

Town
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Land Use Plan

Adopted : _____

Prepared by: Town of Buffalo
Landowners

Town of Buffalo Land Use Plan

Buffalo County, Wisconsin

| | | |
|--------------|----------------|------------|
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Definitions:

Bluff- A steep headland, promontory (high ridge of land or rock jutting out to sea or other body of water), 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.

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 2001. The agent spoke on changes in agriculture and the effect of that change on land use. Buffalo Township was the twelfth township to contact the Buffalo County Extension Office for help in developing a plan. Town of Buffalo officials then attended a public meeting for other towns and further discussion took place on reasons for planning.

Town of Buffalo 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. 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. A public meeting was held about halfway through the process to get more input from the citizens of the Town of Buffalo.

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 Buffalo.

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 Buffalo

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.

1. Issues and Opportunities

Population and Population Projections:

Population of the Town decreased some over time from 737 in 1960 to 667 in 2000. In the 2010 Census the population increased to 705 and is projected to continue to increase. Populations could change quickly with the addition of new employers in the City of Winona, Minnesota or if the 4 lane highway is continued north of Holmen, Wisconsin.

Table 1: Town of Buffalo Population Statistics and Projections, 2010 Census

| Jurisdiction | Census 1960 | Census 1970 | Census 1980 | Census 1990 | Census 2000 | Census 2010 | Proj. 2015 | Proj. 2020 |
|----------------|-------------|-------------|-------------|-------------|-------------|-------------|------------|------------|
| Buffalo | 737 | 782 | 821 | 682 | 667 | 705 | 733 | 747 |
| Buffalo County | 14202 | 13743 | 14309 | 13584 | 13804 | 13,587 | 14,554 | 14,794 |

Population by Race:

The Town of Buffalo is predominantly white. This has been constant since records have been kept. Unlike other Towns and Municipalities in Buffalo County, there has been no increase in the Hispanic population unlike surrounding Buffalo County Town. This may be due to the lack of larger dairy farms and the distance from Arcadia where several businesses employ large numbers of immigrants.

Table 2: Town of Buffalo Population by Race – 2010 Census

| Race | Population % |
|----------|--------------|
| Total | 705 |
| White | 97.8 |
| Hispanic | 0.1 |
| Black | 0.4 |
| Asian | 0.1 |
| Other | 1.6 |

Population by Education Level:

The Town of Buffalo is similar to other neighboring municipalities except that they have a higher population of people with college graduate degrees than other municipalities in Buffalo County. This may be explained by the number of people employed in the education and health care fields. The population not graduating from high school decrease by 5 percent from the 2000 Census.

Table 3: Town of Buffalo Population by Education – 2010 Census

| Education Level | Population % |
|--------------------------|--------------|
| Total (>25 years old) | 502 (people) |
| No High School Diploma | 10.8 |
| High School Diploma Only | 35.9 |
| Some College | 25.7 |
| Associates Degree | 7.0 |
| Bachelor's Degree | 16.9 |
| Graduate Degree | 3.8 |

Population by Age:

The age of the population in the Town of Buffalo tends to be very similar to the age of the population in Buffalo County. The mean age is 45.6, whereas the Buffalo County

mean age is 44.5. In the 2000 Census, the mean age in the Town of Buffalo was about 5 years younger than in Buffalo County.

Table 4: Town of Buffalo Population by Age – 2010 Census

| Age – years | Number | Percent |
|--------------------|---------------|----------------|
| Under 5 | 39 | 8.5 |
| 5-9 | 48 | 5.9 |
| 10-14 | 49 | 8.9 |
| 15-19 | 45 | 6.1 |
| 20-24 | 30 | 3.0 |
| 25-34 | 49 | 10.1 |
| 35-44 | 87 | 14.7 |
| 45-54 | 122 | 13.6 |
| 55-59 | 55 | 12.1 |
| 60-64 | 65 | 5.5 |
| 65-74 | 62 | 8.9 |
| 75 and older | 54 | 8.2 |

Per Capita Income:

Per capita income has increased in the Town of Buffalo faster than that of Buffalo County, and was higher than the State of Wisconsin average in 2000. The increase and dollar amount were the 4th highest in Buffalo County.

Table 5: Town of Buffalo Per Capita Income – 2000 Census

| | 1990 per Capita Income | 2000 Per Capita income | % Change |
|--------------------|-----------------------------------|-----------------------------------|-----------------|
| Town of Buffalo | \$10,994 | \$21,431 | +94.9 |
| Buffalo County | \$10,947 | \$18,123 | +65.6 |
| State of Wisconsin | \$13,276 | \$21,271 | +60.2 |

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

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

(this is not a ranked listing)

Strengths

1. Family Farm
2. Natural resources
3. Close to employment
4. Close to cultural events

5. Close to health care
6. Recreation – fishing, hunting, bike-trail, snowmobiling
7. Neighbors pulling together
8. Few natural disasters'
9. Rural atmosphere
10. Close to shopping
11. Good roads
12. Great fire department and EMS
13. Small population
14. Lots of bars
15. Good school – teachers

Weaknesses:

1. Lack of variety of grocery stores, clothing etc..
2. High taxes
3. Distance for Law Enforcement
4. Room for some kinds of development – larger stores/business
5. Small population
6. No gas station
7. Lots of bars
8. Lack of employment opportunities – travel to Winona and other cities
9. Non –occupancy land owners
10. MFL
11. Too many deer
12. Few public transportation opportunities
13. Little access to Mississippi River

Opportunities

1. Wind energy
2. Cell and radio towers
3. Internet – broad band
4. Cable – from Winona
5. Access to Mississippi River
6. Bicycle trail
7. Tourism
8. 2014 – new Winona bridge
9. Very productive soils

Threats

1. CAP X 2020
2. Train whistles
3. Absentee land ownership
4. MFL
5. High taxes
6. High school taxes
7. Low population
8. Crime

9. High cost of road materials
10. Gas – reducing transportation
11. Lack of small and family sized farms
12. Down number of dairy farms
13. Lack of pastures
14. Lack of labor
15. Rail transportation – materials
16. Public sewer along Hwy 35

1. 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.

Table 6: Housing Units in the Town of Buffalo and Buffalo County – 2000 Census

| Area | 1970 | 1980 | 1990 | 2000 |
|-----------------|-------|-------|-------|-------|
| Town of Buffalo | 230 | 277 | 263 | 277 |
| Buffalo County | 4,597 | 5,478 | 5,586 | 6,098 |

There are a total of 277 total housing units in the Town of Buffalo. The housing density was 8.1 homes per square mile. 93.9% (260) of the homes were occupied during the 2000 census. 91.2 % of the homes (237) were occupied by the owner of the property. 26.2% (68) had at least one individual 65 years or older living in the home. 8.8% (23) were renter occupied homes. Average household size was 2.58 persons. The average home value was \$86,200 and was built in 1957. 95% of all homes were single family dwellings (2.5% of those homes were mobile homes). There were no structures with more than 4 units with only 2 structures with 2-4 units.

