County, the Mississippi River Regional Planning Commission, and the Wisconsin Department of Commerce and report on those contacts and progress that is made.
- A person on the Economic Development Committee should be designated to work with the school to investigate financial and technical assistance programs to assist in implementation of workforce development plans, such as K-12 school-to-work, apprenticeships and an entrepreneurial club such as Junior Achievement and to report on those investigations and the progress that is made.
- The Economic Development Committee should report to the Board at least 3 times per year concerning the specific efforts that it has made to retain and expand existing business and to attract new businesses into the community.
- The Economic Development Committee should create a plan for economic development (beyond what is presented here) and for developing and/or improving the support system for entrepreneurial development: That plan could include such things as:
 - A resource guide that summarizes the terms of federal, state, regional and county funding sources, such as small business loans, to assist in economic development. That

5

The Village has just entered into a lease for a new tower to be constructed on Village land to help correct our cell phone and internet problems.

guide should be published and made available in the Village Hall and the library with access to the public.

- The development of an “angel” network (regarding such things as business development expertise, ideas people, and funding) and venture capital and private equity firms as resources.
- The identification of and proposals for development of additional or expanded sites for tourism and recreation and for services that are needed by or useful to seniors, weekend and seasonal residents, tourists, government, local businesses and other entities.
- Develop and publish a marketing plan for attracting individuals and businesses to the Village.
- The development of a plan for a “purchasing/procurement club” that includes all business that can purchase supplies at reduced rates.

2. The Village Board should recognize that our economic future may depend not on manufacturing or industrial development, but upon the tourism, recreation and service industries.

3. The Village could encourage new business to move to Pepin by brochures, hand-outs and a space on our web site. The cost could be paid through room tax funds or economic development funds through the County.

4. Our weekend and seasonal visitors present a ready source for new businesses. They already love our Village. Some of them are entrepreneurs and own their own businesses. Such businesses as management and training consultants are often managed from home through the internet. It takes less time to drive to the airport from the Village of Pepin than it does from Wayzata, Minnesota. We have internet access and daily delivery services. Letters from the Village could be sent encouraging them to move here full time.

5. An effort should be made to renovate and rehabilitate our downtown. Because our growth is projected to be in an aging population that is interested in scenic beauty and recreation, it is important to cluster our businesses together into a vibrant area that is easily accessible. This suggests renovation and rehabilitation of our traditional business district.

6. The school could sponsor a Junior Achievement Club—maybe with help from PAAC—to help foster the entrepreneurial spirit and business ownership in our children.

7. Suggestions for the 2006 Survey include: a year-around restaurant that is family-friendly and that serves breakfast, numerous requests for a pizza-pasta type restaurant, a professional building that would house a medical office and things for kids to do.

8. Some additional suggestions for potential economic development and/or businesses in the Village include:

a Tourism and Recreation:

- *Birding.* Other communities such as Alma and Wabasha have promoted their birds. We could work with these communities to produce a brochure, perhaps with the help of the Boy Scouts, about the bird watching opportunities in the area, including the Tiffany Bottoms. This type of information could also be included in our Village brochure and on our web site. Some funds could be made available through the room tax for this purpose.
- *Cross Country Skiing and Snowmobiles.* Although this activity may have to be done privately, it may be possible, if it could be done safely, to make some kind of accommodation on the snow mobile trails. If the Snow Mobile Club was agreeable, promotion for snowmobiling in the winter could be made in our Village brochure and on our website.
- *Golf Course.* This activity would probably have to be privately done. A links-type course should not require the same amounts of fertilizer and would probably be more suitable for the sand-type soil that we have around the Village. This type of course would also set us apart from other golf courses in the area. Some incentives to a private investor may include TIF funding or low-cost governmental loans.
- *MRRPC Strategy* suggests at 4-13—4-14 that the region should build on its success in increasing tourism by, among other things, “(1) Continued recognition and promotion of the Mississippi River Corridor as a uniquely quintessential American experience. The mystery and allure of the Mississippi River seems to be strongest for visitors from Asia and Europe. The Great River Road and proposed Mississippi River Corridor will give continued access and recognition to this valuable tourism asset. ... (3) Designation and promotion of popular canoe trails and other boating excursions available along the Mississippi River and its tributaries; (4) Designation and promotion of popular scenic automobile motorcycle, cross country ski, bike trails, and snowmobile routes; (5) Development of county tourism maps highlighting local businesses, recreational opportunities, and historical attractions; and (6) Develop and market and ethnic/recreational ‘trip ticket’ to draw attention to attention to community festivals, shops, historic sites, restaurants and bed & breakfast inns.”

b. Services:

- *Plumber.* The Village could recruit a plumber through advertising.
- *Assisted Living Facility.* With the growth in our aging population, this business is needed in the Village. Not everyone wants to stay in their own home with the maintenance and other responsibilities, but they may not be ready for the nursing home. While this business would be privately owned, it could be encouraged with low-interest loans.
- *Doctor's Office.* This business could be a satellite office from a local clinic, perhaps housed in a professional building.
- *Accountant.* This office could be in a professional building.
- *Concierge Service.* This business could be internet-based and serve the needs of not only our residents but also our weekend and seasonal residents by providing such services as: cleaning the inside of the boats and homes; accepting orders for food and other items, shopping and stocking refrigerators and liquor cabinets; arranging for mowing lawns and shoveling snow; arranging for and being available for electricians, plumbers and other people to do maintenance on the home, and any other service that our visitors may require. This business should be bonded and have insurance. It would be privately owned. Encouragement may be all that is necessary because the capital investment should not be great.
- *Day Care Center.* While we have many fine in-home day care providers, people who may move their business tend to look for day care centers. Information about our in-home day care facilities could be included in a business-promotion brochure. Private ownership of a day-care facility could be encouraged through promotion and low-cost loans.
- *Explore Government Contracts.* The federal government alone spent over \$900,000 on procurement contracts in Pepin County in 2007. Is there something there that we can provide to the federal, state, or county government? Are

there any types of cooperative agreements that we can make with the federal, state, regional (MRRPC), or county governments to either privatize services or to provide administrative services for programs that they have?

- *Explore Outsourcing.* In these economic times with employers wanting to reduce the number of their employees and with the new addition of a better internet service, we should explore how to become an outsourcing center for major corporations located in metropolitan areas less than 1 ½ hours away.
- *Sales and Distribution Center.* We have wonderful local products that could be grouped together on one web site for distribution. One of the objectives in the MRRPC Strategy at 6-3 is: Promote and help further develop our Region's Agriculture Production and Food Processing Industry Cluster. Organic farming, direct to consumer agriculture or community supported agriculture production systems show great growth potential for our region." Within our area, we not only have agricultural products such as apples and wine, we also have a fantastic artistic community. This website could supplement the individual websites and help promote visits to our region.
- *Testing Lab Facility Or A Training Center.* MMRPC Strategy at 6-5 states, as an objective: "As a designated Economic Development District of the U.S. Department of Commerce, Economic Development Administration (EDA), the MRRPC is in a unique position to tap this Federal agency's grant and loan funds. It is conceivable that a regional project centered around entrepreneurship and innovation could be funded by EDA if it was market driven, technologically advanced and had support from the Region's universities, technical colleges, utility companies, workforce organizations and local government. Examples: Testing lab facility ... or an industry cluster related education and training program.
- *A Rebate Center.* With the growth of coupons and rebates, we could encourage a private business to provide this service for manufactures.

