

**Town
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Land Use Plan

Adopted : _____

**Prepared by: Town of
Maxville Landowners**

"Blooming Prairie"

Town of Maxville Land Use Plan Buffalo County, Wisconsin

Town Board: Herb Pelke, Chair
Benedict Bauer, Supervisor
Nancy Crothers, Supervisor

Town Clerk: Barbara Traun

Town Treasurer: Laura Berger

Town Assessor: Douglas Hurlburt

Planning Committee:
Larry Traun
Barb Traun
Nancy Carothers
Allen Carothers
Steve Brunner
Tom Bechel
Brent Stewart
Doug Hurlburt
Ron Hurlburt
John Kees
Dave Linderud
Bob Teets
Sandy Teets
Charles Weisenbeck
Nancy Hurlburt
Kevin Andre
Leon Hayden
Tammi Bechel
Darlene Brunner

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Definitions:

Bluff- A steep headland, promontory, riverbank, or cliff.

Dugway- A section of roadway extending from the top of a bluff to the bottom of a bluff, generally through the wooded portion of the bluff with a steep grade, often with sharp curves and/or switchbacks. We assume the term originates from construction by digging into a hill.

Prime Farmland- Rural land with the best combination of physical & chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is available for these uses. Normally includes classes I, II, III land as defined by the USDA Natural Resources Conservation Service.

Bluffland Prairie – a grassland community that occurs on dry, usually south or west facing slopes, at or near the summits of bluffs with sandstone or limestone near the surface. Short to medium-sized prairie grasses such as little bluestem, side-oats grama, hairy grama and prairie dropseed dominate the site.

Works Cited

“**Bluff.**” The American Heritage Dictionary of the English Language, 4th ed. Boston: Houghton Mifflin, 2000.

“**Dugway.**” Brevick, Dave. Buffalo County Highway Commissioner. Personal Interview. 4 Oct. 2001.

“**Prime Farmland.**” Official definition. National Resource Conservation Services.

Planning Process

The land use planning process began with a presentation by the Buffalo County Extension Agriculture Agent to the Buffalo County Towns Association in December of 1997. The agent spoke on changes in agriculture and the effect of that change on land use. Maxville Township was the fifth township to contact the Buffalo County Extension Office for help in developing a plan. Town of Maxville officials then attended a public meeting for other towns and further discussion took place on reasons for planning.

Town of Maxville officials then invited a number of people to serve on a planning committee. Other committee members asked to be included through a land use survey and through public meeting announcements. Efforts were made to invite a diverse group of residents and non-residents. The planning committee provided needed views and input into issues that should be addressed and that are included in this document. Results from this effort are found later in this document.

Land use plans are not static documents, but are designed to change and be revised to meet current needs of the people. This document will be used as a guide to future change and development in the Town of Maxville. 2013 is the update of the original plan that was developed by the Town.

History of the Town of Maxville

It is important to understand a little about one's past before making decisions about the future. The following is a brief excerpt about the history of the Town of Maxville.

Before white men settled this land, the Dakota Sioux Indians called it "Tin-DaTatanka or Buffalo Prairie". This was the home of the Dakota people until 1860 when they were required to move to a reservation along the upper Minnesota River in Minnesota. Families moving into the area as early as 1853 encountered the Indians who continued to hunt, gather, and visit the graves of their ancestors.

The Reverend Edward Doughty family came in 1853, but did not stay. In 1855, they returned and settled. In 1855 the United States government deeded the land where the Maxville town is to William Bean. That same year John Lafferty, George King, Abbott Reed, and Michael Aaron came to settle. In 1856, Barney McDonough, William Allison, Jas. Mair, and Herman Fuller came and settled.

In 1857, Henry Coleman and his wife Alice Doughty Coleman arrived accompanied by Henry's business partner, Mr. M. Maxvel. From Illinois, they brought two hundred head of cattle, three teams of mules, several horses, and a large supply of household goods. They used the rich prairie to graze the animals until they were sold and set up a store to sell the household goods.

Some of the later settlers who came after the township was established were James B. Green, J. B. Mace, Morris Powers, the Johnson Family, the Yarringtons, and the Carrolls.

The town was first called Blooming Prairie and then Bloomington. Bloomington was set off from Bear Creek (Durand) at the same time as Nelson on July 20, 1857. It was organized at the next town election in the home of Edward Doughty. Mr. Doughty was elected the first town chairman and C. F. Kingsland the first clerk. The Post Office had a problem with the name Bloomington and at the annual meeting of the county board in 1858 the name was changed to Maxville after Mr. Maxvel.

Settlers were attracted to Maxville's rich prairies and abundant crops. After a few years, the sandy prairie land lost its richness and many families moved away or settled on the clay loam bluff lands.

In 1878 the township contained a grist and saw mill called Spring Creek Mills, which received its power from the water of Spring Creek in section 7. The Maxville Railroad Station in section 26 carried mail and farm goods for area farmers. A boat landing at Savoy transported passengers in and out of the township.

In 1896 Andrew McDonough built a huge brick house in Maxville. He sold the house and over 450 acres of farmland to Andrew Castleberg in 1922. Andrew Castleberg started the town by building a slaughterhouse with a walk in cooler; using ice he stored each winter. He built a Plymouth garage, a store, and later a feed mill he attached to the store building. Over the store were living quarters and over the mill was a hall used by the Modern Woodmen and Royal Neighbors after they lost their hall in Misha Mokwa. The Harry and Millie Benjamin family lived over the store. Millie worked in the store and Harry the Plymouth garage. Later, the garage was moved across the street (Highway 25) for lack of space. The store carried general goods such as groceries, clothing, and hard goods. He built another new home in addition to the brick house Mr. McDonough had built. His brother Clarence ran the farm and his brother Martin Jr. ran the store. Andrew Castleberg moved his family to California in 1940 and his brother Lutzie took over the store. In 1944 a fire destroyed the feed mill, new house Andrew had built, the brick house, and store.

The car dealership was taken over by Joseph Prissel, who expanded to Desoto cars and an Oliver farm implement dealership. He added to the town by building a house. Around 1954 Joe went into partnership with his brother Francis Prissel. After Highway 25 was reconstructed it was too high to gain easy access to the dealership building so Joe and Francis moved the business to Durand.

Around the 1950's the David and Lena Gifford family moved a house and tavern building from the west side of the highway to the east side of the highway. They remodeled the buildings into a store and living quarters. They resurrected the feed mill business and ran a mobile feed mill, operated a dairy equipment and supply business, and operated a large egg business.

Other past businesses, which operated in Maxville Township, were:

Gerald Andre owned and operated a garage and filling station, fixing cars, farm implements, welding, and general maintenance.

Rueben Worely ran a blacksmith shop in section 27.

Mary Klevgard operated a bakery, specializing in wedding cakes.

For a short time the township had a ski area called White Mountain. The business was out after two unproductive warm winters.

Ed Kuhn owned a tavern on the west side of the highway in the town of Maxville.

Wilfred Prissel owned a livestock trucking business until he sold it to Gary Smith.

During the time of prohibition, there were several "illegal" businesses conducted on what became known as Alcohol Ridge, or Dividing ridge.

Maxville can boast of having only one church. The Durand Methodist church had its start as early as 1855 on Maxville Prairie where prayer meetings were held. In 1858 the Maxville Bear Creek Circuit was organized and held quarterly conferences in schools. Reverend Edward Doughty held funerals and other services in homes and schools. The Brotzman family in 1900 donated land for building a new church in section 9 where Lloyd Newell and Esther Brotzman were married on September 1, 1915. Their daughter Almeda later married Donald Wekken in the same church in 1939. The church building has been moved to Nelson where it's still used as a church.

On the south side of Spring Creek in section 9 there were picnic grounds where the community gathered for 4th of July picnics, fireworks, baseball games, and other community events. This land today belongs to Larry and Barb Traun. The first town hall was located across the road from the picnic field

First school was the Maxville Prairie School in section 30 and built in 1858 on land donated by Mr. Maxvel. They had three months of school that summer. In 1910 a new school was built, which is presently the town hall and later used as a school by the Durand School District as an Alternative School for five local districts. The 1912 annual report showed 50 children enrolled and their teacher was Jessie Owen.

Lower Spring Creek School was located in section 18. In 1912 there were 32 children attending this school taught by Irma Ingram. This school is was later the home of Kevin Andre. It burned in 2011.

Upper Spring Creek School in 1878 was located on the south side of Spring Creek on land owned by J. B. Mace. In 1896 the school was located on the north side of Spring Creek on the H. M. Brotzman farm. In 1912 there were 18 boys and 20 girls attending this school, taught by Minnie Keenlyne. Today the land is owned by Louis Keifor and there are remains of a fenced in play yard.

The Traun Bluff School was built in 1904 in section 21 on the Fedie/Traun farm located on one of the highest spots in the county. A school lease of \$1.00 was paid yearly. As in most of the country schools, there was no pump at the school so students, usually the bigger boys, were assigned duty of getting water from the nearby farm. The 1912 report shows an enrollment of 6 boys and 6 girls taught by Ruth Brotzman. In the early 1950's this school was closed and students were transported to the Maxville Prairie School in a van driven by Leslie Yarrington. The school was sold and moved to highway 10, and is presently utilized as the Lone Pine Tavern.

The Maxville Bluff School was located in section 13 on County road F. The 1912 annual report shows 11 boys and 17 girls attended, taught by Julia Johnston. This building was moved to a farm on the southwest part of section 9, which is today owned by John Kees. The school building has since deteriorated and was removed by John.

The Oak Hill School, located in section 3 reported attendances of 8 children from Buffalo County and 5 children from Pepin County in 1912. Teacher in 1912 was Fleda Bowen. When the school was closed it was moved to the Clare Brantner farm

Five of the above schools closed in the early 1950's. At that time Traun Bluff School was integrated with Maxville Prairie that was integrated with the Durand School District in 1955. Four of the schools were immediately integrated with the Durand School District. Instead of students having to walk the distance to their school, they were transported by large school buses.

The Hurlburt Cave on the Former Brion Homestead as told by Francis Brion:

The story told is that explorers were coming up the Chippewa River, and were attacked by Indians at "The Weeping Rocks". The Weeping Rocks were located straight down from what is currently known as Chippewa View Heights. The explorers were carrying treasures of gold and other items. The explorers fled towards the hills and supposedly buried their treasures at the point of a hill overlooking the Prairie. On the old Thibadeau Farm (currently owned by Earl Black) people in later years dug around seeking those treasures, without success.

Around 1937 Walt Schumaker was fixing fence along the line fence of the Hurlburt farm. He went to dig a posthole, and there was nothing underneath. At that time there was a four-foot diameter rock, which he moved to the side and found this cave in the ground. He proceeded to tell the Brion family about his find. They went to the location and viewed the hole. They took small trees about twenty-feet long and put them into the hole and didn't hit bottom. They threw rocks down and couldn't hear them hit bottom.