There has been a growth of seasonal homes, cabins and second homes in the Town of Buffalo 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.

Goals and Actions:

1. Encourage single family dwellings in the Town. All income levels are served, as no restrictions are recommended for minimum square footage, minimum value, etc.
1. General care and maintenance of homes and property is important in the Town of Buffalo. The Town Board will work with the Buffalo County Zoning and Buffalo

- County Health Department to address housing and junk issues on properties that pose a risk and that violate the county junk ordinance.
2. No relocation of mobile homes that are more than 10 years old in the Town of Buffalo. An owner can petition the Buffalo County Board of Adjustment for an exception at the owners expense.

III. TRANSPORTATION ELEMENT:

Vehicular traffic is the major form of transportation in Buffalo 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 Buffalo has a total of 49.14 miles of roads. 7.52 miles of state road, 13.38 miles of county roads and 28.24 miles of town miles. See map on page 16. 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. Buffalo has 7.52 miles of principal arterials. The population served that is greater than 5,000 is Winona, MN.

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. Buffalo has 12.79 miles of collector miles.

Local roads provide access for travel over relatively short distances. These roads are classified as town roads. Buffalo has 28.83 miles of town roads.

Buffalo also has 4 bridges over 20 feet and 1 bridge 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 Buffalo.

Currently, the Town of Buffalo 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 Buffalo. The nearest commercial bus service is the Jefferson Bus Lines stopping in Winona, MN.

Freight Rail Service:

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

Passenger Rail Service:

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

Airports:

There are no public or private airports in the Town of Buffalo. Winona, MN has a private airport but no passenger air service. La Crosse, WI has the closet passenger air service which is about 35 minutes from the Town. Many people use the Minneapolis/St Paul Airport which is about 120 miles to the north.

Water Transportation:

The Mississippi River runs on the entire west side of the Town of Buffalo and all of Buffalo County, with the Port of Winona being the closest terminal. Much of the 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 distributed throughout the region by truck. There is one boat landing located in the Town.

The Trempealeau River runs along the east and southern sides of the Town. The Trempealeau River is not suited to water transportation except for shallow fishing boats and canoes.

Trucking:

Most commercial shipping in the Town is by truck. With State Highway 35 being a major transportation route in the Town of Buffalo. Road bans are implemented each spring on County and Town roads.

Pedestrian and Bike Trails:

Bicycle usage in rural areas is on the increase. The bike path that connects the Great River Bike Trail to Winona should be completed by 2012. Location of the path may generate more interest in the entire county for mapped bike loops on public roads.

There are no designated walking paths in the Town of Buffalo.

Snowmobile Trails:

There is a very strong network of snowmobile trails in the Town of Buffalo and across Buffalo County. These trails are located on private property. Maintenance and property agreements are completed by local clubs. See map on page 17.

All-Terrain Vehicle:

All-Terrain Vehicle usage has become very popular. There are no public trails in the Town and access to one private trail located in Trempealeau County that is accessible with paid membership. This is a potential recreation use that could bring tourists to the Town.

Other Transportation Issues:

Buffalo 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.

Table: Town of Buffalo Road Improvement Plans

| Year | Road Name | Miles of Road | Improvement |
|------|---------------------|---------------|----------------|
| 2011 | Silver Street | 0.25 | Seal Coat |
| 2012 | | | |
| 2013 | Piepers Valley Road | 0.5 | Reconstruction |
| | Piepers Valley Road | 1.0 | Blacktop |

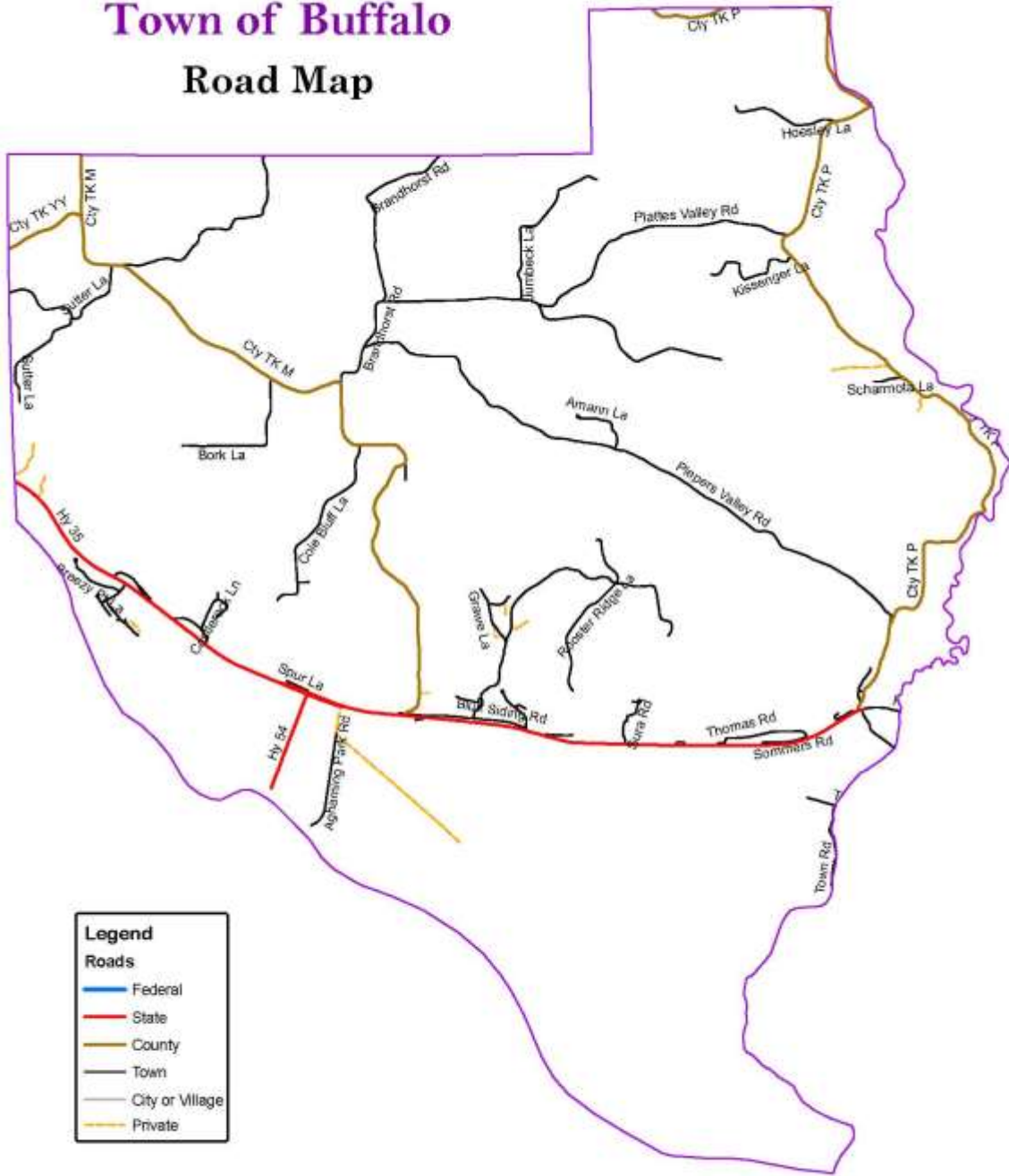
Lists are suggestions only and can be changed as needs and highway finances change. Each year the Town Board will prioritize current year road and bridge work based on condition of road/bridge, safety, traffic count, slope, funds available and other factors