3. Manufacturing:

- *Manufacturing of "Green Technology".* We could explore the production of products that benefit the environment in such areas as energy, green building, environmentally

preferred purchasing, and green chemistry. Green Technology is an organization (www.green-technology.org) that lists and provides links to organizations involved in the production of “green” materials.

I. FUNDING SOURCES:

Rural Development—U.S. Department of Agriculture (“USDA-RD”) provides a large variety of community development and business programs for rural areas such as business and industry guaranteed loans; community facilities direct loans and grants or guaranteed loans, rural business enterprise grants, rural business opportunity grants and rural economic development loans and grants. Please review the large number of programs at www.rurdev.usda.gov/wi.

Wisconsin Department of Commerce provides a broad range of programs to assist communities, businesses and individuals through grants, loans, and technical assistance including Community Development Block Grants. Please review the programs available at www.commerce.state.wi.us.

Small Business Administration provides a number of financial assistance programs for small businesses including loan guarantees, surety bonds, and venture capital. These programs can be found at www.sba.gov.

VII. LAND USE

By combining the objectives, issues, policies, goals, maps and programs the Land Use Element can be used as a guide to the future development / redevelopment of the public and private property of the Village of Pepin. This element contains a listing of the amount, type, and net density of existing uses of land in the local governmental unit. It also contains a map showing the current zoning uses of land, both developed and undeveloped. There is very little unused land within the current established block area of the village.

The purpose of this plan’s land use chapter is to compile an inventory of land use information and to establish goals, objectives and policies to be used as a guide for public and private actions concerning land use and development. Further development within the current Village limits will be on the Northwest corner of the Western edge of the Village and on the Eastern side beyond Boyd Street. These land use goals, objectives and policies express ideas consistent with the desired character of the community and other chapters of the Comprehensive Plan.

A. VISION:

The Village of Pepin wants to enhance the quiet enjoyment of our Village, promote economic and housing development within our Village, enhance the cultural identity of our community, meet the needs of our population, now and in the future, through reasoned, consistent and environmentally sound land use.

B. GOAL:

To provide a balance of land uses that serves the existing and future residents of the Village and continues to minimize conflicts between adjacent land uses.

C. OBJECTIVES:

1. Encourage further redevelopment and new development in vacant areas that provide for the needs of the residents and is consistent with surrounding areas.
2. Remain diligent in the search for light industry that will locate in the Industrial Park and provide employment for area residents.
3. Encourage further development in multi family dwellings to provide for the projected increase in population and for an assisted living facility to provide for the needs of the aging population.
4. Encourage the further development of low to median income housing, including single family homes and an additional or expanded mobile home park.

D. POLICIES:

1. Support land uses that primarily serve local community needs
2. Continue the current practice of reviewing ordinances and update and add to them as the need arises.
3. Review the current multi-family housing requirements and determine their future adequacy for multi-family development during the planning period.
4. Consider removing government properties from the residential section of the zoning category and make it a separate section in the Zoning ordinance.
Land Use Map C

E. BACKGROUND:

1. Existing Land Use Within the Village of Pepin, 2009: The Village of Pepin currently has the following zoning in place for its land usage:

	<u>Acres</u>	<u>Percentage</u>
Residential	216.25	51%
Low Impact Commercial	1.25	1%
Commercial	56.25	13%
Light Industry	47.5	11%

Public	27.5	6%
Streets & Right of Way	76.25	18%
Agricultural	<u>0</u>	<u>0%</u>
	425.00	100%

See Land Map A: Existing Land Use – Zoning Legend

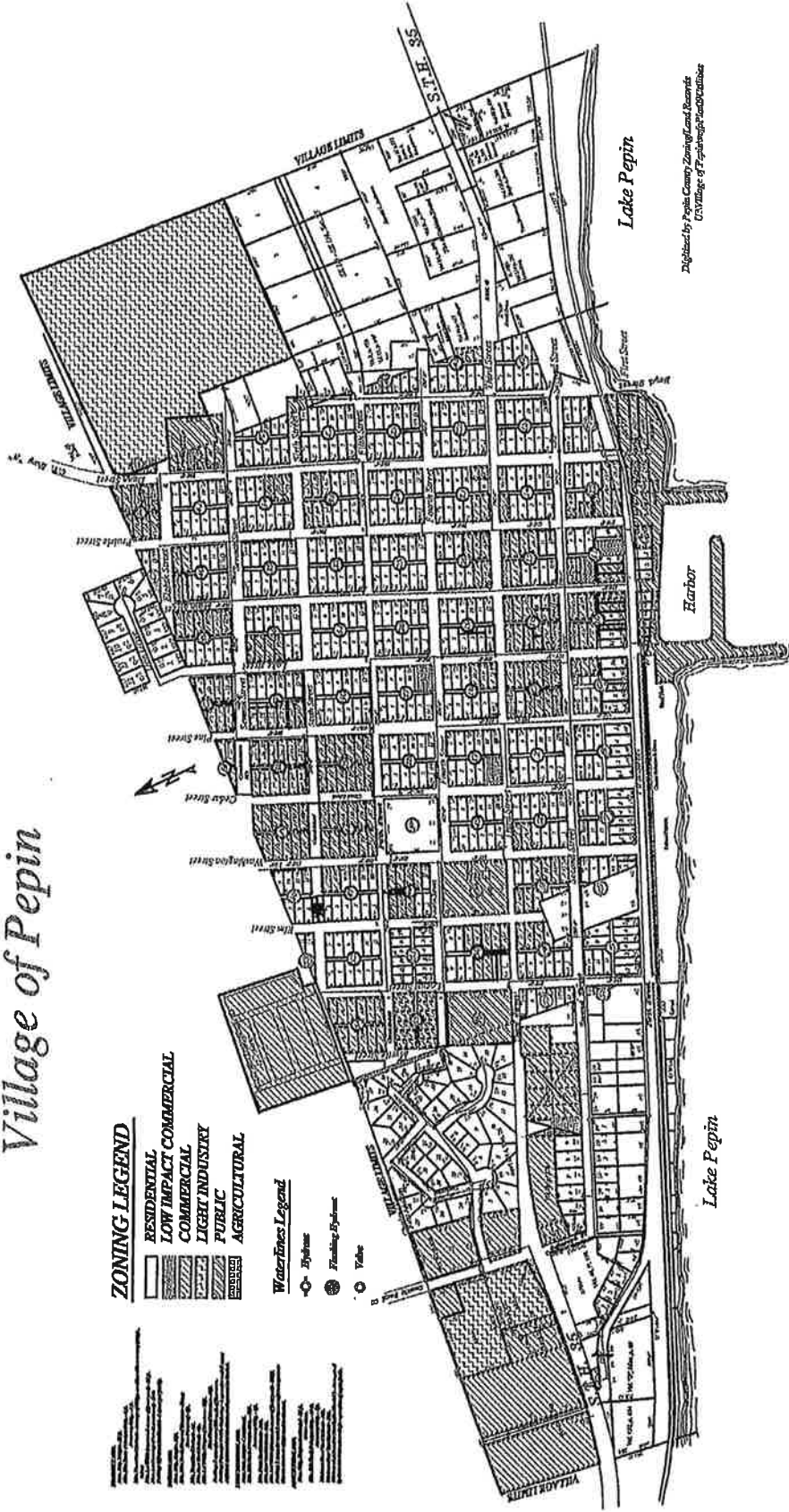
The following sections describe each land use category within the Village. Variations for buildings that are not covered by the Zoning Ordinance are reviewed by the Planning Commission and Village Board for approval. The Village will continue this practice on a case by case basis.