There was a Doctor Schoberg that heard about this cave. His son, Bud, volunteered to go down into the cave. A group of men lowered Bud down into the hole, attached by ropes. He got down about 25 feet, became scared and requested to be brought back up. At that point he had seen nothing and didn't hit bottom. The group put a woven wire fence around the hole to keep animals out. Around this opening, there were abundant arrowheads found.

Sources: Buffalo County Plat Books from 1878, 1896, 1914, and 1930
A Buffalo County Saga, written by James L. Stokes
Back roads Tour, 1991
The History of Maxville Township by Durand High School Website
History of Buffalo and Pepin Counties Wisconsin, 1919, compiled by Franklin Curtis-Wedge
Francis Brion
Edith Hurlburt Prissel
Margie Benjamin Johnson
Gladys Castleberg (Mrs. Andrew Castleberg)

Note: References to "Town of Maxville" is the actual village district of Maxville
References to "Township of Maxville" is the actual 41 square mile prairie, bluff, and valley area

9 ELEMENTS OF COMPREHENSIVE PLANNING

The Smart Growth legislation, signed into law as part of the 1999-2000 budget, is intended to provide local government units tools to create comprehensive plans, to promote more informed land-use decisions and to encourage state agencies to create more balanced land-use rules and policies. Nine elements are required by the Smart Growth legislation. These elements ensure that all aspects of community life will be considered as part of the comprehensive plan. The nine elements are:

- Issues and opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agriculture
- Natural and Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

Development of Goals for the Town of Maxville

Land use planning is more than a set of rules for building, etc. It is a declaration of the priorities and values of the people within the township. These priorities and values should determine if and how property is developed and used.

The remainder of this document describes the priorities and values of the people of the Town of **Buffalo**. It lists a set of action plans to achieve these priorities and values.

I. Issues and Opportunities

Population and Population Projections:

Population of the Town decreased over time from 493 in 1960 to 309 in 2010. The population projections indicate no increase in the population of the Town, but could change quickly with the addition of new employers in the City of Durand or if a major employer would move into Wabasha Minnesota.

Town of Maxville Population Statistics and Projections, 2010 Census

Jurisdiction	Census 1960	Census 1970	Census 1980	Census 1990	Census 2000	Census 2010	Proj. 2015	Proj. 2020
Maxville	493	360	403	370	325	309	331	328
Buffalo County	14202	13743	14309	13584	13804	13,587	14,554	14,794

Population by Race:

The Town of Maxville is predominantly white. This has been constant since records have been kept. There are several large dairy farms that employ Hispanic employees, but this did not show up in the Census data.

Town of Maxville Population by Race – 2010 Census

Race	Population %
Total	309
White	99.7
Hispanic	0.0
Black	0.0
Asian	0.0
Other	0.3

Population by Education Level:

The Town of Maxville is similar to other neighboring municipalities except that they have a lower population of people with college graduate degrees than other municipalities in Buffalo County.

Town of Maxville Population by Education – 2010 Census

Education Level	Population %
Total (>25 years old)	239 (people)
No High School Diploma	11.3
High School Diploma Only	47.3
Some College	18.0
Associates Degree	13.8
Bachelor's Degree	5.0
Graduate Degree	9.6

Population by Age:

The age of the population in the Town of Maxville tends to be very similar to the age of the population in Buffalo County. The mean age is 42.6, whereas the Buffalo County mean age is 44.5.

Town of Maxville Population by Age – 2010 Census

Age – years	Number	Percent
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Under 5	15	4.9
5-9	21	6.8
10-14	17	5.5
15-19	15	4.9
20-24	7	2.3
25-34	50	16.3
35-44	40	13
45-54	48	15.5
55-59	28	9.0
60-64	26	8.4
65-74	26	8.4
75 and older	16	5.1

Per Capita Income:

Per capita income increased in the Town of Maxville faster than that of Buffalo County between 2000 and 2010, and was higher than the State of Wisconsin average in 2010. The increase was by far the highest in Buffalo County.

Town of Maxville Per Capita Income

	1990 per Capita Income	2000 Per Capita income	2010 Per Capita Income	% Change Last 10 Yrs
Town of Maxville	\$6,352	\$16,168	\$27,356	+69.2
Buffalo County	\$10,947	\$18,123	\$23,240	+28.2
State of WI	\$13,276	\$21,271	\$27,192	+27.8

A SWOT Analysis was conducted with the planning committee after analyzing data as collected in a community survey. This list provided a guideline throughout the planning process.

Town of Maxville Planning Committee: Reasons for Living in Town of Maxville:

(this is not a ranked listing)

- Friendly people – neighbors
- Wildlife
- Natural Beauty
- Minimal Traffic
- Farming
- Recreational Opportunities
- Quiet – Private
- Low crime rate
- Location – close to town
- Quality air – good place to live, healthy living environment
- Upland prairies, rare, managed and improved
- Tiffany Bottoms – great natural recreational area

- Chippewa Valley Motor Car Club
- Unique bird watching area
- People that use and believe in recycling

Town of Maxville Planning Committee: Concerns about Living in Town of Maxville:

(this is not a ranked listing)

- No business or job opportunities
- Wind & soil erosion on sandy soil
- Temptation to mortgage future for short term gain
- Deer hazard on roads
- Less family farms
- Woodland tax increases
- Access to emergency help
- County and Town roads in decline
- Concern about bluff top development
- Concern where garbage is going
- Concerns about increase in traffic on main roads
- Disposal of manure from large dairies
- Sand burs
- Negative development that would affect air; water; and aesthetics
- Remote areas
- Location of large livestock facilities

II. HOUSING ELEMENT:

Wisconsin's population density is 103 people per square mile, Buffalo County is well below that with only 20 people per square mile. The Town of Maxville has not seen the same increase in housing units as other towns in Buffalo County. The current housing density is 3.57 houses per square mile, which is in the lowest 1/3 of Buffalo County. People who move to the township do so because of the wide-open spaces and have not encouraged housing development of any kind.

New housing starts in the last 5 years was 1.2 homes per year. Residents are concerned that housing developments will destroy the natural beauty of the Township. The town will encourage housing developments to build on land not classified as prime farmland and to encourage cluster development when possible. The planning committee also recognizes that some isolated building sites are very desirable and should be seen as an asset to the town. Also, access to improvements (houses, cabins, sheds, etc) should be reasonable to allow for emergency response vehicles to reach property without risk to emergency response volunteers and equipment.

The Land Use Planning Committee recommends the development of an ordinance that restricts the building on the scenic blufflands. This ordinance would require that all new buildings built on bluffs not interfere with the natural beauty of the bluffs and be restricted by a county bluff view ordinance.

Housing Units in the Town of Maxville and Buffalo County – 2010 Census

Area	1970	1980	1990	2000	2010
Town of Maxville	103	125	120	123	152
Buffalo County	4,597	5,478	5,586	6,098	6664

There are a total of 152 total housing units in the Town of Maxville. The housing density was 3.57 homes per square mile. 98.6% (150) of the homes were occupied during the 2000 census. 84.9 % of the homes (129) were occupied by the owner of the property. 15.1% (23) were renter occupied homes. Average household size was 2.32 persons for homes owner occupied and 3.38 for renter occupied homes. The median home value was \$171,200 and was built around 1945. 98.6% of all homes were single family dwellings (9.9% of those homes were mobile homes). There were no structures with more than 2 units with only 2 structures with 2 units.

There has been a growth of seasonal homes, cabins and second homes in the Town of Maxville over the last twenty years. There has been some concern over trailers being placed without permits and being left in place year round and not having a fire number. Concern was also expressed about manufactured homes that may not meet safe living standards.

It was determined that housing is available for purchase for those choosing to purchase a home. Land for building homes is readily available in the Town including many sites that are not designated as prime farmland.

Plans and Actions:

- Town of Maxville works with Buffalo County Zoning to include Bluff View zoning restrictions for the Town in the Buffalo County Zoning Ordinance.
- Include road requirements in the Buffalo County Subdivision Ordinance. These requirements would state that all subdivision roads must meet state road standards for town roads (at a minimum) and must be blacktopped before the Town of Maxville will take them over.
- All mobile homes that are relocated in or to the Town of Maxville must be 15 years old or less.

III. TRANSPORTATION ELEMENT:

Vehicular traffic is the major form of transportation in the Town of Maxville due to the limited other forms of transportation available. Recreational transportation is used including snowmobiles, bicycles and horses.

No new road construction is anticipated in the timeframe of this plan. The major objective of the transportation plan is to maintain roads to their current quality.

Town of Maxville has a total of 54.41 miles of roads. 6.26 miles of state road, 25.36 miles of county roads and 22.79 miles of town roads. See map on page 19. Functional road classification for rural roads include principal arterials, major and minor collectors, and local roads.

Principal arterials serve interstate and interregional trips. These roads serve urban areas with populations greater than 5,000 and are classified as interstate highways. Maxville has 6.26 miles of principal arterials.

Collector miles collect traffic from local roads and link them to nearby population centers. Major collectors are classified as state roads and minor collectors are classified as county roads. Maxville has 7.07 miles of collector miles. This includes County Roads F (part), FF (part), and PP.

Local roads provide access for travel over relatively short distances. These roads are classified as town roads. Maxville has 41.08 miles of local miles or town class roads. This includes all Town roads and County Roads AA, F, FF, and V.

Maxville has 1 bridge over 20 feet and 5 bridges under 20 feet.

State and Regional Transportation Plans:

At www.dot.state.wi.us the Wisconsin Department of Transportation home page under “Plans and Project”, then, “Planning Resources”, then, “Modal and Multimodal Plans”, the Town reviewed and considered the following State and Regional Transportation Plans that have potential affects or integration with the Town plan.

Connections 2030 - the current multimodal plan being developed for all forms of Transportation through the year 2030

Wisconsin State Highway Plan 2020 – the current strategic plan for all facets of the 12,000 miles of the State’s highways

Wisconsin Six-Year Highway Improvement Program – the more specific construction programs for the Wisconsin DOT through 2014

Wisconsin Airport System Plan 2030 – the plan for determining airport facility needs

Wisconsin Bicycle Plan 2020 – comprehensive bicycle plan

Wisconsin Statewide Pedestrian Policy Plan 2020 – the plan outlines State and local measures to promote safe pedestrian travel

Wisconsin Rail Plan 2030 – the rail plan being developed for integrated rail development through 2030

Buffalo County Highway Plans – Currently, there are no plans for major county road work, beyond general maintenance for any county roads within the borders of the Town of Maxville.

Currently, the Town of Maxville is not specifically identified for any recommendations or included in any projects with these plans.

Bus Service:

There is no bus service in the Town of Maxville. The nearest commercial bus service is the Greyhound Bus Service stopping in Menomonie (no ticketing) and Eau Claire, WI.

Freight Rail Service:

The Burlington Northern Santa Fe (BNSF) runs along the entire western edge of Buffalo County. There is no access to the railroad for loading freight in the Town. The closest currently used spurs are in Nelson, Cochrane, and Maiden Rock, WI.