Some elderly transportation is available through Buffalo County Health and Human Services, Meals on Wheels program. Transportation is also available for veterans through Veteran's services.

Goals and Actions:

3. Road maintenance and improvements will be planned on a systematic, ongoing basis. The town board will prepare and regularly update a five year road improvement plan. County Highway officials will be consulted as needed for preparing the plan.
4. As planned road projects get addressed the additional projects will be addressed as funds permit
5. Compare contracting of road services for the Town with current system, compare costs, timeliness and flexibility
6. 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 Buffalo 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 Department be notified.



Buffalo County Snowmobile Trails

1. UTILITIES AND COMMUNITY FACILITIES ELEMENT:

This element looks at existing utility service and community facilities benefiting the citizens of the Town of Buffalo. 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 Buffalo has no concentration of residents with a public sewer or water system. All citizens in Buffalo have private sewer and water service. There are currently no plans to develop public services at this time. If the number of residents in the unincorporated Village of Buff Siding continues to grow, there may be a need for a study on moving towards a public waste water treatment system. Buffalo County Zoning issues all sanitary permits in the Town.

Solid Waste/Recycling:

Garbage disposal is available in cooperation with Waste Transport. Garbage bags can be purchased at the Town of Buffalo Recycling Center. Private haulers in nearby cities also have private dumpsters available for a monthly rental fee.

Town Facilities:

The Town Hall was built in 2000. It is located along State Highway 35. Partial funding was received through a donation by Lenard Losinski. The town hall is used for town meetings and for voting. It is also available for rent to residents of the Town of Buffalo.

The Peipers Valley Cemetery is located in the Town. The Town of Buffalo maintains the mowing of the grass and the cemetery association completes the remainder of the operating needs.

Telephone/Electricity/Internet Services:

Cell phone service is excellent in about 60% of the Town, Good in 20% of the Town, and Poor in 20% 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 Buffalo. The citizenry find alternative energy sources such as wind, solar and methane acceptable in the Town.

There is some concern over the CapX 2020 High Voltage Transmission Line which may travel through the Town of Buffalo. There are several potential routes through Buffalo County.

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 Winona, MN public library for service. The County pays a fee for each transaction for Town residents using library services in other Wisconsin municipalities. Individuals must pay an annual membership to utilize the Winona, MN Public Library.

Education:

Students residing in the Town attend the Cochrane-Fountain City School. Taxpayers also support the Western Wisconsin Technical College of La Crosse.

Fire Protection, Police Protection and Emergency Management:

Fire protection for the Town of Buffalo is provided by the Fountain City Volunteer Fire Department. Police protection is provided by the Buffalo County Sheriff's Department and Fountain City Police Department (through a mutual aid agreement). The Fountain City First Responders and Winona Ambulance Service provide emergency medical services. There is a mutual aid agreement with Arcadia, Dodge, Tri-Community Ambulance, and Waumandee/Montana/Lincoln Fire Department for fire protection services.

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 Buffalo. Excellent Medical Services are provided by Winona Health (Winona, MN), Franciscan Skemp (Arcadia and La Crosse) and others. Most people choose health care services based on where they are employed. Long term care services are provided in Arcadia, Fountain City and Winona, MN.

Public Parks:

The Town maintains the Town of Buffalo Park on land next to the Town Hall that was donated by Dairyland Power Cooperative. There is no charge for use of the park. Playground equipment was built through fundraising and is maintained by the Town of Buffalo Community Club.

Merrick State Park is located just a few miles to the west of the Town.

Goals and Actions:

1. Develop a better plan for grounds maintenance for the Town of Buffalo Park.
1. Maintain the high quality fire and rescue services that are currently available. This requires regular contact and discussions with the other municipalities involved.
2. Maintain recycling and solid waste services that the Town currently uses.
3. Carefully consider new alternative energy resources as they become available as conditional use permits are considered by the Buffalo County Board of Adjustment.
4. Build an additional shelter near the playground equipment at the park.
5. Develop plans and timetable to build quality restroom facilities at the park to serve both community members and users of the new bike path when completed.

6. AGRICULTURAL NATURAL AND CULTURAL RESOURCES ELEMENT:

Buffalo was settled by farmers and agriculture continues to play a very important part of the economy of the Town. Very little valued added agriculture is currently being used or explored in the Town. Farmland constitutes 53% of the land in the Town of Buffalo.

Buffalo is in the driftless area of Wisconsin along the Mississippi River. The land is very steep and in some ways difficult to farm. The land is very productive and numerous cropping rotations are possible. Recently, there has been a switch from dairy production to row crop and large poultry production farms. There are limited number of areas for building large chicken coops for a local processor.

Soils:

The Trempealeau River is the major drainage for Buffalo Township as it borders the east side of the township. Soils along the Trempealeau River are high in organic matter and are poorly drained. Some of this area is very poorly drained and is not farmed or pastured. Wildlife habitat is a major land use in these areas.

The blufftops are mainly Fayette and Dubuque soils, with Fayette being the deeper, more productive soil. Slopes of 0-12% are common and require minimal amount of management to control sheet, rill and gully erosion. However, if proper management techniques are not implemented, soil erosion by water can be a major concern. Contouring and conservation tillage will maintain productivity and minimize erosion of these soils. Areas of concentrated flow should be maintained in perennial grass cover to prevent gully erosion.

Most valley side slopes are mapped as Fayette Silt Loam and Dubuque Silt Loam. Both of these series have thinner topsoil layers than the ridgetops and will require more intensive conservation management to prevent erosion. Some of the farmed slopes are greater than 20%.