The following map illustrates the current zoning in the Village.

Village of Pepin

- ZONING LEGEND**
- RESIDENTIAL
 - LOW IMPACT COMMERCIAL
 - COMMERCIAL
 - LIGHT INDUSTRY
 - PUBLIC
 - AGRICULTURAL

- Waterlines Legend**
- Hydrow
 - Firewater Hydrow
 - Water



Digitized by Pepin County Zoning Land Records
City of Pepin, Wisconsin

Existing Land Use

Land Use
MAP A

2. Residential: The Village of Pepin's Residential area is intended to provide a quiet, pleasant living area protected from traffic congestion and incompatible land uses and accounts for 216 acres (51%) of Village land area. It consists primarily of single family homes.

Permitted uses consist of one, two & three unit dwellings.

Conditional uses consist of:

- a. Four or more unit dwellings;
- b. Churches, schools, libraries, hospitals, community centers, water pumping facilities, utility service structures;
- c. Municipal office buildings;
- d. Telephone & power utility switching buildings and stations; microwave & radio towers and TV satellite receivers;
- e. Mobile Home parks;
- f. Basement dwellings.

3. Low Impact Commercial: This new and distinct classification is intended to serve as a transition between commercial and residential properties to protect the quiet use and enjoyment of residential properties with the zoning designation applied to any parcel that abuts one or more parcels that are zoned residential.

Permitted uses consist of:

- a. Professional office;
- b. Personal Service Providers;
- c. Financial Institutions;
- d. Lodging Establishments;
- e. Low volume & specialty retail sales;
- f. Limited food service;
- g. Other lawful uses similar or customarily incident to any of the foregoing.

4. Commercial: This classification is intended to provide an area for the business and commercial needs of the Village. Commercial properties are primarily located in a 12-block area known as the Central Section which does not require any setbacks. It is located along 3rd Street (St. Hwy. 35), 2nd and 1st Streets between Prairie and Pine Streets. Additional Commercial Land Use is located on 3rd Street West of Locust Street and also at the North end of Locust Street.

5. Light Industry: The majority of light industrial zoning within the Village is included in Schruth Manufacturing and the 510 – Fish Processing Market. The newer Industrial Park is located on the west side of the Village with one occupant at this time. A large parcel of land on the east side of the Village of approximately 35 acres recently zoned Light Industrial has no occupants.

6. Public: Public land in the Village of Pepin is owned by Pepin County, Pepin Township, Pepin Area Schools and the Village of Pepin totaling approximately 27.5 acres

or 6% of the total land. The properties owned by the Village of Pepin include: the Village Hall, Library, waste water treatment plant, wells, garages, shop buildings, the park and other green spaces. The Village owned properties are included in the Residential Conditional Use ordinance. All final decisions for these properties are made by the Village Board.

7. Streets and Right of Way: Streets and right of ways are supervised by the Village employees and the Street Committee with all decisions made by the Village Board.

8. Agricultural: This area is provided exclusively for raising crops. Permitted uses are forestry, cash cropping, green houses & nurseries, orchards and truck farming. There is no agricultural land use at this time.

E. LAND USE TREND ANALYSIS: The Village of Pepin has several properties available for development. A large portion of this is zoned residential along with the minimal number of vacant areas within the present developed area for various types of housing. The projected increase in population can be accommodated through the use of various types of housing, including: multi family, low income and low income single family, both rental and resident owned. There is also vacant land for the additional development of commercial business.

1. Residential: Projections indicate that there will be a steady increase in population of the Village—particularly in the population of people 65 and older. The Village, with its scenic beauty and quiet atmosphere is attractive to many as a place to retire. Additional homes of various types will be needed. There is minimal space for development in the presently developed area. The west end of Second Street and east end of the Village are open areas for this development. The projections for the number of people per household, together with the age and income statistics, suggest that multi-family units, some of which should consist of additional low-income housing, an assisted living facility as well as moderate to low-income single family dwellings will be necessary. This would increase the density and help provide the needed additional housing.

2. Low Impact Commercial: The Village of Pepin added Low Impact Commercial to it's zoning to designate that it may be applied to any parcel which abuts one or more parcels that are zoned residential. This protects residential property owners from the encroachment of high traffic and noisy businesses and still allows for smaller businesses to establish themselves. Any business wanting to locate in these areas are recommended by the Planning Commission to the Village Board on a case by case basis.

3. Commercial: To encourage the commercial vitality of the Village of Pepin it will be necessary to improve the appearance and quality of the existing businesses and encourage redevelopment in the areas where needed. Land for commercial use is available on the west end of the village for new development. The "downtown" area on Second Street between Main and Lake Streets requires redevelopment to revitalize and enhance the appeal to new or expanded business services that are needed within the Village.

4. Light Industry: The location of the Village of Pepin presents some difficulty in encouraging light industry to the area, even with the availability of a sufficient work force. The Village has added an Industrial Park to encourage smaller industries to consider this

location. There is presently one occupant in this area. It will be necessary to improve and maintain the commercial and industry related businesses for future development.

5. Public: Currently the Village of Pepin has accepted a bid to have the Village Hall, built in 1908, taken down due to its deteriorating condition. An architectural firm has been contacted to draw up plans for a new building. We believe and **recommend** that the new Village Hall be located is the same place as the old Village Hall to anchor the traditional downtown and to keep services used by seniors in relatively close proximity.

Several different committees are appointed on a yearly basis to work under the direction of the Village Board when information is needed for the Board to make their final decisions on the various public properties.

6. Streets and Right of Ways: The streets and right of ways in the Village of Pepin, with exception of ST. Hwy. 35 (Third Street) are supervised by the Village Street Superintendent who meets with the Street Committee to evaluate problems and necessary maintenance. It is then passed on to the Village board for final consideration and approval. ST. Hwy. 35 (Third Street) is maintained by the County.

F. TRENDS IN LAND VALUES: The table below describes the changes in the equalized values for the different property types, as compiled by the State of Wisconsin Department of Revenue.

Equalized Property Values for the Village of Pepin

Type of Property	2000		2005		2009	
	Value	% of Total	Value	% of Total	Value	% of Total
Residential	\$24,214,200	77%	\$47,787,100	80%	\$50,665,500	80%
Commercial	\$6,338,700	20%	\$10,643,500	18%	\$11,728,300	18%
Manufacturing	\$305,400	1%	\$441,500	0%	\$265,500	0%
Agricultural	\$13,000	0%	\$2,900	0%	\$6,100	0%
Undeveloped	\$22,500	0%	\$37,500	0%	0	0%
Forest	0	0%	0	0%	\$66,500	0%
Personal Prop.	\$625,800	2%	\$616,400	1%	\$469,400	½%
Total Value	\$31,519,600		\$59,528,900		\$63,201,300	

Source: Wisconsin Department of Revenue Statistical Report of Property Valuations, 2000 2005, 2009

A quick analysis of this chart indicates that:

1. The total increase in the equalized value of the real property in the Village has increased by over 50% since 2000.
2. The equalized value of our residential property has risen over 52% since 2000, while comprising only an additional 3% of the total increase in the equalized value.
3. The equalized value of our commercial property has increased almost 50%, while decreasing by about 2% of the total.
4. The equalized value of every other zoning designation has decreased.