Passenger Rail Service:

There is no passenger rail service to the Town of Maxville. Daily passenger service (AMTRAK) is available in Winona and Red Wing, MN, with one train heading south in the am and one train heading north in the pm.

Airports:

There are no public airports in the Town of Maxville. A private airport with a 3,200 foot blacktop runway is located in the township. This is seen as an asset to the town and use could be contracted if light industry would locate to the town. Many people use the Minneapolis/St Paul Airport which is about 120 miles to the north. A shuttle service to the airport is available in Menomonie, WI. Residents also use the Eau Claire, La Crosse, and Rochester airports.

Water Transportation:

The Chippewa River runs on the entire north side of the Town of Maxville, but is too shallow in many spots for commercial boat traffic. The Mississippi River runs along the west side of Buffalo County, with the Port of Winona, and Port of Red Wing, MN being the closest terminals. Much of the commercially grown grain produced in the Town will be transported by truck to Winona and sold to one of three grain buyers to be loaded onto barges. Fertilizer, Chemical, Liquid Propane and other commodities are shipped to

Winona and Red Wing and distributed throughout the region by truck. Smaller cash crop farmers transport to local cooperative who deliver to other distribution points.

Trucking:

Most commercial shipping in the Town is by truck. With State Highway 25 being a major transportation route in the Town of Maxville. Road bans are implemented each spring on County and Town roads.

Pedestrian and Bike Trails:

Bicycle usage in rural areas is on the increase. There are no designated walking paths in the Town of Maxville. There is a bike and walking path that begins in Durand (located a few miles to the north) which runs to Menomonie.

The Town of Maxville supports the development of a bike lane along State Highway 25 if funds are allocated by the state of Wisconsin. They do not want to see county and town roads wider than they currently need to be. The planning committee stresses the value of the natural environment and the scenic beauty of the township, which is their top concern.

Snowmobile Trails:

There is a very strong network of snowmobile trails in the Town of Maxville and across Buffalo County. These trails are located on private property. Maintenance and property agreements are completed by local clubs. See map on page 20.

All-Terrain Vehicle:

All-Terrain Vehicle usage has become very popular. There are no public trails in the Town.

Other Transportation Issues:

Maxville has some problems with vandalism of town road signs and has a goal to keep all road signs up to date and replaced as needed and as funds permit.

The Town Board of Maxville has a 10-year plan for the maintenance and improvement of roads within the township. This plan will be updated in cooperation with Buffalo County Highway Department using the PASERWARE software. The following is a summary of the plan to date.

Town of Maxville's 5 Year Road Plan 2013-2017

2013

- Rebuild and blacktop last ½ mile of Price Road
- Rock and double seal coat Fedie Road

2014

- Rebuild last 0.80 mile of Spring Creek Road to County F

2015

- Rebuild Stai Coulee Road from County Road AA to King's Highway

2016

- Finish rebuilding Stai Coulee Road to King's Highway
- Crack fill and seal coat first ½ mile of Price Road
- Crack fill and seal coat one mile of Spring Creek Road
- Crack and seal coat Weisenbeck Road

2017

- Start rebuilding King's Highway from State Road 25 approximately one mile

The Town of Maxville currently cooperates with Town of Nelson, Town of Canton, Buffalo County and Pepin County on transportation issues.

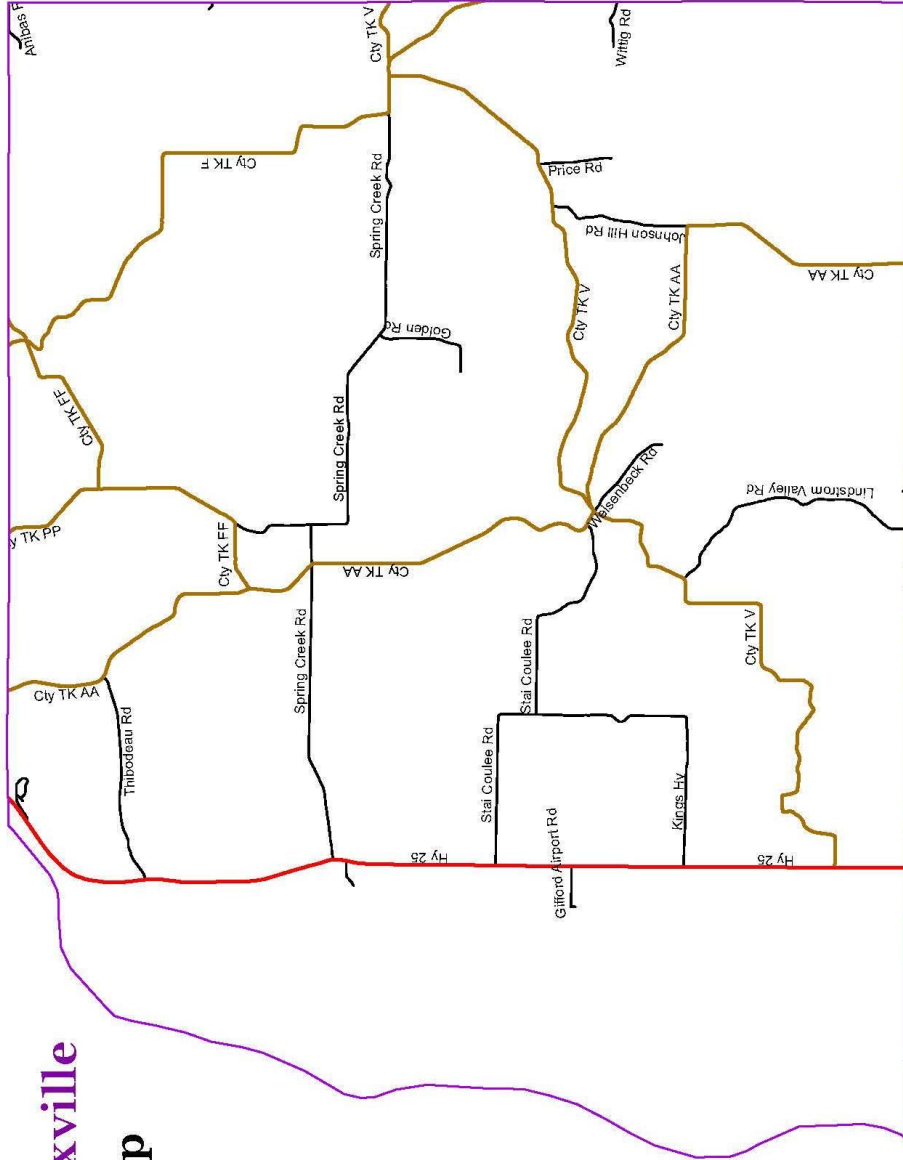
The Comprehensive Planning Committee recommends a driveway ordinance to improve safety of new driveways for both the owner of the driveway and others traveling public roads following the Buffalo County driveway ordinance. The ordinance will also allow emergency vehicles, safe and efficient access to households and property

Plans and Actions:

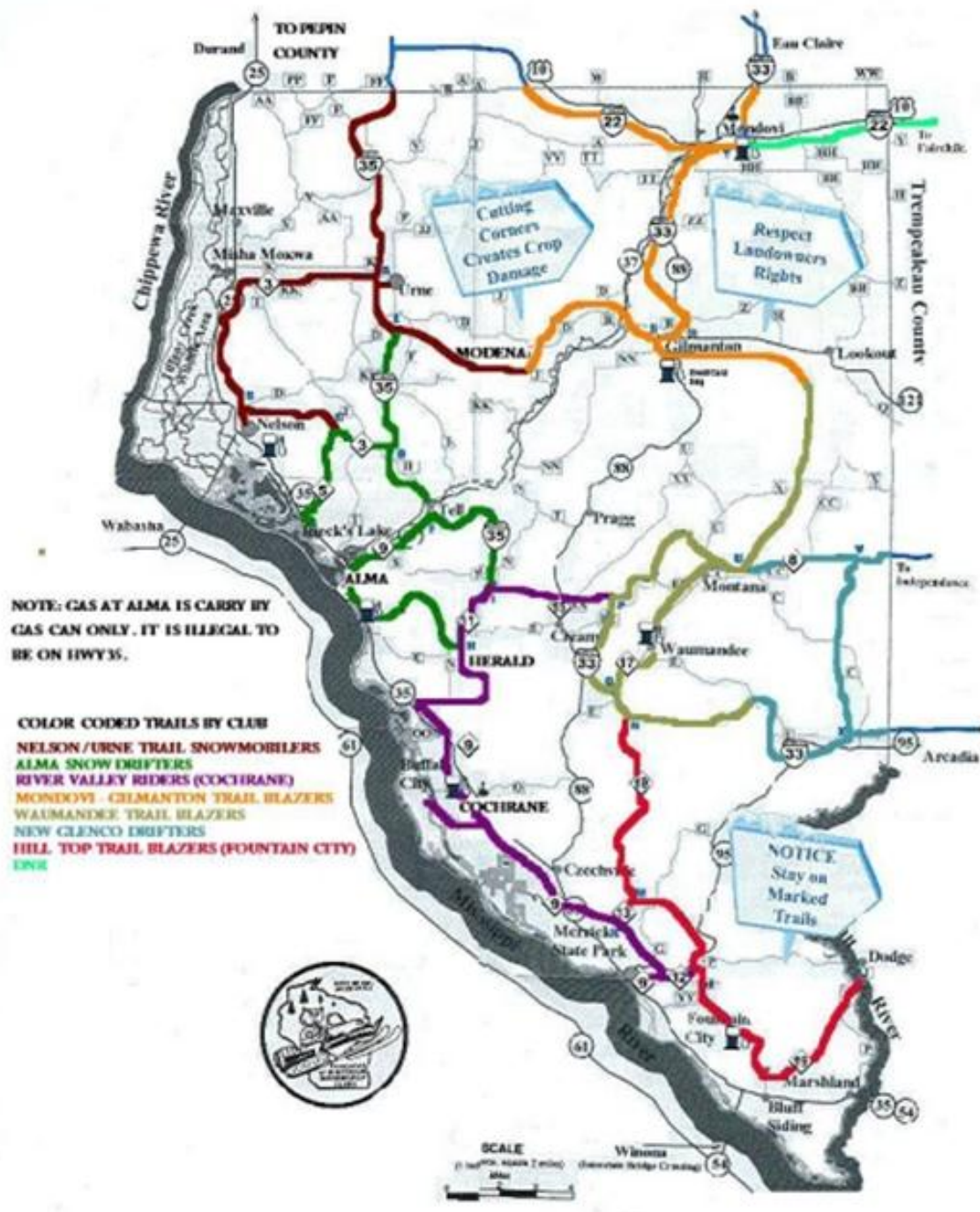
- Town of Maxville may charge an annual road maintenance user fee, based on wear and tear of town roads caused by the frequency and travel of heavy equipment over town roads to go to and from a non-metallic mining operation. Fee will be based Buffalo County Highway Department repair estimates.
- Have a serious discussion with neighboring towns and Counties about reducing cost for roadwork through road maintenance and bidding agreements.
- Support the development of a bicycle loop brochure for Buffalo County roads. The brochure (combined with a webpage) should highlight safety on rural roads, how to share roads with farm equipment and how to be a good neighbor as you are passing through the Town.