In lower site positions, Bertrand and Judson soils are the main series mapped. The slopes range from 2-10% and can be farmed intensively. Conservation practices are not as critical to maintaining production and controlling erosion.

Buffalo Township does have a significant amount of Steep and Stony Land mapped that is too steep and shallow for tillage of any type and usually is not grazed. These areas are best suited for wildlife habitat. Houses, cabins, roads and other manipulations have severe limitations in these areas. The limitations do prevent

most habitation, but the long term implications of emergency vehicle accessibility and other issues must be considered before building in these areas.

Farms:

Currently, the Town of Buffalo has relatively small farms, but much of it is rented out to larger farms. There is only one large poultry coop, and 5 dairy farms . The remaining farms are beef cattle and row crops. There are very few acres that could be farmed that are not currently farmed because the land is either too steep or wet. . See Prime Farmland Map on Page 25.

Dairy farm numbers will continue to decrease in number for economic factors. Cattle numbers will remain about the same and row crop production will continue to increase. Much of the land will remain in the family ownership, but will be rented by larger farms. The committee feels there will be very little growth in the production of commercial fruits and vegetables. The last commercial apple orchard in Buffalo County was in the Town of Buffalo, but closed more than 20 years ago.

Natural Resources:

Wildlife:

The Town of Buffalo 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. The bald eagle and other birds are very prevalent. The turkey and cranes have also become very common. The Upper Mississippi River Wildlife area is an excellent place for birders to come, but most of the access trails are located in Trempealeau County to the south.

Groundwater:

All drinking water in the Town of Buffalo is from groundwater resources (private wells). Buffalo County completed a groundwater study in 1998 and found no concentrated contamination of wells within the Town of Buffalo. A few samples had high nitrate levels, but those wells had individual issues. More recently, a smaller number of samples from the Buffalo County Department of Health and Human Services indicated no concentrated levels of contamination in the Town.

Surface Water:

There are numerous small streams in the Town of Buffalo many which are intermittent streams. None of the streams are currently listed by state or county agencies as being high potential for trout fish habitat. The Lower Trempealeau River Watershed has never been listed as a high priority watershed by Buffalo County for the installation of non-point pollution control practices. There are no lakes in the Town. See Hydrology Map on page 26.

Forest:

Forest land makes up 32% of the land in the Town of Buffalo. Much of the high quality timber has been harvested, and most timber land is management for both forest and wildlife. The forests are located on very steep slopes which are too steep to convert to farmland.

Wetlands:

Wetlands make up a significant portion of the Town of Buffalo. 2,824 acres of wetlands are owned by United States Fish and Wildlife Service. Town does receive payment in lieu of taxes from the US Government. Wetlands should be protected from filling and development, to protect the resources. There are no quality boat landings in the Town of Buffalo with access to the Mississippi River for boats with motors. There is one landing for un-motorized watercraft. A current wetlands map can be found on page 27.

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 Buffalo can be found on page 28.

Non-Metallic Mining:

Non-metallic mining mainly consists of the excavation of sand, gravel and stone. This have been traditionally rock quarries in the Town of Buffalo for road building and field limestone. There is concern about the increasing numbers of fracturing sand inquiries in the Western Wisconsin area which also fall under the non-metallic mining category. Concerns include the cost of road repairs due to heavy traffic, increased truck traffic on narrow rural roads, soil on roadways, dust concerns, and 24 hour a day operation of the mine. There is also no rail spur close to the Town of Buffalo. There are currently no frac sand mines (but mines are being considered) and one rock quarry in the Town, see page 29.

Cultural Resources:

The Town of Buffalo is rich in history and cultural activities that reflect the heritage of the Town. Some examples of cultural resources in the Town includes:

1. Native American Burial grounds and meeting sites that the tribes used
2. The Winnebago Tribe had numerous sites
3. Hillside Fish Shop was a railroad station and motel
4. Dam Saloon, only floating tavern in United States
5. Lock and Dam 5A is located in the Town of Buffalo

Goals and Actions - Agriculture:

1. Encourage landowners to limit development on prime farmlands by using existing roadways and property lines instead of building in the middle of a field.
2. Encourage landowners to explore Agricultural Enterprise Areas and Land Trusts to preserve prime farmland
3. New home and non-agricultural businesses should consider setbacks when building near livestock facilities.
4. Limit the regulatory restrictions imposed on farmers.
5. Encourage farmers to follow conservation plans to meet tolerable soil losses including no-till planting to control soil loss.

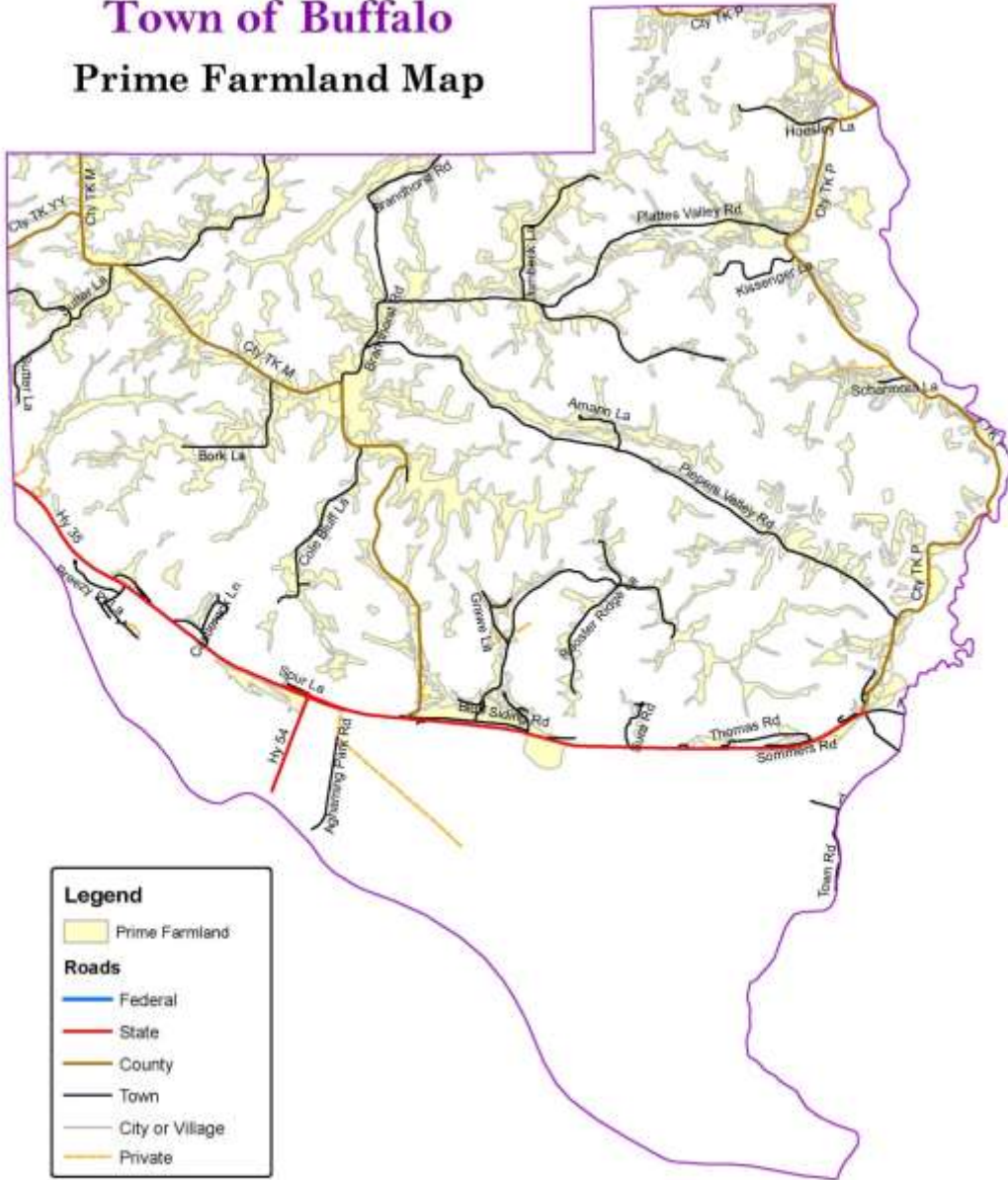
Goals and Actions – Natural Resources:

6. Buffalo County Zoning should consider the natural beauty of the county when considering any industry that affects the county.
 1. Mining and other activities must include a reclamation plan that restores the area as close to possible to the original state.
 2. Traffic must consider the roads
 3. Water resources must always be preserved
7. Encourage US Fish and Wildlife Service to construct a walking site used by birders and hikers.
8. Citizens will learn to appreciate all wildlife, not just whitetail deer.
9. Encourage landowners to maintain habitat for wildlife.
10. Practice good conservation practices to maintain/improve habitat for all types of wildlife.
11. Maintain current zoning regulations restricting development in floodplains and from building to close to normal high water levels.

Goals and Action – Cultural Resources:

1. Support the Fountain City Historical Society
2. Encourage residents to preserve the historical aspects of the county.

Town of Buffalo Prime Farmland Map



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Town of Buffalo Hydrology Map



Legend

- Rivers & Streams
- Water Bodies

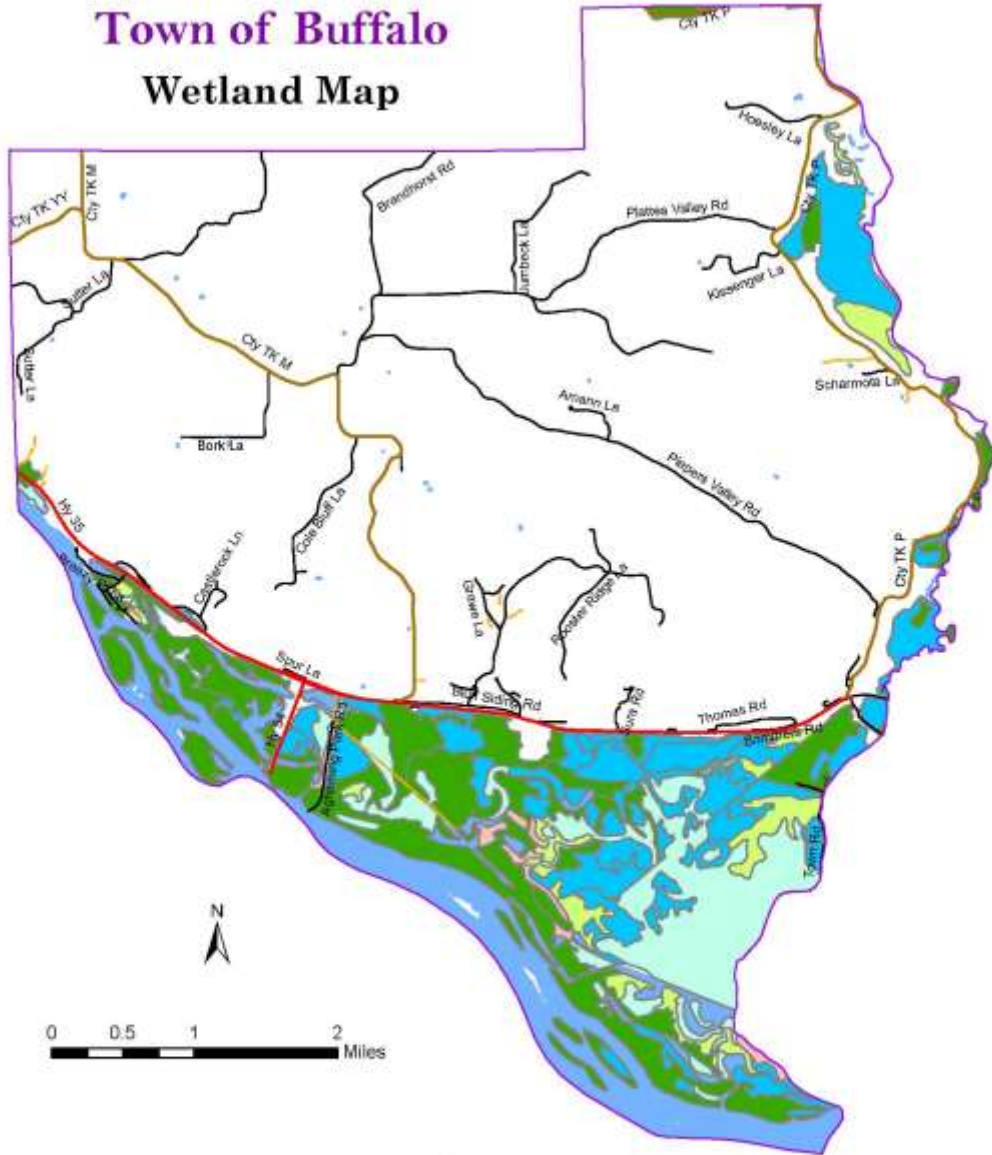
Roads

- Federal
- State
- County
- Town
- City or Village
- Private



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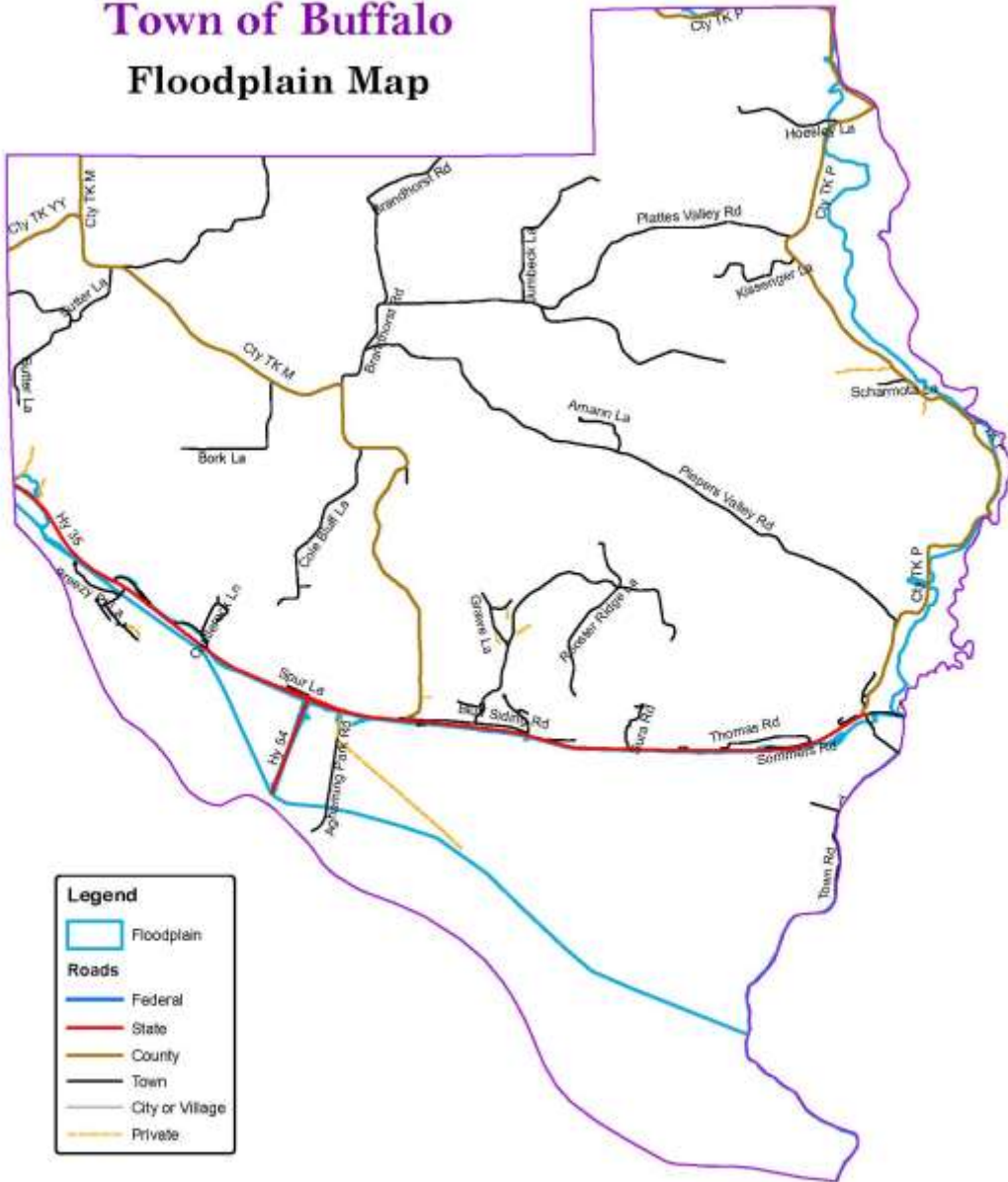
Town of Buffalo Wetland Map



| Legend | |
|--|---|
| Wetland | |
| ■ Aquatic bed | ■ Forested |
| ■ Emergent/wet meadow | ■ Open water |
| ■ Filled/draind wetland | ■ Scrub/shrub |
| ■ Flats/unvegetated wet soil | ■ Upland |
| | Roads |
| | — State |
| | — County |
| | — Town |
| | — City |
| | — Village |
| | — Federal |
| | — Private |

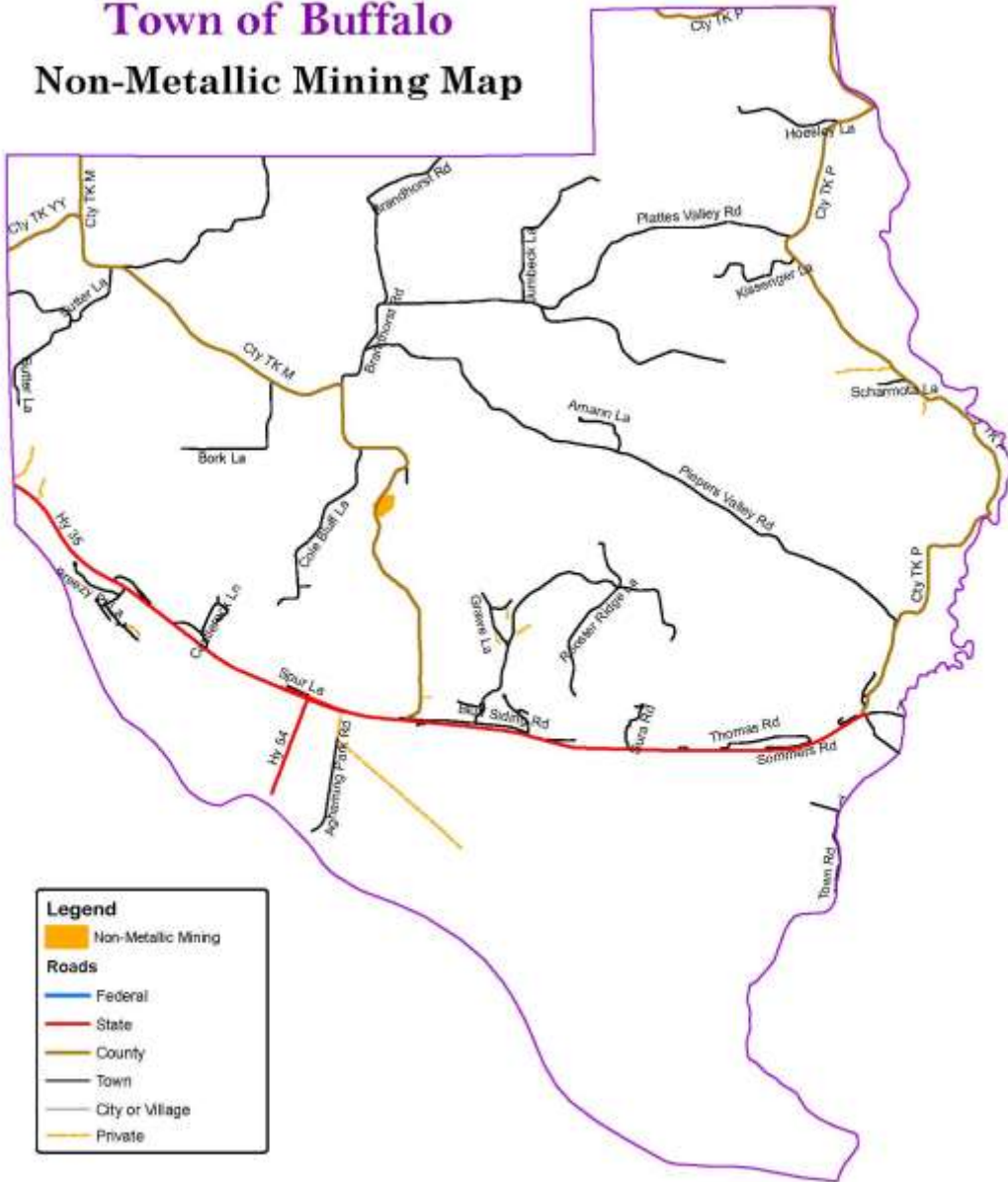
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Town of Buffalo Floodplain Map