These statistics appear to indicate that an increasing tax burden is being placed upon home owners and businesses—the very groups that need to grow within our community to create a vibrant and diverse economy.

G. POTENTIAL RE-DEVELOPMENT AND DEVELOPMENT AREAS: The following general areas are identified as possible candidates for re-development and development over the planning period and beyond in the Village of Pepin. The following map illustrates these suggestions.

1. Re-development Areas: The following are some suggestions for re-development, all of which would have to be approved and recommended by the Planning Commission and approved by the Village Board:

a. A vacant lot located on the west corner of Lake & Third Street (ST.Hwy.35) that is zoned Commercial. This is privately owned and is an ideal location for service related businesses.

b. There are two vacant lots next to the bank building located on 2nd and Lake Streets, where one building was destroyed by fire and the other building was demolished. To date nothing has been built to replace them. This area is zoned Commercial and is an excellent location for one or two small commercial businesses for someone who wants to design their own building, or for a “professional” building for offices, medical satellite office or unrelated internet based businesses.

c. Mid-block on the north side of the same street is an older building that formerly housed a grocery store and later other retail businesses. The building is zoned Commercial. At present there is no business in this building. With re-development the building and/or site would become a prime location for a retail business.

d. Prairie Street midway between 1st and 2nd Streets there is an older building that originally was a creamery building that is zoned Commercial. On the first floor there is space for a retail or service-oriented business (now vacant) and the second floor has two apartments that are occupied. This building is a half block from Lake Pepin and with its scenic view re-development would enhance the entire area, improve the appearance as well as increase the valuation of the property.

2. Areas for Development:

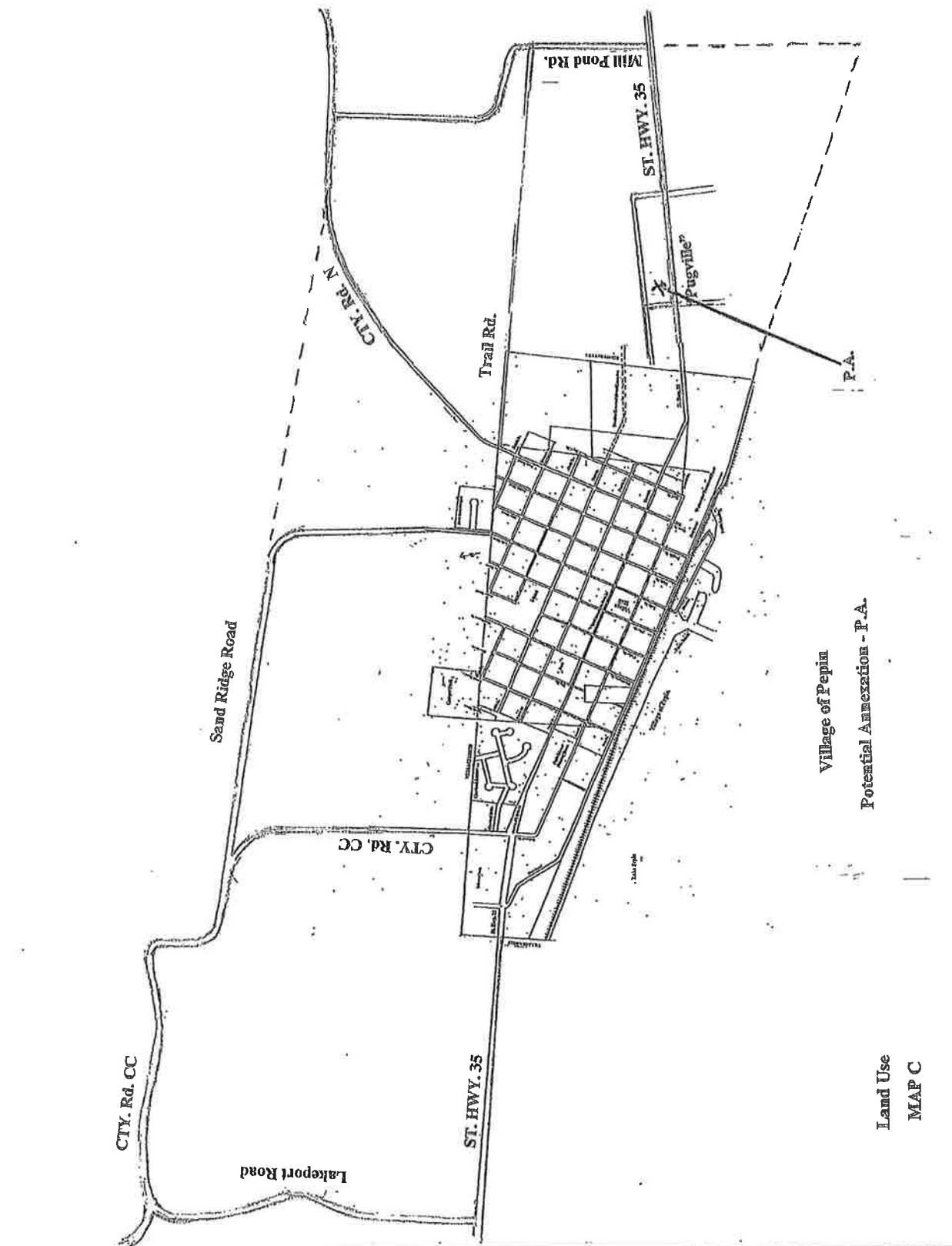
a. On the east end of 5th Street and past Boyd Street a residential development of single family homes has been designed and approved. It is designed with an area opening on the east end to continue 5th Street to the east, should the need arise. Construction on this development has been delayed due to the economy. This area is zoned Residential.

b. Located on the west end of 3rd Street, (ST. Hwy. 35) is a vacant piece of property that is owned by Dave Peters. It is presently zoned Commercial but to date it has not sold. Mr. Peters, who does not plan any development on it, has suggested this would be a good location for a Community Center for the Village. It would also be a good location for an assisted living facility, being close to the nursing home. There would be room for green space and for parking. Or for any other business that may decide to develop on this piece of property it may require a zoning change at some time during the planning period with the approval and recommendation of the Planning Commission. (See Land Use Map B)

c. There is a strong possibility of the housing development east of the Village, known as “Pugville,” being annexed into the Village over the planning period. This possibility has been discussed many times and due to that, with any changes or additions to the properties within the east village limits the Village Board has considered the future connection of

streets and addition of water and sewer to the area. In the event of a request by the residents or due to their need for water and sewer service, the sewer and water lines would be extended, as well as the streets. The sewer lines would need at least one lift station and with the additional population increase to this extent it may also require an additional well for the Village as well as extension to several of the streets. All of this would be with the approval and recommendation of the Planning Commission with approval by the Village Board during the planning period.

The following map shows areas of possible annexation.