Town of Maxville Road Map

Legend	
Roads	
Federal	
State	
County	
Town	
City or Village	
Private	



As with all public information derived from various sources, this data may contain errors or faults. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Buffalo County Information Services Director be advised of the particulars so this data can be examined and corrected. This map is not a substitute for an accurate field survey.



UTILITIES AND COMMUNITY FACILITIES ELEMENT:

This element looks at existing utility service and community facilities benefiting the citizens of the Town of Maxville. Items include solid waste disposal, recycling services, parks, telecommunication services, emergency response services, schools, government facilities and others.

Sanitary Waste and Water Supply:

The Town of Maxville has no concentration of residents with a public sewer or water system. All citizens in Maxville have private sewer and water service. There are currently no plans to develop public services at this time. Buffalo County Zoning issues all sanitary permits in the Town.

Solid Waste/Recycling:

Recycling and solid waste is contracted through Buffalo County. Maxville is a county collection site opened on Saturdays 10:00 a.m. - 12:00 p.m. The attendant's fees are paid by Maxville as well as the dumpster pickup fees are paid to Durand Sanitation by Maxville.

Town Facilities:

The Town Hall was originally the Maxville School. It is located along State Highway 25. It has been upgraded to meet all handicap needs and legislative requirements. The town hall is used for town meetings, voting, and is available for community use.

There is one cemetery located in the Town. The Town of Maxville Board serves as the Board of Directors and mows and maintains the cemetery.

Telephone/Electricity/Internet Services:

Cell phone service is good in about 50% of the Town and Poor in 50% of the Town. Internet services are Excellent in 60% of the Town and poor in 40% of the Town.

Riverland Energy Cooperative and Excel Energy provide electrical service in the Town of Maxville. The citizenry find alternative energy sources such as wind, solar and methane acceptable in the Town.

Natural Gas:

There are no natural gas services in the Town. Most people rely on Liquid Propane.

Libraries:

There are no public libraries in the Town. Residents rely on the Durand public library for service. The County pays a fee for each transaction for Town residents using library services in other Wisconsin municipalities.

Education:

Students residing in the Town attend the Durand Public School. Taxpayers also support the Chippewa Valley Technical College.

Fire Protection, Police Protection and Emergency Management:

Durand Ambulance, Durand Rural Fire Department and Rescue Responders provide fire and ambulance services. The Town funds 11% of the Durand Rural Fire Department' operating budget and is charged an assessment of \$ 5.00 per capita for the cost of ambulance services and equipment purchases. New residents to the Township should realize that emergency services cannot be expected to be to all locations quickly because of the distance and the terrain that must be traveled.

Buffalo County Emergency Management Department provides training and planning for emergencies.

Health Care and Long Term Care Services:

There are no health care providers in the Town of Maxville. Medical Services are available in Durand and surrounding communities. Most people choose health care services based on where they are employed. Long term care services are provided in Durand and surrounding communities.

Public Parks:

There are no Town or County parks located in the Town. The Tiffany Wildlife Area does border the Town and is open to the public.

Goals and Actions:

- Maintain the high quality fire and rescue services that are currently available. This requires regular contact and discussions with the other municipalities involved.
- Maintain recycling and solid waste services that the Town currently uses.
- Carefully consider new alternative energy resources as they become available as conditional use permits are considered by the Buffalo County Board of Adjustment as long as they do not adversely affect the wildlife or agricultural base in the Town.

AGRICULTURAL NATURAL AND CULTURAL RESOURCES ELEMENT

Farms will most likely continue to grow in size, but small part-time farmers will also most likely increase in number. Some of these may consider value-added products as part of their activities. Some marginal land may be lost to agriculture due to low prices, modest returns and federal and state land management programs.

It is the objective of the residents of the Town of Maxville to preserve productive prime farmland (Class I, II, and III land) for continued agricultural use and to maintain agriculture as a major economic activity in the Township. Prime agricultural land is defined by the Buffalo County Natural Resources Conservation Service as lands that are classified as I, IIE, IIS and IIIS.

Soils: The Chippewa River borders the west side of the township. Most of the soils in the immediate “river bottom” are alluvial land. The texture of these soils range from organic to sand. Soils are susceptible to flooding and are not very productive.

The terrace escarpment along the Chippewa River is not farmable. These areas are for woodland and wildlife management. Once on the terrace, soils are mainly Sparta and Plainfield. These are sandy soils that can be productive if irrigated. Since they are of sandy texture, groundwater quality is a concern. Also, wind erosion can be a problem in some of these areas if not managed correctly.

The eastern two thirds of the township is ridge and valley topography, which is typical of Buffalo County. The steep bluffsides are mainly Steep and Stony Land. Woodland and wildlife is the main use of these areas. Some areas are suitable for grazing if managed to prevent overgrazing and erosion.

On the blufftops, Fayette and Dubuque soils are the most common. These are productive soils, but do require conservation practices and good management to maintain productivity. These soils are susceptible to sheet and rill erosion from water.

In the valley bottoms, Arenzville, Rowley, Judson and Chaseberg are common. These are very productive soils with relatively high organic matter content. Some may have small wet areas.¹

¹ Buffalo County Wisconsin Soil Survey. USDA, 1957. Interpreted by Todd Mau, USDA-NRCS.

Major soil types found in the Town of Maxville are listed in Table below

Major soil types found in the Town of Maxville²			
Soil Name	Abbreviation	Yield Potential	
		Corn (bushels)	Hay (tons)
Arenzville	Ar	135	5.0
Chaseberg	CaB	125	4.7
Dubuque (B slopes)	DeB	110	4.1
Dubuque (C slopes)	DeC	100	3.9
Dubuque (D slopes)	DeD	90	3.3
Fayette (B&C slopes)	Fa	145	5.5
Fayette (C&D slopes)	Fv	135	4.9
Judson	JuB	150	5.5
Loamy Alluvial	Lv	---	---
Plainfield (non-irrigated)	PfB	55	2.5
Rowley	Ro	145	5.5
Sparta (non-irrigated)	SpA	65	2.8
Sparta (non-irrigated)	SpC	55	2.4
Steep, Stoney & Rocky	St	---	---

Any drive in the Town of Maxville will show the importance agriculture has to the visual, economic and social landscape. Farmers settled the township and even though active farming in the township has declined, farming still remains the major economic activity. Agriculture has changed throughout the town's history going from wheat to livestock to dairy and now a trend back to grain and some specialty crops. Most farms are larger in size, with the exception of an increase in part-time farming activities.

Table 4							
Number of Dairy Farms in Maxville Township by Year							
	1989	1994	1995	1996	1997	2002	2013
Number of Dairy Farms	24	20	18	17	15	10	5

Very little value added agricultural products are produced in the township. Milk and cattle are all shipped out of the township for processing. Gone are the days of the small local cheese cooperatives and flour mills.

Farms will most likely continue to grow in size, but small part-time farmers will also increase in number. Some of these may consider value-added products as part of their activities. Marginal land may be lost to agriculture due to low prices, modest returns and federal and state land management programs. This has been common and under current government programs will continue to increase.

² Buffalo County Wisconsin Soil Survey. USDA, 1957.

Plans and Actions:

- To support the preservation of the family farm and cooperate with other units of government to assist farms when possible.
- To manage development in such a way that large blocks of farmland can be protected.
- Protect existing farm operations from restrictions on noise, odor, and accepted animal husbandry practices associated with farm operations. This policy recognizes that often non-farm residents who are unfamiliar with farm operations may have unrealistic expectations of farming operations. The township recommends Buffalo County look at a right to farm ordinance to protect the right of farmers to use technology, practices and scale to succeed in agricultural production, as long as such practices do not negatively affect the environment or health of others living in the township.
- Landowners within the township will be encouraged to follow soil conservation plans that meet T levels of erosion.
- Landowners need to be respectful of their neighbors and should not build livestock facilities closer to their neighbor's house than they would have it to their own residence. Guidelines from the University of Minnesota, farm odor and residence separation should be used for all new livestock facilities. It is also recommended that liquid manure be incorporated within 24 hours whenever possible to reduce the odor on neighboring property owners. The planning committee understands that manure cannot be incorporated on hay land.
- All farms meet a reasonable nutrient/waste management plan for their farm and keep it updated as farm size increases. These plans should be in place for both livestock and non-livestock farm businesses.

Natural Resources

Recreational activities have been increasing in all of Buffalo County, and to a great extent in Maxville Township. Most recreational uses involve some sort of hunting or fishing activity, but bicycle, golf, snowmobile, boating, bird-watching and sightseeing have all increased visitation to the township. Many people throughout the state and nation recognize Buffalo County either by its whitetail deer population, in association with the Mississippi River and most recently, with quality snowmobiling.

The Town of Maxville Comprehensive Plan survey contained many responses concerning the scenic beauty, quality air and water and unique aspects of the area as reasons they live and/or own property in the township.

Maxville has a wide variety of wildlife species and excellent wildlife habitat. It is best known (as is all of Buffalo County) for high quality whitetail deer. This area has been identified for its tremendous potential for wildlife, threatened species and general natural habitat. Other important natural resources in the Town include:

- Private wetlands
- Streams throughout Town
- Wildflower and Native grass habitats
- State wetland

Groundwater

All drinking water in the Town of Maxville is from groundwater sources (private wells). Buffalo County completed a groundwater study in 1998 indicating very little contamination of wells within the Town of Maxville. Contamination that was found was in the form of elevated nitrates, and these problems were solved by drilling deeper cased wells rather than shallow sand point wells. A more recent study, but with a smaller number of samples, from the Buffalo County Health and Human Services continues to indicate good groundwater quality.

Surface Water

There are numerous small streams in the Town of Maxville; many of which are intermittent streams. Spring Creek, Little Bear Creek, and Weisenbeck Valley Creek all have good potential to be quality trout streams. There are no lakes found in the Town of Maxville. See hydrology map on page 30.

Forests

Forest land makes up 42.8% of the land in the Town of Maxville. 40% of the forest land is enrolled in one of the forest management programs. Much of the high quality timber has been harvested with about 25% of the forest still have high quality timber remaining. Much of the forested land is managed more for wildlife than it is for high quality timber, but the Town has a higher percent of landowners managing forestland for timber than most Towns in Buffalo County. The forests are located on very steep slopes which are too steep to convert to farmland, or on land that is normally too wet to farm.

Wetlands:

Wetlands make up a sizeable portion of the Town of Maxville. The wetlands are found along the streams, but most are found in the Tiffany Natural Area. Wetlands should be protected from development. Current zoning regulations will not allow building in designated wetlands. A current wetlands map can be found on page 31.

Floodplains:

Development is not allowed by the Buffalo County Floodplain Zoning Ordinance. These are fragile areas necessary to avoid flooding of roads and other developed property. A map of the designated floodplains for the Town of Maxville can be found on page 32.