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Town of Buffalo Non-Metallic Mining Map



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ECONOMIC DEVELOPMENT ELEMENT:

The majority of the data for this section came from the U.S. Census Bureau, Selected Economic Characteristics: 2005-2009 5-Year Estimates. Other sources of information was the Department of Workforce Development and citizens from the Town of Buffalo,

Employment Information:

Manufacturing, agriculture and the education/health/social occupations comprise a majority of people employed in Town of Buffalo. The Town is very rural with very productive soils. It is also within commuting distance to manufacturing, school and health care jobs in Arcadia, La Crosse, and Winona MN. The Town of Buffalo 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 Arcadia (Ashley Furniture and Golden Plumb Chicken).

Town of Buffalo Employment Statistics – Census Data

| Employment Status | Number | Percent |
|--------------------------------------|---------------|----------------|
| Population 16 years and older | 533 | 100 |
| In Labor Force | 402 | 73 |
| Civilian Labor Force | 398 | 72 |
| Employed | 377 | 68 |
| Unemployed | 21 | 4 |
| Armed Forces | 4 | 1 |
| Not in Labor Force | 151 | 27 |
| Occupation | | |
| Agriculture, Forestry, Fishing | 22 | 6 |
| Construction | 29 | 8 |
| Manufacturing | 96 | 26 |
| Professional, management, etc. | 17 | 5 |
| Education, health care | 75 | 20 |
| All others | 138 | 35 |
| Class of Worker | | |
| Private wage and salary | 311 | 83 |
| Government workers | 17 | 5 |
| Self-employed | 49 | 13 |
| Unpaid family | 0 | 0 |

Commuting to Work:

Almost all employed residents of the Town of Buffalo, who do not work on their own farms, commute out of the Town to work. 61% of all workers commute to Winona, MN with the remaining commuters going to many municipalities in Wisconsin and Minnesota. Few employment opportunities exist in Fountain City the closet municipality to the Town. Residents that commute to Winona, MN are concerned about the Interstate Bridge replacement or repair. The Minnesota Department of

Transportation has indicated that the bridge at Winona will be replaced in 2014. Depending on how the bridge replacement is engineered, this could add 40 minutes or more to the commute to Winona. It is commonly agreed upon by Minnesota DOT and the City of Winona that the bridge is much too vital for the economy to close during construction if at all possible.

Town of Buffalo, Commuting Habits – Census Data

| Means of Travel | Percent |
|---|----------------|
| Car, truck, van – drove alone | 330 |
| Car, truck, van – carpooled | 20 |
| Public transportation | 0 |
| Walked | 2 |
| Other means | 5 |
| Worked at home | 19 |
| | Minutes |
| Mean travel time to work (minutes) | 22 |

Buffalo County Industries:

Buffalo County has a very small manufacturing base. Only one 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.

Buffalo County Top 10 Employers – WI DWD

| Company | Service | Size |
|-------------------------|-----------------------------|-------------|
| Martin 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 Buffalo:

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

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

County, Regional and State Economic Develop Programs:

County Programs:

1. Revolving Loan Fund

Regional Programs:

2. Mississippi River Regional Planning Commission,; Economic Development Program, Revolving Loan Fund

State Programs:

3. Value Added Dairy Initiative
4. Wisconsin Department of Agriculture Trade and Consumer Protection Milk Volume Program
5. USDA – Rural Development

The planning committee identified some characteristics of businesses that would be desirable to have in the Town of Buffalo. The list of these business characteristics is listed below.

Ideal characteristics of a desirable Town of Buffalo business:

What kind of businesses do these characteristics bring to mind and what businesses are needed in Buffalo County

1. Agriculture related (road issues with larger farms)
2. Alternative energy crops
3. Wind energy
4. Light manufacturing, depending on rail system (high speed rail in Eau Claire)
5. Home based businesses (Twin Cities – close)
6. New fiber being laid – high speed internet businesses
7. High Tech businesses

Current businesses that are located in the Town include:

1. Restaurant
2. Taverns
3. Liquor store
4. Taxidermist
5. Photographer
6. Fireworks stores
7. Surveying company
8. Excavation business
9. Appraisal business
10. Bank
11. Craft – rugs
12. Car repair shops
13. Vacation homes

Goals and Actions:

1. Agricultural businesses have been the mainstay of the economy in the Town as well as Buffalo County. Continue to support traditional agricultural business development in the Town of Buffalo. These businesses include dairy, beef, poultry and traditional crops (hay, corn and soybeans).
2. Support business ventures into agricultural enterprises that are not traditional in the Town of Buffalo. These businesses include small fruit production, vegetable production, energy production.
3. Support home based businesses in the Town of Buffalo, including small office businesses, repair businesses, small value added agriculture businesses, etc. as regulated in the current zoning regulations.
4. High tech businesses with good living wage.
5. Support efforts to start a Buffalo County Economic Development Corporation and provide information resources to the organization to encourage small business development that meet the characteristics listed above.

6. INTERGOVERNMENTAL COOPERATION ELEMENT:

State and Federal Agencies:

Wisconsin Department of Transportation:

The Town of Buffalo participates, in cooperation with the Buffalo County Highway Department in the Wisconsin Information System for Local Roads.

Federal Emergency Management Agency (FEMA):

The Town of Buffalo has contact with FEMA following any natural disasters which affect the Town. The county works in cooperation with the Buffalo County Emergency Planning when working with FEMA.