3. Possible Zoning Changes:

a. The property now located on the S. E. corner of 2nd and Pine is now zoned as Residential. This property has a residence with an attached office housing a law office. The owner has suggested it be re-zoned as Low Impact Commercial. It fits the description for that zoning designation and is expected to be changed in the planning period with the approval and recommendation of the Planning Commission.

b. The property located on the N. E. corner of the Village of Pepin on Dunn and 8th Streets, now zoned Light Industrial may be better suited to Residential zoning with the possibility of multi unit housing. The bordering properties are now zoned as both government (Low Income Housing) and Residential. With the projected population increase in older residents and the need for multi-unit housing to accommodate this, the location has the space and open areas needed for such a development, with the approval and recommendation of the Planning Commission.

c. The extra-territorial zone located in Pepin Township consists of approximately 2,260 acres with about 1,850 in agricultural production. The majority of the land is owned by 12 people. Some of this land is currently within our well head protection zones. That particular land should be rezoned in accordance with the Well Head Protection section of this plan. There are other recommendations, particularly within the Housing section of this plan that may require that some of this land be annexed to the Village and rezoned in accordance with this plan and as set forth below. After discussions with the land owners and because this where the Village will need to expand, we recommend that the zoning of this land be as flexible as possible, taking into account: the Vision and Goals of this plan; the recommendations concerning development, connectivity, green spaces, protection of our natural resources; enhancement of our cultural identity; the existing zoning and uses of the adjoining land, and the needs of the community as a whole.

4. Land Use Conflicts: There are currently no known conflicts in the Village of Pepin. The Planning Commission and Village Board have consistently worked on updating and improving the zoning to provide compatible surroundings to landowners as well as provide for the interests of the Village in general.

The Comprehensive Planning Committee has worked with the Town of Pepin to develop a consistent strategy concerning the Village's well head protection plan. We encourage the Board to continue to work with the Town of Pepin to pass a well head protection ordinance.

There is a potential conflict with the Town of Pepin concerning the potential uses in the extra territorial zone. The governing bodies have always been able to discuss those differences in the past. We have recommended that a member of the Economic Development Committee be responsible for communicating with the Town Board and report back to the Committee and the Village Board. We have also recommended a process for resolving any conflicts that may arise.

E. FUTURE LAND USE RECOMMENDATIONS:

The land use recommendations include both present and long range planning that is recommended to be implemented over the planning period. The long range recommendations are consistent and not in conflict with the Villages existing zoning map. As the development and land use changes are implemented during the planning period they are presented to the Village for consideration.

1. Within the Village: The Village Board, the Planning Commission, the Ordinance Committee, and the public have worked hard over the last few years to make sure that our zoning code is consistent, that it meets the needs and vision of our community and that it is applied and enforced. Other than the recommendations contained elsewhere in this plan, we recommend only that the Village Board amend the current zoning code by removing government properties from the residential section of the zoning category and make it a separate section in the Zoning ordinance.

2. Extraterritorial Area: State Statutes allow communities to identify extraterritorial boundaries in order to implement zoning [section 62.23 (7a)]. The Village of Pepin utilizes powers granted by State Statutes (sections 66.0105, 236.10) to identify extraterritorial boundaries for the purpose of plat review. The statutes specify that the extraterritorial planning area extends 1 ½ miles beyond municipal limits and may not cross the corporate limits of another city or village. When extraterritorial areas overlap, the overlapping area must be divided on a line equidistant from the boundaries of each municipality concerned, so that only one municipality can exercise extraterritorial powers over one area.

With the projected increase in population in the Village of Pepin by 2030 it may be necessary to acquire property one mile around the Village limits, located in the Township of Pepin, for expansion. These properties are presently zoned Agricultural. Suggested properties and use are:

a. West on ST. Hwy. 35 beyond the Village limits zone Residential for single family low to medium income.

b. North of Charland Estates and bordering Schlosser Camper Park and East of the camper park to Lake Street rezone for a Mobile Home Park, recreational facilities or Commercial.

c. On the Northeast corner of the Village just beyond Dunn and 8th Street, leave the properties along Trail Road as Agricultural.

d. On ST. Hwy. 35 going East out of the Village and beyond Pugville, rezone as Residential on the North side of the highway.

e. On the South side of the ST. Hwy 35 beyond the warehouse on the right rezone beyond that Commercial or Industrial.

VIII. INTERGOVERNMENTAL COOPERATION

The impact of zoning and growth influences and impacts adjoining communities. Coordination and cooperation with other governmental entities is the most effective way to solve problems and achieve mutual objectives.

A. VISION:

To foster a mutual cooperation and coordination in development and zoning and to promote economic development while preserving the quality and character of the Village.

B. GOALS:

1. To encourage inter-governmental cooperation and communication.
2. To look at cost-sharing for essential services on the basis of a cost/benefit analysis.
3. To encourage consistent zoning between the Village and the Township.

C. OBJECTIVES:

1. Institute, discuss and facilitate the adoption of zoning that is consistent between the Village and the Township under Wisconsin Statute §62.23(7)(a).
2. Discuss and facilitate the adoption of a well-head protection program in the Township.
3. Periodic meetings with the Township to explore potential conflicts.

D. ISSUES:

The Village of Pepin is surrounded on three sides by the Town of Pepin. The Mississippi River forms our southern border. Any type of economic growth in either the Township or the Village will necessarily impact the other governmental entity. Some areas of potential conflict include:

1. Economic Growth: The Village has very little available land to expand economically. Potential economic growth may necessarily be into the Township. Similarly, economic growth in the Township may be next to the Village. A conflict may arise concerning where this growth will be located, what type of economic growth will be encouraged, and whether the growth will remain within the Township or be annexed to the Village.

2. Need for Sewer and Water: The cost associated with the extension of sewer and water into the Township to facilitate economic growth may preclude economic expansion unless the land is annexed into the Village. On the other hand the expansion of septic systems and wells may cause problems with the quality of the Village's water supply. In addition, the Village may need a new and/or an additional well or a larger water storage

facility to meet our need for water within the Village. The most likely place for a new well or additional water storage is within the Township.

3. Farming and Septic Tanks Next to the Village: Farming and septic systems next to the Village may negatively impact on the quality of the Village's water supply.

4. Economic Growth in the Township vs. Rehabilitation of the Village's Downtown. Further economic development along Highway 35 may lead to further deterioration of the Village's business district.

E. RECOMMENDATIONS:

1. The Village and the Township may want to each establish an inter-governmental committee charged with the duty to discuss conflicts, potential conflicts, potential sharing of services, and inter-governmental agreements.

2. The Village and the Township should work together on land-use planning to adopt consistent zoning around the Village under Wisconsin Statute § 62.23(7)(a).

3. The Township should adopt a well-head protection plan.

4. The Board should establish an active economic development committee to work with the County on economic development, grants, loans and other funding.

F. PROPOSED ORDINANCE CHANGES:

1. The establishment of a new Inter-governmental Committee to discuss conflicts, potential conflicts, potential sharing of services, inter-governmental agreements and consistent zoning around the Village (Wisconsin Statute § 62.23(7)(a)).

2. The Village's adoption of an ordinance to support its Well-Head Protection Plan.

G. BACKGROUND: The Village and other government entities are already engaging in many inter-governmental agreements, including:

1. Pepin Police Department: Wisconsin Statutes Section 66.0313 provides for the mutual assistance, upon request, among law enforcement agencies. The Pepin Police Department has a written policy to provide such assistance as is requested, unless directed otherwise by the Chief of Police. The Pepin Police Department also cooperates with the Pepin Fire Department and the Ambulance Service when requested outside of the Village.