Non-Metallic Mining:

Non-metallic mining mainly consists of the excavation of sand, gravel and stone. This has been traditionally rock quarries in the Town of Maxville for road building and field limestone. There is concern about the increasing numbers of frac sand inquiries in the western Wisconsin area which also fall under the non-metallic mining category. There are currently 32 approved non-metallic mines in Buffalo County with 2 active mines in the Town of Maxville. See map page 33.

Recreational activities have been increasing in all of Buffalo County, and to a great extent in Maxville Township. Most recreational uses involve some sort of hunting or

fishing activity, but bicycling, horseback riding, snowmobiling, walking, bird-watching and sightseeing have all increased visitation to the township. Many people throughout the state and nation recognize Buffalo County either by its whitetail deer population, scenic bluffs, bluff (goat) prairies, and most recently, with quality snowmobiling.

The Town of Maxville Comprehensive Plan survey contained many responses concerning the scenic beauty, quality air and water and unique aspects of the area as reasons they live and/or own property in the township.

The Wisconsin Managed Forest Law continues to be a concern for Town of Maxville residents. Increased tax burden continues to shift to homes, businesses and other buildings. Tax base decreases because of the MFL program. Whitetail deer numbers also are burdensome to some farmers where limited hunting on MFL and other recreational woodlands have caused deer numbers to increase. The MFL rules also tend to conflict with the establishment and maintenance of upland prairies.

The Town of Maxville supports the Wisconsin Department of Natural Resources program for the Lower Chippewa River Natural Area. Bluff Prairies, wetlands and wildlife improvements are all supported in this program. The planning committee would also like to see trout stream improvement and will encourage landowners to cooperate with the DNR in this effort. A complete plan for the Lower Chippewa River Natural Area can be downloaded at:

http://dnr.wi.gov/master_planning/completed_archive/fa_wa_nra/LCRPMasterPlan.pdf

Goals and Actions:

It is the objective of the residents of the Town of Maxville to maintain natural resources located within the township. The following statements have been put in place to meet this objective:

- To consider the natural beauty of the township whenever development is considered.
- To protect and maintain habitat for the wildlife found in the township. Land use should protect as much of the native ecosystems as possible and protect the scenic vista's and views within the township. (See housing element.)
- Support Buffalo County's current regulations on non-metallic mines. Current mines can be found on page 33.
- Encourage residents to maintain the natural beauty of the Township.
- Spring Creek is classified as a trout stream with potential. This is a natural resource that should be improved back to its status as a quality trout fishery.
- Cooperate with any study that is conducted that explores the effects of the MFL program on the Town of Maxville and possible changes to make taxation in the Town more equitable.
- Support landowners in their efforts to follow the recommendations made by the DNR in the Lower Chippewa River Natural Area Master Plan.

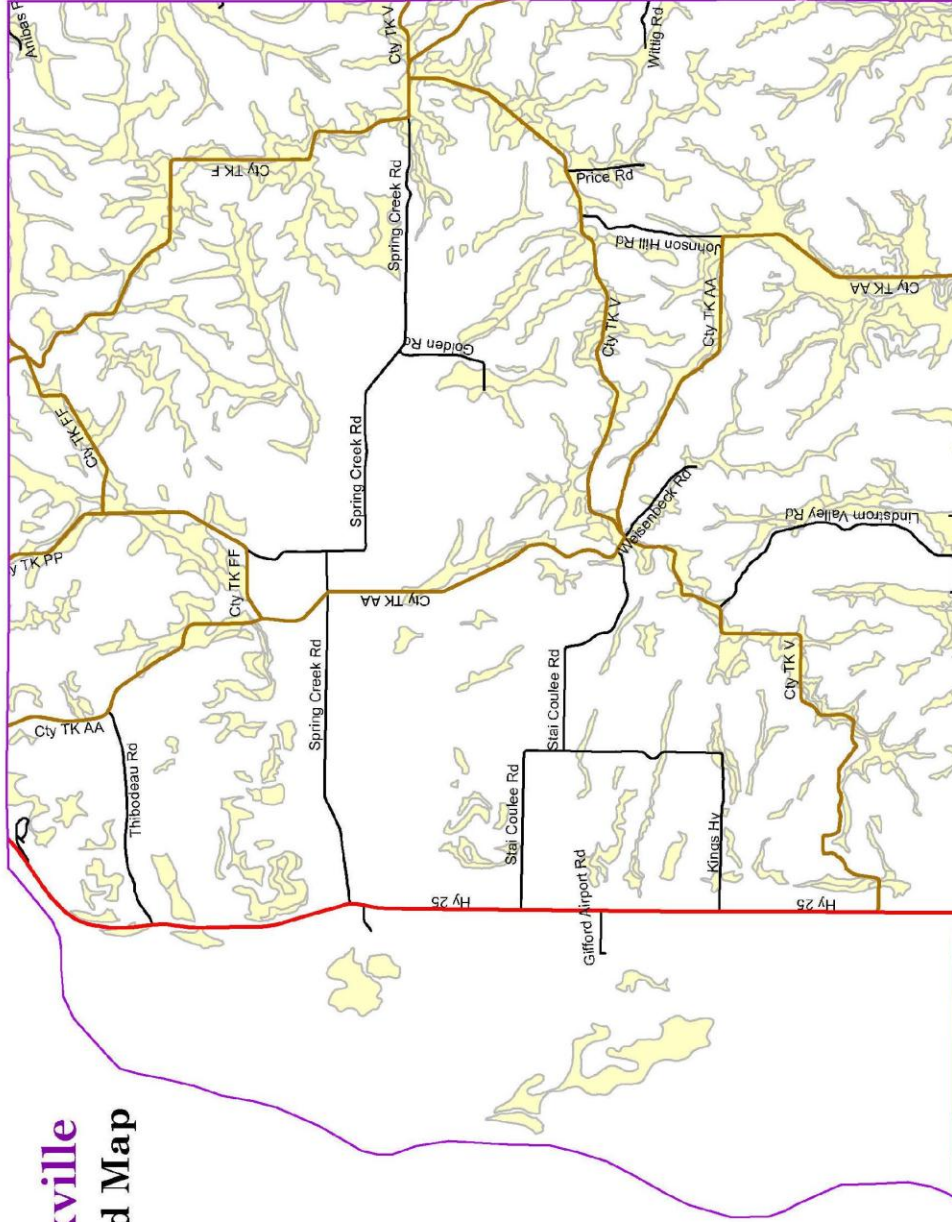
Cultural Resources

The Town of Maxville is rich in Native American and Settlement history. It is desired that the Town Hall and other older historic structures be maintained and preserved by the residents in the township. Residents of Maxville should develop a subcommittee of the Buffalo County Historical Society to maintain the historical culture of the Township and teach others about the history and its significant impact.

Goals and Actions:

- Encourage membership and support of the Buffalo County Historical Societies.

Town of Maxville Prime Farmland Map

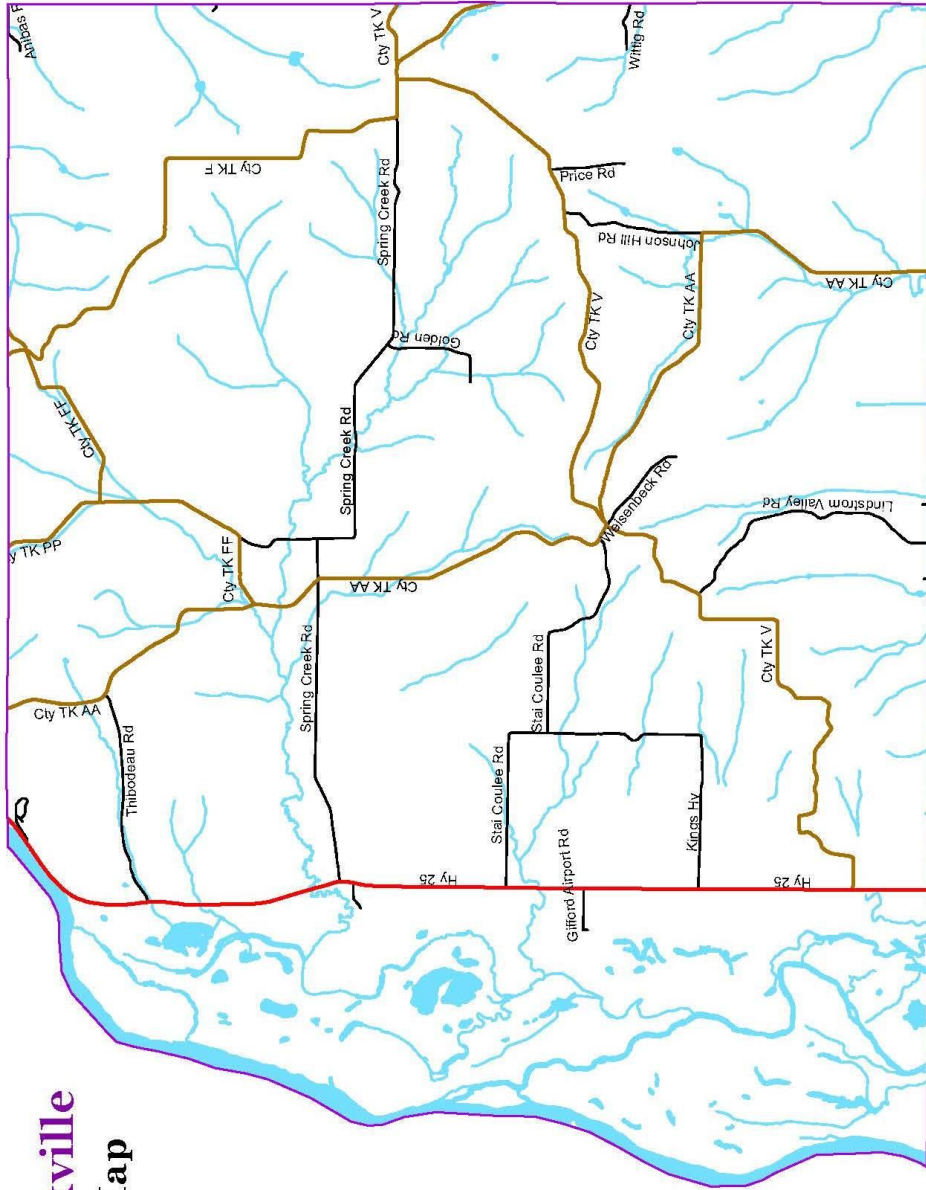


Legend	
	Prime Farmland
Roads	
	Federal
	State
	County
	Town
	City or Village
	Private



As with all public information derived from various sources, this data may contain errors or faults. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Buffalo County Information Services Director be advised of the particulars so this data can be examined and corrected. This map is not a substitute for an accurate field survey.

Town of Maxville Hydrology Map



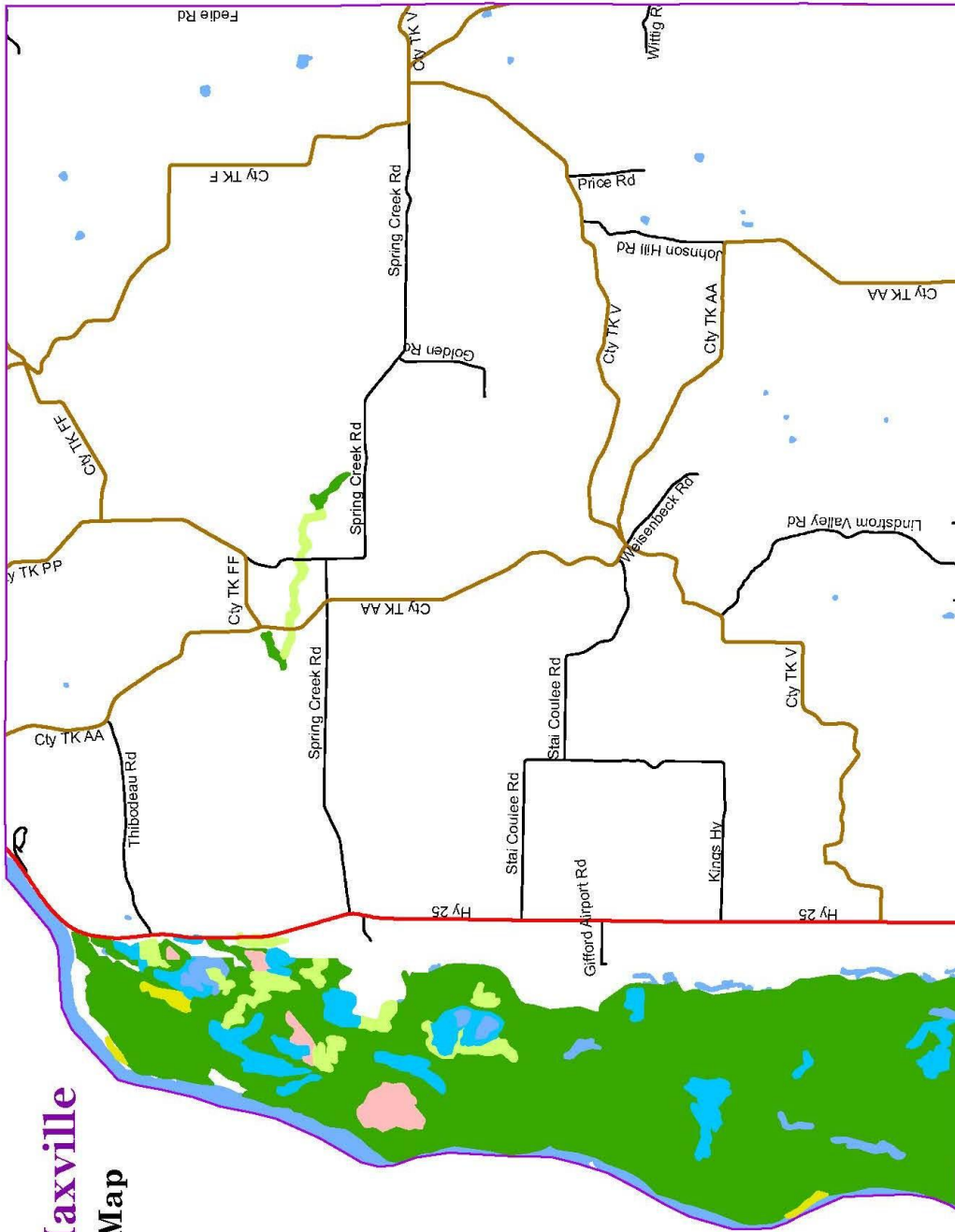
Legend	Rivers & Streams
	Water Bodies
Roads	Federal
	State
	County
	Town
	City or Village
	Private



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Town of Maxville Wetland Map

Legend	
Wetland	
	Aquatic bed
	Emergent/wet meadow
	Filled/drained wetland
	Flats/unvegetated wet soil
	Forested
	Open water
	Scrub/shrub
	Upland
	FEMA Floodplains
Roads	
	Federal
	State
	County
	Town
	City
	Village
	Private

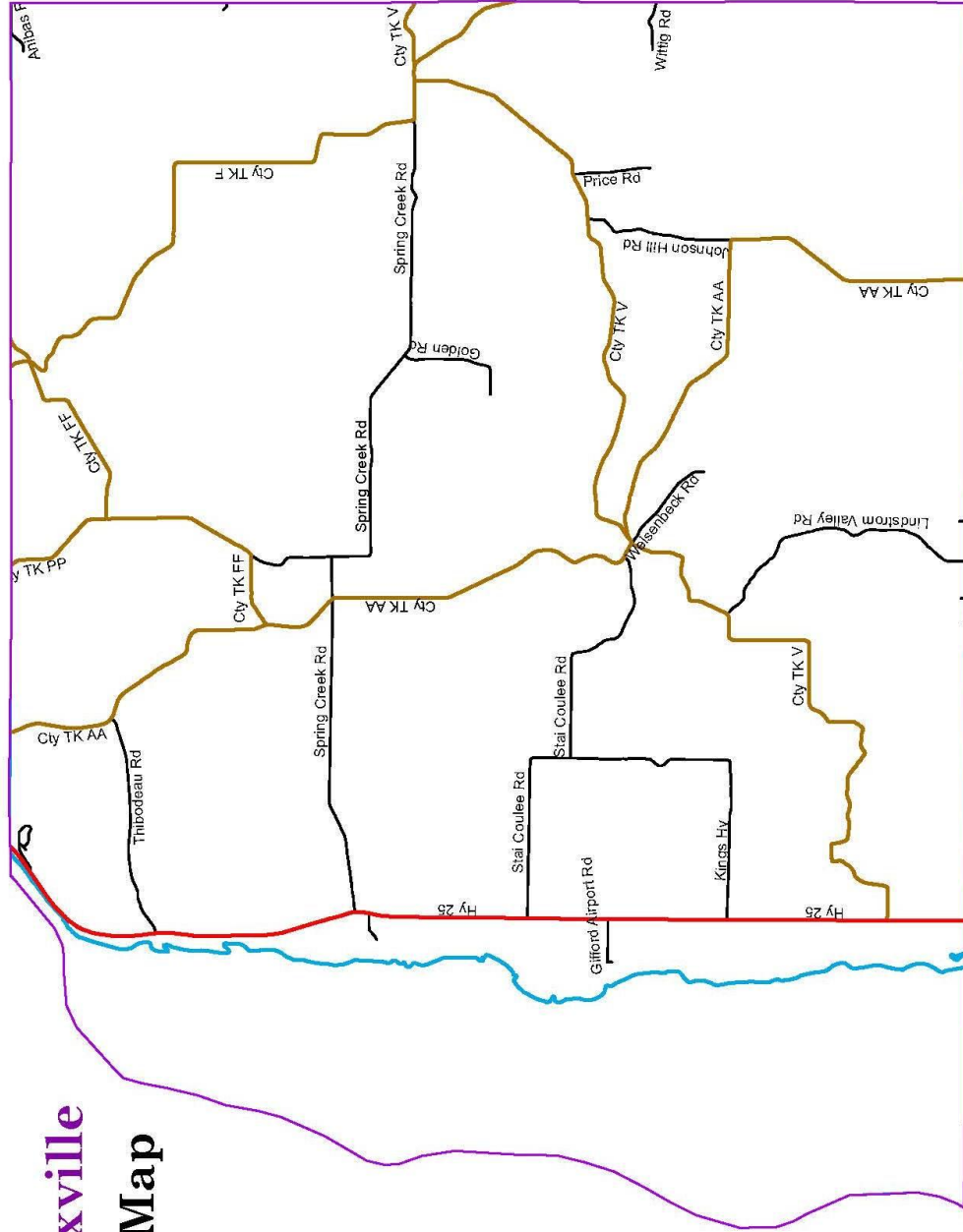


As with all public information derived from various sources, the data provided on this map is not a warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of the data. If an error is found, it is requested that the recipient notify the Town of Maxville so that the error can be corrected. This map is not a substitute for an accurate field survey.

0 0.5 1 2 Miles

Town of Maxville Floodplain Map








Legend	
	Floodplain
Roads	
	Federal
	State
	County
	Town
	City or Village
	Private

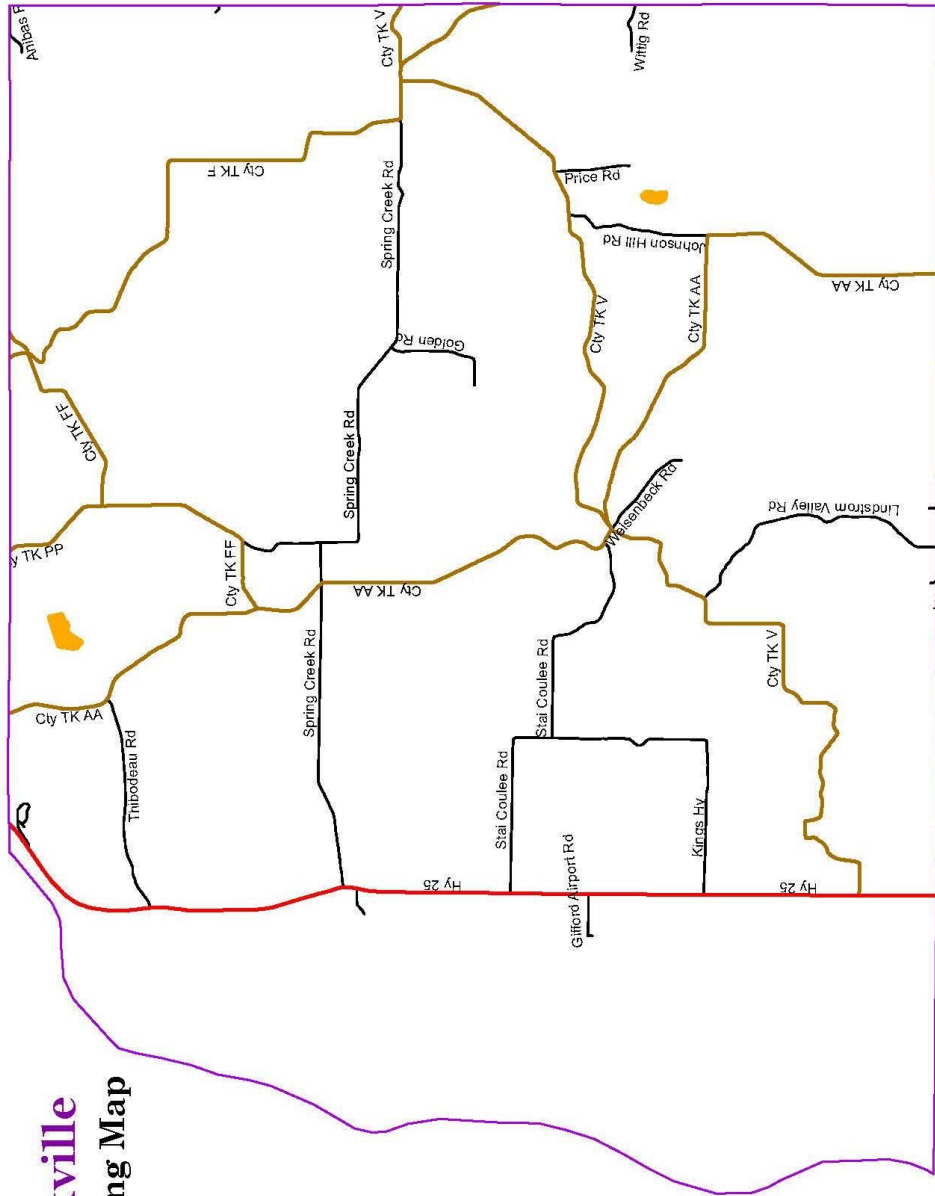


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Town of Maxville

Non-Metallic Mining Map

Legend	
	Non-Metallic Mining
Roads	
	Federal
	State
	County
	Town
	City or Village
	Private



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ECONOMIC DEVELOPMENT ELEMENT

Economic Characteristics: 2005-2012 5-Year Estimates. Other sources of information were the Department of Workforce Development and citizens from the Town of Maxville.