2. Pepin Emergency Ambulance Service: The Village and the Township share the services provided. The Village and the Township split the on-call wages of \$1.00 per hour and the cost of insurance. The maintenance of the ambulance is split among the Village,

the Township and the ambulance service. The Ambulance Service also receives funding from the EMS State funding for training and for special savings for equipment and new vehicles.

3. Pepin Volunteer Fire Department: In May, 2009 the Pepin and Lund Fire Department joined forces through a Joint Response Agreement to formalize an emergency response policy between them and to improve the quality of emergency services provided to the citizens and property owners in the Village and Town of Pepin. Under this agreement, neither entity will levy any fee for a response within the other entity's jurisdiction. Both departments plan to continue to separately own their own equipment.

4. 911 and Weather Emergencies: Pepin County administers both of these programs through the Sheriff's Department. Weather emergencies are provided to the Sheriff's Department by the National Weather Service. These programs are paid for by our taxes.

5. Pepin County Recycling and Solid Waste Collection Site: The land is owned with the Township. The County leases the site on an annual basis. The County provides for the collection of these materials. The County has contacts with the other governmental entities within the County. In the event of a shortfall in revenue, the County may assess a per capita payment by the other governmental entities to make up the shortfall. Since its inception in 1990, there has not been a shortfall.

6. Pepin Public Library: Pursuant to Wisconsin Statute Section 43.12, the County provides one-half of the funding for the library in Pepin. The library participates in an automated library system to obtain requested volumes not in our collection. The State of Wisconsin is encouraging libraries to have one shared automation system and it is the goal of the Indianhead Federated Library System to have all libraries in one system. If this does happen, even in part, the library patrons will have access to more items and the option to use other libraries.

7. Emergency Planning: Pepin County has a disaster plan that includes the Village of Pepin. The Village has agreed to participate in the County's hazard mitigation plan. The Village does not have a natural disaster plan, but the County recently informed the Village that it must develop such a plan,

H. ANNEXATION: It appears that annexation generally occurs when someone wants to develop a piece of land that adjoins the Village and is in need of Village services. Annexation may also occur when the Village identifies the need for additional land. Wisconsin Statutes §§ 66.0217 et seq. provides for the statutory basis and procedure for annexation of land into the Village. While it may cause the Village to be reactive rather than proactive, we prefer to use annexation at the request of the landowners or subject to the affirmative vote of the majority of the landowners.

I. COOPERATION AND COORDINATION MAY BE ACCOMPLISHED TO OUR MUTUAL BENEFIT: There are many statutes that authorize intergovernmental cooperation. Some of the newest are:

1. Intergovernmental Agreements (Wisconsin Statute §66.03): Wisconsin Statutes §66.0301(2) provides the legal authority for governmental entities to contract with one

another “for the receipt or furnishing of services or the joint exercise of any power or duty required or authorized by law.” This general power is in addition to specific statutes authorizing cooperation and is to be liberally construed. If parties to the contract have varying powers under the law, each may act under the contract to the extent of its powers. Under this authority, the parties can specify matters such as the work to be done, how payment shall be made, who has responsibility for reviewing the work, and the duration and termination of the agreement. A joint commission may be established to oversee the activity. These agreements may be used to:

- a. Share public services.
- b. Do land-use planning
- c. Be used as a joint review authority for development proposals.
- d. Provide for a plan for administration of the function or project and include such things as proration of the expenses, deposit and disbursement of funds appropriated, submission and approval of budgets, creation of a commission, and formation and letting of contracts. Subd. 3.

2. Common Boundary Agreements (Wisconsin Statutes §66.0301(6):

Any 2 municipalities [which include townships and villages] whose boundaries are immediately adjacent at any point may enter into a written agreement determining all or a portion of the common boundary line between the municipalities.

3. Tax Revenue Sharing Agreements (Wisconsin Statutes §66.0305):

Villages and Townships (among others) may enter in to revenue sharing agreements whereby for a period of not less than 10 years they share in a specified portion of taxes and special charges within a specified area.

4. Pooling Agreements: Pooling agreement can give smaller jurisdictions a range of financial and management options and may include:

- a. Liability and/or health insurance pools through state or other programs.
- b. Employee pension programs;
- c. Investment and debt instrument pools.
- d. Cooperative purchasing for such things as office supplies.

5. Zoning (Wisconsin Statute § 62.23(7)(a)) authorizes a village to institute extraterritorial zoning in cooperation with a town.

J. DISPUTE RESOLUTION: We first need to communication with each other on a regular basis. To that end, we recommend that a Board Member be designated to communicate with the Township on an ongoing basis. Legal proceedings are expensive. We recommend that disputes, if any, with the Township be submitted to binding arbitration under the rules of the American Board of Arbitration.

IX. IMPLEMENTATION

Because we all worked together as a committee, this plan is internally consistent. To the best of our knowledge, this plan is consistent with other planning that has been completed in the region and with state law.

Implementation of this plan depends upon the willingness of the Village Board, now and in the future, to use it as a guide when making decisions that effect growth and development. It is important that residents and developers are familiar with this plan.

Therefore, we **recommend** that:

1. The Board should adopt this plan and use it as a guide in the decisions that affect development in the Village. The Members of the Planning Commission should be given a copy of this plan each year, become familiar with it, and use it when making recommendations to the Board.
2. The Board should adopt the ordinances and zoning changes recommended in this plan.
3. Copies of this plan should be available to developers and residents at the Village Hall and at the library.
4. The Board can encourage the implementation of the goals set forth in this plan through such things as building permits, impact fees, low cost loans, and dedication to the public policies set forth in this plan through the news letter and every day conversations.
5. State law requires that a Comprehensive plan be updated every ten years. We recommend that the Village reexamine the plan after the new census figures for 2010 come out next year and at least every five years thereafter to determine if a more complete review is needed to bring it into line with changed conditions or altered priorities. A new census will be taken next year, some of the data will be better at that time.

EXHIBIT I

ORDINANCE AMENDING THE REVISED MUNICIPAL CODE OF THE VILLAGE OF PEPIN, WISCONSIN

ZONING CODE SEC.(?)

(?) Wellhead Protection Overlay District

1.0 PURPOSE AND AUTHORITY

The residents of the Village of Pepin depend exclusively on groundwater for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade groundwater quality. The purpose of this Wellhead Protection Ordinance is to institute land use regulations and restrictions to protect the Village's municipal water supply and well fields, and to promote the public health, safety and general welfare of the residents of the Village of Pepin.

Statutory authority of the Village to enact these regulations was established by the Wisconsin Legislature in ss. 62.23(7)(a) and (c), Wis. Stats. Under these statutes, the Village has the authority to enact this ordinance, effective in the incorporated areas of the Village, to encourage the protection of groundwater resources.

1.1 APPLICATION OF REGULATIONS

The regulations specified in this Wellhead Protection Ordinance shall apply only to lands roughly within 1,200 feet (well #1) and 1300 feet (well #2) of the Pepin municipal wells (wellhead protection area) or within the five year Time of Travel (TOT) of these wells and which also lie within the Village of Pepin corporate limits. Areas outside the boundaries of the Village of Pepin have been described, indicating the extent of ground influencing Pepin's water supply, in the hope that Pepin Township will help protect the recharge area.