Employment Information:

Manufacturing, agriculture and the education/health/social occupations comprise a majority of people employed in the Town of Maxville. The Town is very rural with very productive soils. It is also within commuting distance to manufacturing, school and health care jobs in Durand, Menomonie, Eau Claire, and Wabasha, MN. The Town of Maxville and all of Buffalo County tends to have very low unemployment rates, due to the variety of jobs in the region and the growth of industry in neighboring jurisdictions.

Town of Maxville Employment Statistics – Census Data

Employment Status	Number	Percent
Population 16 years and older	261	100
In Labor Force	173	66.3
Civilian Labor Force	173	66.3
Employed	164	94.8
Unemployed	9	3.4
Armed Forces	0	
Not in Labor Force	88	33.7
Occupation		
Agriculture, Forestry, Fishing	26	15.9
Construction	18	11.0
Manufacturing	18	11.0
Retail Trade	18	11.0
Professional, management, etc.	2	1.2
Education, health care	25	15.2
All others	57	34.7
Class of Worker		
Private wage and salary	107	65.2
Government workers	36	22.0
Self-employed	21	12.8
Unpaid family	0	0

Commuting to Work:

Many employed residents of the Town of Maxville, who do not work on their own farms, or are self-employed, commute out of the Town to work. Durand, Menomonie, Eau Claire, Alma, and Wabasha, MN are within 60 minutes for all residents.

Town of Maxville, Commuting Habits – Census Data

Means of Travel	Percent
Car, truck, van – drove alone	82.9
Car, truck, van – carpooled	11.6

Public transportation	0
Walked	2.4
Other means	0.0
Worked at home	3.0
	Minutes
Mean travel time to work (minutes)	27.8

Buffalo County Industries:

Buffalo County has a very small manufacturing base. Only one manufacturing industry, La Crosse Milling (oat miller) is in the top ten employers in the County. Most all of the employment opportunities in the near future will be outside of the Town or Buffalo County.

Table 10: Buffalo County Top 10 Employers – WI DWD

Company	Service	Size
Marten Transport	Trucking	1,000+
Mondovi Public Schools	Education	100-249
CFC Public Schools	Education	100-249
County of Buffalo	Government	100-249
American Lutheran Homes	Nursing Care Provider	100-249
Dairyland Power	Electrical Power Generation	100-249
School District of Alma	Education	50-99
Midwest Dental	Dental Care	50-99
US Army Corp of Eng.	Engineering Service	50-99
La Crosse Milling	Oat Miller	50-99

Environmentally Contaminated Sites in the Town of Maxville:

The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) was utilized in identifying contaminated sites in the Town of Maxville. There were no contaminated sites in the Town of Maxville identified in the database.

The Wisconsin DNR Solid and Hazardous Waste Information System was reviewed for waste disposal sites in the Town of Maxville. There were no waste disposal sites in the registry located in the Town of Maxville.

County, Regional and State Economic Develop Programs:

County Programs:

- Revolving Loan Fund

Regional Programs:

- Mississippi River Regional Planning Commission, Economic Development Program, Revolving Loan Fund

State Programs:

- USDA – Rural Development

The Town of Maxville encourages the development of low environmental impact businesses. The abundance of wildlife, water systems, natural areas, and the value of the citizens, demands that business development is conducted in a manner that has little impact on environmental quality. It is the objective of the Town of Maxville residents, to encourage Buffalo County to attract environmentally friendly industry to locate in the county.

Factors that are supportive for economic development:

- Car and motorcycle club tours love the Town for their outings – need to give them a place to spend money
- Low taxes
- Highway 25 – state road, easy access to Minnesota and to highways and cities to the north
- Private airport – available for small businesses
- Access to Minnesota – Wabasha bridge
- Homes for sale also good building locations available
- Good quality productive farmland
- People with strong work ethic
- Great internet service
- One of the best birding places in the state – eagles, etc.

Business Development: Maxville was a thriving business area for many years (see history section). Many of the industries were tied to the logging boom and to agriculture but most have disappeared. Current industries include:

- Saw mill
- Logging
- Farms
- Private airport
- Truck repair and sales
- Custom manure application
- Beauty shop

Goals and Actions

- Town residents support tourism as an industry as long as preservation of the natural resources, beauty and history of the Township be a vital consideration.
- Buffalo County economic development resources will be used along with Buffalo County Land Conservation, Buffalo County NRCS and DNR personnel to ensure that environmental impacts are always considered.
- Support the formation of a Buffalo County Economic Development Corporation as a non-profit group supporting environmentally friendly economic development in the Town and Buffalo County.
- Priority should be given to industrial development/manufacturing in the areas closet to the Town Hall and Maxville.

INTERGOVERNMENTAL COOPERATION ELEMENT:

The Town of Maxville Board and residents support cooperation with other units of government but also believe in the strength of town government (that being that it is close to the people it is serving). The following agreements are currently in place:

- Buffalo County and (Nelson and Mondovi) collection site Recycling and Solid Waste
- Road maintenance agreements with Town of Canton, and the Buffalo and Pepin County Highway Departments
- School district of Durand
- Buffalo County Towns Association
- Durand Rural Fire Department
- City of Durand Ambulance and Rescue Service
- Upper Bear Creek Watershed Project
- Road agreements with Town of Canton and Town of Durand

Goals and Actions

- Encourage coordination and cooperation among units of government. Remain active with the Towns Association and discuss issues that can better be addressed as a group of towns, i.e. Managed Forest Land and its effect on town tax bases.
- Have a candid discussion with Buffalo County Highway Department and Buffalo County Towns Association of areas of possible cooperation on road maintenance and repair.
- Maintain the strong relationship with the Fire and EMS Services.
- Support County efforts at economic development to improve the local economy and increase tax base.
- Encourage Buffalo County to install toll free service to all departments at the Buffalo County Courthouse.

LAND USE ELEMENT

Existing Land Use and Zoning

The Town of Maxville is a rural town. Agriculture is by far the predominant industry. The following table displays the breakdown of property within the town.

Town of Maxville Property Assessment – Buffalo County Treasurer

Property Classification	# of Parcels	Total Value	Total Acres
Residential	91	8,989,800	124
Commercial	3	216,800	7
Manufacturing	4	411,200	133
Agricultural	609	1,721,350	11,687
Undeveloped	171	217,800	432
Productive Forest Lands	78	3,488,800	1,108
Agricultural Forest Land	381	9,103,700	5,777
Woodland Tax Lands	166	9,403,600*	4,203
Other	111	8,012,400	157
Exempt Lands	92	0	3,007
TOTALS	1,706	32,161,850	26,635
Durand Unified Schools	961	32,161,850	
Chippewa Valley VTAE	961	32,161,850	

*Not in totals

All towns within Buffalo County participate in county comprehensive zoning as described in Wisconsin Statute 59.97. Zoning decisions are made by the Buffalo County Land Resources Committee and Buffalo County Zoning Department. This document is evolving and will change as deemed necessary by the taxpayers of the Town of Maxville. It will contain a description of the goals and objectives of the people in the town as to how they would like to see change and development.

Existing Land Uses:

The Town of Maxville is very rural. It is mainly agricultural and forest land. There is limited residential housing, with home owners mainly building on old farm sites. Most of the land is steep soils with very productive land in the valleys and along the bluff tops. See map on page 42.

Topography:

The Town of Maxville can be described as bluffs and valleys. Land that is not currently in productive farmland is mainly too steep to farm, or is in the limited areas of wetland found in the town.

Commercial/Industrial:

There are 3 sites zoned commercial, manufacturing or industrial in the Town of Maxville. See future land use map on page 43. There are several home based businesses in the Town, but are currently agricultural or residential.

Population and Housing Densities:

Population density of the Town is 7.2 people per square mile. Housing density is 3.6 houses per square mile.

Land Demand and Prices:

Land sales values in Buffalo County have increased in the past 10 years. Until the last few years, this was driven by recreational land sales mostly to whitetail deer hunters. High farm commodity prices (especially corn and soybeans) have increased the demand for farmland sales to equal prices of forestland. Agricultural land sales in 2011 for Buffalo County was \$3,359 dollars per acre, the 3rd highest in the NC District, (Wisconsin Department of Revenue Statistics). The Wisconsin Agricultural Statistics Service shows similar numbers with farmland sales at \$2,857 per acre (2010 data) and forest land sales at \$3,346 per acre (2010 data). Both of these values were the 3rd highest reported in the North Central District. Land values may be influenced by frac sand mining depending on where the industry expands.

Opportunities for Redevelopment:

The Town of Maxville has had very limited development over history due to the Town's rural nature. No redevelopment opportunities were identified.

Land Use Projections:

The two major land uses in the Town of Maxville are agriculture and recreation (wildlife); both of these uses provide very little development pressure.

Housing has only increased by a few houses each year. Housing tends to be low cost in the Town of Maxville.

If current home building trends continue (as assumed by the planning committee) about 2 houses would be built each year or about 40 in 20 years. Committee members agreed that the average housing lot would be about 2 acres or a total of 80 acres of land taken out of other uses. If current trend continue 75% (60 acres) of these homes would be constructed on agricultural land, the remaining 25% (20 acres) on woodland or undeveloped lands.

Forest Land:

Forest land in the Town is generally land that is too steep for other uses. The committee sees very few, if any opportunities for land to be taken out of forest and put into row crop production. The exception is some areas that have been planted to trees through the Conservation Reserve Program (CRP).

Managed Forest Law (MFL) enrollment is a concern throughout Buffalo County. Currently, the Town of Maxville has 11,388 acres of forest land with 4,204 acres enrolled in the MFL program; this accounts for 36.9% of the woodland acres in the Town. MFL continues to be a major concern because of falling property tax base for the Town and County.

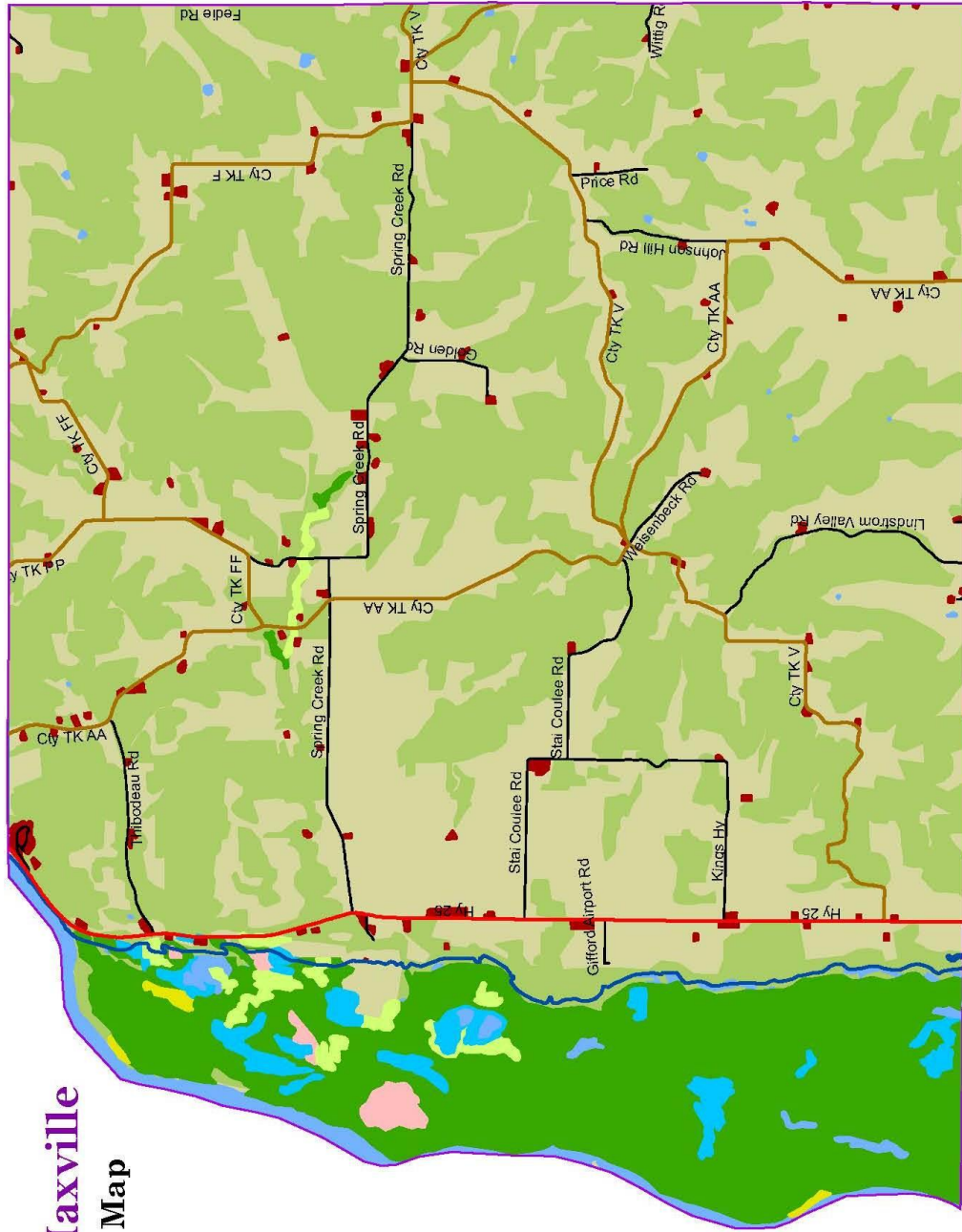
Current Zoning:

Currently, all Towns in Buffalo County are under the county zoning rules. Maxville desires to maintain this relationship, but would like to have a say in rezone changes and in conditional use permits. At this time, Town residents do not want to implement any protections for farmland, natural areas or any other land use area. They would like to encourage landowners to voluntarily participate in programs to preserve farmland, such as the land conservancy organization.

Goals and Actions

- The town will encourage housing developments to build on land not classified as prime farmland and to encourage cluster development when possible. The planning committee also recognizes that some isolated building sites are very desirable and should be seen as an asset to the town.
- Right to Farm protection should be given to farms located in the Township.
- Conservation Plans should be encouraged to preserve both farmland and natural areas.
- Natural beauty and resources of the town should always be considered in land use decisions.
- Access to private property should be regulated to prevent driveways that are too steep for emergency vehicles to safely travel. Private access from town, county and state roads should require permits to prevent unsafe access.
- Preserving prime farmland should be a priority when rural development is considered.

Town of Maxville Land Use Map

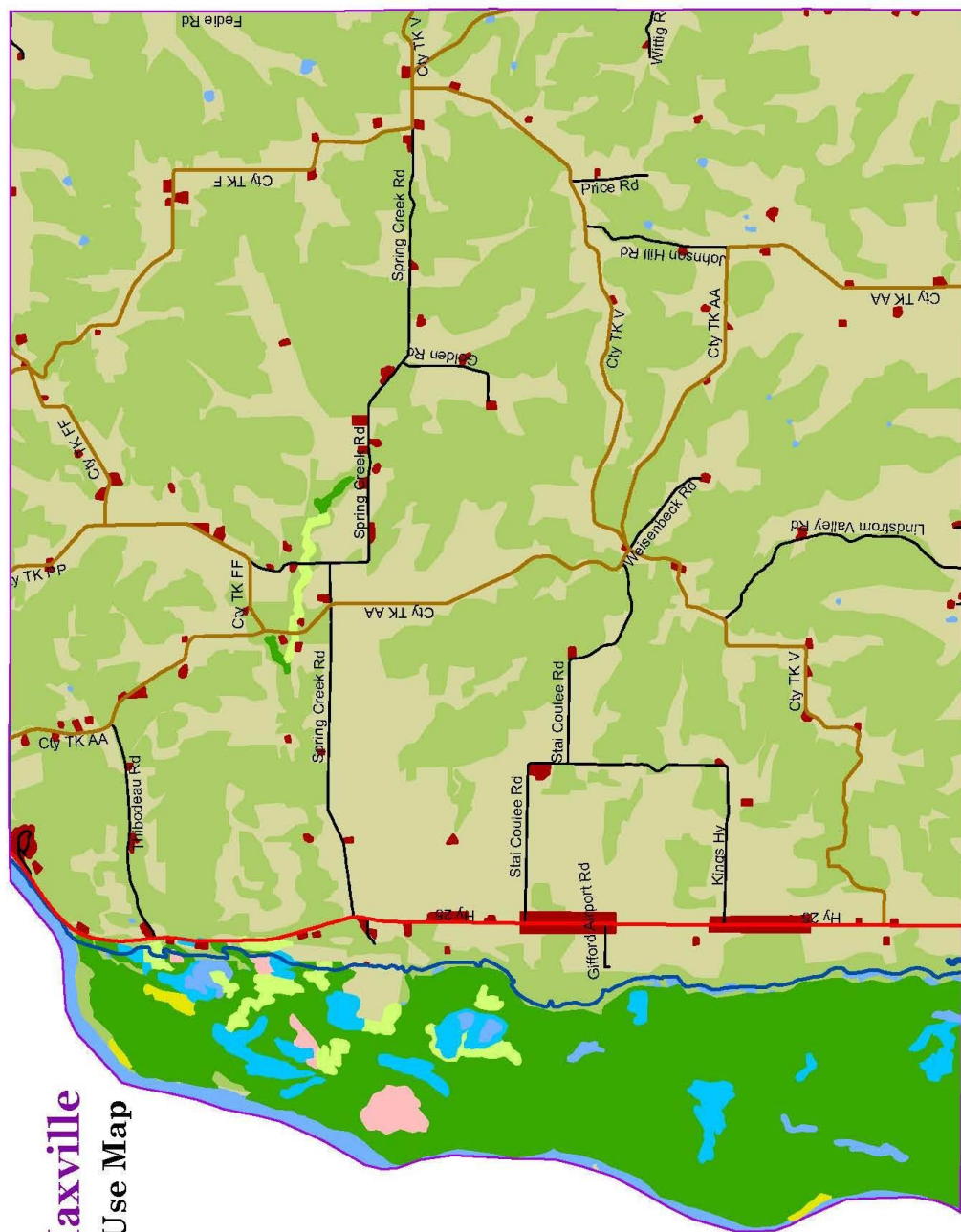


Legend	
Wetland	
[Light Blue]	Aquatic bed
[Light Green]	Emergent/wet meadow
[Light Yellow]	Filled/draind wetland
[Light Purple]	Flats/unvegetated wet soil
[Light Green]	Forested
[Light Blue]	Open water
[Light Green]	Scrub/shrub
[Light Yellow]	Upland
[Light Blue]	FEMA Floodplains
Land Use	
[Red]	Residential
[Green]	Agriculture
[Light Green]	Forest
Roads	
[Blue]	Federal
[Red]	State
[Orange]	County
[Black]	Town
[Grey]	City
[Light Grey]	Village
[Yellow]	Private



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Town of Maxville Future Land Use Map



Legend	
Wetland	
Aquatic bed	[Light Blue]
Emergent/Wet meadow	[Light Green]
Filled/draind wetland	[Light Yellow]
Flats/undrained wetland	[Light Cyan]
Forested	[Light Green]
Open water	[Light Blue]
Scrub/shrub	[Light Green]
Upland	[Light Green]
FEMA Floodplains	[Blue outline]
Land Use	
Residential	[Red]
Agriculture	[Light Green]
Forest	[Light Green]
Roads	
Federal	[Blue line]
State	[Red line]
County	[Orange line]
Town	[Black line]
City	[Black line]
Village	[Black line]
Private	[Black line]



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IMPLEMENTATION ELEMENT:

- The Comprehensive Plan will be reviewed at each annual meeting of the Town. Updates that are needed will be the responsibility of the Town Board of the Town of Maxville and will be incorporated by notification of public meetings, surveys if necessary and public hearings.
- Review and Update of Buffalo County Zoning Ordinance in cooperation with Buffalo County Towns as part of the Buffalo County Land Use Plan.
- Plan should be review at least every 5 years by a private citizen advisory committee.
- Work with Buffalo County Land Conservation Department and Buffalo County Natural Resources Conservation Service in encouraging Landowners to farm to T (tolerable soil loss levels).
- The implementation of the plan will be the responsibility of the Town Board of the Town of Maxville, Buffalo County Zoning and the Buffalo County Board of Supervisors.

Summary

Through a process of public involvement, it is hoped that this document reflects the goals and values of the residents of the Town of Maxville. It should be stated again that this is not a static document but rather a document that should be reviewed and change regularly. This document will also be used to direct the development of the Buffalo County comprehensive land use plan.

It is the hope of all involved in the planning process that this document will be shared and discussed by current and future landowners and be used as a guide to development of the Town of Maxville.