1.2 DEFINITIONS

- (1) **AQUIFER.** "Aquifer" means a saturated, permeable geologic formation that contains and will yield significant quantities of water.
- (2) **WELLHEAD PROTECTION AREA** The 1200-foot radius around well #1 is the minimum required by the DNR and the 1300-foot radius around well #2 reflects the larger Wellhead Protection Area determined using the Volumetric Flow Equation under #5 in the Pepin Wellhead Protection Plan.
- (3) **FIVE YEAR TIME OF TRAVEL (TOT).** "Five year time of travel" means the recharge area upgradient of the cone of depression, the outer boundary of which it is determined or estimated that groundwater and potential contaminants will take five years to reach a pumping well. The Five Year TOT for the Pepin well fields is established based on flow path modeling contained in the Village of Pepin Wellhead Protection Plan , Wells #1 and #2.

NOTE: the report entitled "WELLHEAD PROTECTION PLAN, WELLS #1 AND #2, VILLAGE OF PEPIN WISCONSIN" is available from the Village Clerk.

(4) RECHARGE AREA. "Recharge area" means the area in which water reaches the zone of saturation by surface infiltration and encompasses all areas or features that supply groundwater recharge to a well.

(5) WELL FIELD. "Well field" means a piece of land used primarily for the purpose of locating wells to supply a municipal water system.

(6) OVERLAY DISTRICT "Overlay District" means a zone created to protect portions of a recharge area from activities likely to increase the risk of groundwater contamination. Restrictions in such a district are in addition to restrictions which already apply to the property through other zoning law.

(7) CONDITIONAL USE Conditional use means a land use which may be permitted if the Plan Committee and Common Council are convinced that the proposal is designed to adequately limit risk of ground water contamination.

2.0 GROUNDWATER PROTECTION OVERLAY DISTRICT A - CONES OF DEPRESSION

2.1 INTENT. The primary portion of the Pepin recharge area to be protected is the land within 1,200 feet of Pepin well #1 and 1,300 feet of Pepin well #2, as shown on the attached map. These lands are subject to the most stringent land use and development restrictions because of close proximity to the wells and the corresponding high threat of contamination.

(1) Overlay District A for well #1 is described as: Blocks 0 (lots 1-6), 1-8, 17, 18 (lots 1-6), 27 (lots 1-6), 28, 29, 44, 45, 46 (lots 1-3, 10-12), 47- 49, 50, 52-58, block P, Block A (lots 1-3, 11-12); Charland Estates (lots 12-18, 39-41); Property west of originally platted village- 1000, 1100 First street, 1001,1002,1110 Second Street, 1005, 1015 Third Street.

(2) Overlay District A for well #2 is described as: Blocks C, D, E, G, H, K, L, 24 (lots 6,7), 31 (lots 4-11), 32-36, 37 (lots 5-12), 39-41; annexed village property- NE 1/4- SE 1/4 Sect 25, several parcels in the NW corner of SE 1/4- Se 1/4 Sect 25 (to be described properly before implementation); and property in Pepin Township mostly in the SW 1/4 NE 1/4 Sect 25 and SE 1/4 NE 1/4 Sect 25

2.2 PERMITTED USES. The following uses are permitted uses within Groundwater Protection Overlay District A. Uses not listed here or in section 2.3 below are to be considered prohibited uses.

(1) Parks and playgrounds, provided there are no on-site waste disposal or fuel storage tank facilities

(2) Wildlife areas

(3) Nonmotorized trails, such as biking, skiing, nature and fitness trails

(4) Sewered residential developments subject to conditions in Section 3.3

(5) Unsewered (single family) residential development only on existing lots of record on the effective date of this Ordinance and subject to conditions in Section 3.3. (All dwellings within Overlay District A should eventually be served by municipal sewer.)

2.3 CONDITIONAL USES. The following uses are conditional uses within Groundwater Protection Overlay District A. Uses not listed here or in 2.2 above are to be considered prohibited uses.

(1) Commercial uses served by municipal sanitary sewer except those listed as prohibited in Section 2.4

(2) Agricultural production of mowed fodder (hay), and similar crops not likely to require irrigation, fertilization and chemical applications. Agricultural land within 2000 feet of a municipal well is automatically eligible for CRP. (There is currently a proposal to extend this distance to five year time of travel)

2.4 PROHIBITED USES. The following uses are prohibited uses within the Groundwater

Protection Overlay District A. These uses are prohibited based on the high probability that activities routinely associated with these uses (storage, use, and handling of potential pollutants) will cause groundwater contamination. Uses not listed shall not be considered permitted uses.

- (1) Underground storage tanks of any size
- (2) Septage and/or sludge spreading
- (3) Animal waste landspreading
- (4) Animal waste facilities
- (5) Animal confinement facilities
- (6) Gas stations
- (7) Vehicle repair establishments, including auto body repair
- (8) Printing and duplicating businesses
- (9) Any manufacturing or industrial businesses
- (10) Bus or truck terminals
- (11) Repair shops
- (12) Landfills or waste disposal facilities
- (13) Wastewater treatment facilities
- (14) Spray wastewater facilities
- (15) Junk yards or auto salvage yards
- (16) Bulk fertilizer and/or pesticide facilities
- (17) Asphalt products manufacturing
- (18) Dry cleaning businesses
- (19) Salt storage
- (20) Electroplating facilities
- (21) Exterminating businesses
- (22) Paint and coating manufacturing
- (23) Hazardous and/or toxic materials storage
- (24) Hazardous and/or toxic waste facilities
- (25) Radioactive waste facilities
- (26) Recycling facilities
- (27) Cemeteries
- (28) Agricultural uses other than listed above as conditional use. Agricultural land within 2,000 of a well is automatically eligible for CRP
- (29) Burning of refuse or debris
- (30) Heat pump systems collecting heat from groundwater

2.5 Where any of the uses listed in 2.4 above exist within Groundwater Protection Overlay District A on the effective date of this ordinance, owners of these facilities will be allowed to upgrade the facilities to facilitate or enhance groundwater protection. Plans for the proposed upgrade must be approved by the Plan Commission and Common Council and appropriate permit issued by the Village Inspection Department, prior to any work being initiated. Expansion of the prohibited use will not be allowed.

3.0 GROUNDWATER PROTECTION OVERLAY DISTRICT B - 5 YEAR TIME OF TRAVEL

3.1 INTENT. A secondary portion of the Pepin recharge area to be protected is land which lies within and beyond the five year groundwater travel zone upgradient from the Pepin wells. The five year time of travel (TOT) for the Pepin wells and the estimated groundwater divide are shown on the attached map and described as:

(To be better described before implementation. Most of this zone lies in Pepin Township) The southern boundary lies within Pepin, extending from the eastern edge of zone A (well #1), along Fourth street to Lake Street, then north to Fifth Street, and east to the edge of Zone A (well #2). Beyond Zone A (well#2) the boundary follows the southern border of the NE ¼ -SE ¼ Sect 25; Groundwater flowing toward the wells passes through the North half of Sect 25, Sect 24, and the SW half of Sect. 13 (a triangle), in Range 15W Town of Pepin (all to be included in a single Zone B). This takes the zone beyond the five-year time of travel distance to the groundwater divide to reduce the chance that contaminants might reach the Pepin wells after six or more years.

Land use restrictions within Groundwater Protection Overlay District B are less restrictive than in Overlay District A because of longer flow times and a greater potential for remediation, dilution and attenuation. Uses not listed as permitted or conditional uses shall be considered prohibited uses.

3.2 PERMITTED USES. The following uses are permitted within Groundwater Protection Overlay District B.

- (1) All uses listed as permitted uses in Groundwater Protection Overlay District A
- (2) Sewered residential uses
- (3) Above ground petroleum product storage tanks up to 660 gallons
- (4) Basement heating fuel storage tanks
- ((5) Commercial and/or industrial uses served by municipal sanitary sewer, except those listed as prohibited uses in Section 3.5, Prohibited Uses)
- (6) Unsewered (single family) residential uses as described in 3.3

3.3 DESIGN STANDARDS. The following standards and requirements shall apply to all uses permitted within Groundwater Protection Overlay District B.

- (1) Minimum lot size for unsewered residential uses shall be two acres, except for; a) existing lots of record on the effective date of this Ordinance and b) developments which will be served by municipal sewer within five years of the approval of the development. In order to provide for efficiently serving these developments with municipal sewer, lots smaller than two acres can be approved, provided that sufficient land area will be maintained in an undeveloped state such that no more than one residence is allowed for each two acres of the overall development.
- (2) All commercial and industrial uses are allowed a maximum of 50% of the lot area, not covered by building or impervious surfaces such as asphalt or concrete, to be maintained in manicured lawn or grass. Restrictions of area of manicured lawn are intended to limit the amount of lawn likely to require watering, fertilizing and chemical application.
- (3) Sewered residential uses are allowed to have a maximum area of manicured lawn or grass as shown below:

Lot Area Lawn Area (square feet)

16,000 sq. ft. 6,000

½ acre 8,000

¾ acre 11,000

1 acre 14,000

1½ acres 20,000

2 acres 26,000

Maximum lawn areas for lot sizes not listed shall be based on the average percentage of lawn area allowed on the two nearest lot sizes listed.

- (4) Unsewered residential uses are allowed to have a maximum area of manicured lawn or grass as

shown below:

Lot Area Lawn Area (square feet) 16

2 acres 8,000
3 acres 21,000
4 acres 31,000
5 acres 44,000

Maximum lawn areas for lot sizes not listed shall be based on a weighted average of the percentage of lawn area allowed on the two nearest lot sizes listed. Lots not served by municipal sewer are limited to less lawn area because of the amount of nitrogen expected to leach from drain-fields.

(5) Natural vegetative covers, not requiring the use of pesticides or fertilizers after initial establishment are encouraged as an alternative to manicured lawn or grass.

(6) All petroleum storage tanks shall provide leak proof containment not less than 125% of the tank volume, except basement heating fuel storage tanks.

(7) All storm drainage shall be retained on site or discharged to a municipally operated storm drain. If retained on site, storm water shall be discharged to settling ponds where it will percolate through at least six inches of topsoil. Use of drywells or other subsurface drains for stormwater drainage is prohibited.

(8) Pesticide and fertilizer storage is permitted at the location of retail sales of these products, provided that the products are delivered in retail quantity containers.

3.4 CONDITIONAL USES. Notwithstanding the provision in section 3.6 below, the following uses may be permitted on a case-by-case basis, providing adequate groundwater protection and monitoring measures, as determined by the Pepin Plan Commission and Common Council, (or Township Board) are instituted.

(1) Nurseries for ornamental plants, green houses, and associated retail sales outlets.

(2) Pesticide and fertilizer storage and use associated with uses in (1) above.

(3) Vehicle repair shops, auto body repair shops.

(4) Cemeteries.

(5) Salt storage, including sand/salt combinations.

(6) Recycling facilities.

(7) Agricultural crops in addition to mowed fodder, where an approved plan has been presented to appropriately reduce the danger of groundwater contamination

3.5 PROHIBITED USES. The following uses are prohibited uses within Groundwater Protection Overlay District B except as provided in 3.2 or 3.4 above. These uses are prohibited based on the high probability that activities routinely associated with these uses (storage, use, and handling of potential pollutants) will cause groundwater contamination. Uses not listed shall not be considered permitted uses unless specifically listed above under Section 3.2 Permitted Uses.

(1) Underground storage tanks of any size

(2) Unsewered commercial and/or industrial development

(3) Septage and/or sludge spreading

(4) Animal waste facilities

(5) Animal confinement facilities (except veterinary hospitals and clinics)

(6) Gas stations and oil change businesses

(7) Printing and duplicating businesses which use hazardous chemicals as defined by the EPA in their

printing process

(8) Bus or truck terminals

(9) Landfills

(10) Wastewater treatment facilities 17

(11) Spray wastewater facilities

(12) Auto salvage yards

(13) Bulk fertilizer and/or pesticide facilities

(14) Asphalt products manufacturing

(15) Dry cleaning facilities

(16) Electroplating facilities

(17) Exterminating shops

(18) Paint and coating manufacturing

(19) Hazardous and/or toxic materials storage

(20) Hazardous and/or toxic waste facilities

(21) Radioactive waste facilities

(22) Garage and vehicular towing

(23) Public and municipal maintenance garages

(24) Burning or debris and refuse

(24) Heat pump systems collecting heat from groundwater. Systems absorbing heat from simple ground mass are permitted.

3.6 Where any of the uses listed in 3.5 above exist within Groundwater Protection Overlay District B on the effective date of this ordinance, owners of these facilities will be allowed to upgrade the facilities to facilitate or enhance groundwater protection. Plans for the proposed upgrade must be approved by the Plan Commission and Common Council, and appropriate permit issued by the (Village Inspection Department?,) prior to any work being initiated. Expansion of the prohibited use will not be allowed.

4.0 Permitted uses in zone A and B shall maintain the following separation distances as specified in NR811.16, WI Adm. Code. The listing of a use below does not mean it is permitted within either zone.

1. Fifty feet between a well and a storm sewer main.

2. Two hundred feet between a well and any sanitary sewer main, sanitary sewer manhole, lift station or single family residential fuel oil tank. A lesser separation distance may be allowed for sanitary sewer mains where the sanitary sewer main is constructed of water main materials and joints and pressure tested in place to meet current AWWA C600 specifications. In no case may the separation distance between a well and a sanitary sewer main be less than 50 feet.

3. Four hundred feet between a well and a septic tank or soil adsorption unit receiving less than 8,000 gallons per day, a cemetery or a storm water drainage pond.

4. Six hundred feet between a well and any gasoline or fuel oil storage tank installation that has received written approval from the department of commerce or its authorized agent under ch. Comm 10.

5. One thousand feet between a well and land application of municipal, commercial or industrial waste; the boundaries of a and spreading facility for spreading of petroleum-contaminated soil regulated under ch. NR 718 while that facility is in operation; industrial, commercial or municipal waste water

lagoons or storage structures; manure stacks or storage structures; and septic tanks or soil adsorption units receiving 8,000 gallons per day or more.

6. Twelve hundred feet between a well and any solid waste storage, transportation, transfer, incineration, air curtain destructor, processing, wood burning, one time disposal or small demolition facility; sanitary landfill; any property with residual groundwater contamination that exceeds ch. NR 140 enforcement standards that is shown on the department's geographic information system registry of closed remediation sites; coal storage area; salt or deicing material storage area; gasoline or fuel oil storage tanks that have not received written approval from the department of commerce or its authorized agent under ch. Comm 10; bulk fuel storage facilities; and pesticide or fertilizer handling or storage facilities.¹⁸