Buffalo County:

Cooperation between governmental units is a normal activity. The Town of Buffalo currently cooperates with several other units of government on issues that can be better addressed as a group. The Town maintains positive relationships with Buffalo County Agencies. They consult with the Buffalo County Highway Department on road issues, and meet with the Highway Commissioner each year to assess Town roads and bridges. They work with Emergency Government to have emergency plans in place. The Town of Buffalo is also under County Zoning. Finally, they are working with Buffalo County and the Buffalo County Towns Association in developing their Town and comprehensive county plans.

The Town of Buffalo has been part of the Buffalo County Recycling program since the program began. The Town also cooperates and helps to fund Emergency Response and Fire Protection with Fountain City and Winona, MN. Further, MABAS – a cooperative agreement between Buffalo County, Winona, MN, Trempealeau County, Fountain City and the Town of Buffalo has been signed to provide mutual aid at no cost to other municipalities for major fire emergencies.

The Town of Buffalo is an active member of the Buffalo County Towns Association and meets with them quarterly.

The Town of Buffalo currently contracts road maintenance with the same contractor as the Town of Buffalo to gain reduce travel time for contractors.

School Districts:

The Town is served by the Cochrane-Fountain City School District. The residents of the Town of Buffalo are very supportive of their school.

Winona, MN

The economies of Winona, MN and the Town of Buffalo are very dependent on each other. Winona provides a lot of employment which residents of the Town fill. Winona also provides much of the retail business that meet the needs of families and individuals in the Town.

Goals and Actions:

1. 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 base.
2. Have a candid discussion with Buffalo County Highway Department and Buffalo County Towns Association of areas of possible cooperation on road maintenance and repair.
3. Initiate discussions with Buffalo County Law Enforcement of how the Town of Buffalo and neighboring towns can have a more consistent Law Enforcement presence. This may best be accomplished at a Buffalo County Towns Association meeting.
4. Maintain the strong relationship with the Fountain City Fire Department and First Responders as well as the Winona Ambulance and other Winona emergency services.
5. Support County Efforts at economic development to improve the local economy and increase tax base.
6. Establish regular annual communication with Buffalo County, Fountain City and Winona, MN. This communication should center around transportation, the interstate bridge and economic development.

7. LAND USE ELEMENT:

Existing Land Use and Zoning:

The Town of Buffalo is a rural town. Agriculture is by far the predominant industry. Table 11 displays the breakdown of property within the town.

Town of Buffalo Property Assessment – Buffalo County Treasurer (2010)

| Property Classification | # of Parcels | Total Value | Total Acres |
|-----------------------------|--------------|-------------------|---------------|
| Residential | 372 | 35,513,400 | 659 |
| Commercial | 27 | 2,138,700 | 51 |
| Manufacturing | 1 | 43,800 | 30 |
| Agricultural | 423 | 855,400 | 7,101 |
| Underdeveloped & Other | 197 | 824,300 | 1,662 |
| Productive Forest Lands | 100 | 4,150,350 | 1,348 |
| Ag Forest | 224 | 6,358,000 | 3,385 |
| MFL Open post 04 | 0 | 0 | 0 |
| MFL Closed pre 05 | 19 | 1,273,300 | 440 |
| MFL Open pre 05 | 3 | 158,800 | 39 |
| MFL Closed pre 05 | 43 | 4,286,600 | 1,144 |
| Exempt Lands | 284 | 0 | 4,151 |
| TOTALS | 1805 | 64,019,350 | 20,236 |
| C-FC School | 1,258 | 58,300,650 | |
| Western Wisconsin Technical | 1,258 | 58,300,650 | |

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 Zoning Committee and Buffalo County Zoning Department. This document is evolving and will change as deemed necessary by the taxpayers of the Town of Buffalo. 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. The Town enacted a driveway ordinance in 2008 to address safety and emergency response concerns. They were the first Buffalo County Town to enact the ordinance

Existing Land Uses:

The Town of Buffalo is very rural. It is mainly agricultural and forest land. There is a growing residential housing area along State Highway 35 in the areas of Bluff Siding and Marshland. Additional housing is mainly found on old farm sites. Most of the land is steep soils with very productive land in the valley and along the bluff tops. Currently, there is one location that is zoned commercial with the remaining land being zoned agricultural. See current land use map on page 40.

Topography:

The Town of Buffalo 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 wetland areas joining the US Fish and Wildlife Lands found in the town and along the Trempealeau River.

Commercial/Industrial:

Commercial and industrial properties make up less than 1% of the Town land base. Lands that are currently zoned commercial or industrial are found along State Highway 35 in the southern regions of the Town. See future land use planning map on page 41.

Population and Housing Densities:

Population Density 20.7 people per square mile, which is one of the most densely populated Towns in Buffalo County. Housing density 8.1 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 to forestland. Agricultural land sales in 2010 for Buffalo County were \$3,508 dollars per acre, the highest in the NC District, (Wisconsin Department of Revenue Statistics). The Wisconsin Agricultural Statistics Service shows similar numbers with farmland sales at \$3,718 per acre (2009 data) and forest land sales at \$3,453 per acre (2009 data). Both of these values were the highest reported in the North Central District. A current unknown factor is the value of sands for frac sand mining and the effect that may have on land and housing values.

Opportunities for Redevelopment:

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

Land Use Projections:

The major land uses in the Town of Buffalo are agriculture and recreation (hunting), both of these uses providing very little development pressure. There was no indication of commercial or industrial development due to the fact that the lands along State Highway 35 are in a narrow strip of land that can be developed. The land is either very steep or in a wetland (most of which is owned by the US Fish and Wildlife Service). Housing has only increased by a few houses each year, with no sub-developments currently or planned. This is due to longer commutes to local jobs in Arcadia, La Crosse and Winona, MN and that building in Towns and Cities closer to these areas is lower cost. One factor in building cost is that a private well on a bluff top will cost about \$25,000 currently.

If currently home building trends continue (as assumed by the planning committee) about 1.5 houses would be built each year or about 30 in 20 years. Committee members agreed that the average housing lot would be about 2.5 acres or a total of 75 acres of land taken out of other uses. If current trend continue 75% (56 acres) of these homes would be constructed on agricultural land, the remaining 25% (19 acres) on woodland or undeveloped lands.

These housing projections could change drastically if new business would locate or expand in Winona, MN or housing laws would change encouraging more people to build in Wisconsin. Public transportation along the Mississippi River to the La Crosse are could also affect the number of houses built in the Town.

Managed Forest Land:

Managed Forest Law (MFL) enrollment is a concern throughout Buffalo County. Currently, Buffalo has 1,623 acres of forest land enrolled in the MFL program this accounts for less than half of the woodland acres in the Town. This is considerably less than the average MFL enrollment in Buffalo County. His property values on woodland will continue to encourage people to enroll in MFL. MFL continues to be a major concern because of falling property tax base for the Town and County.

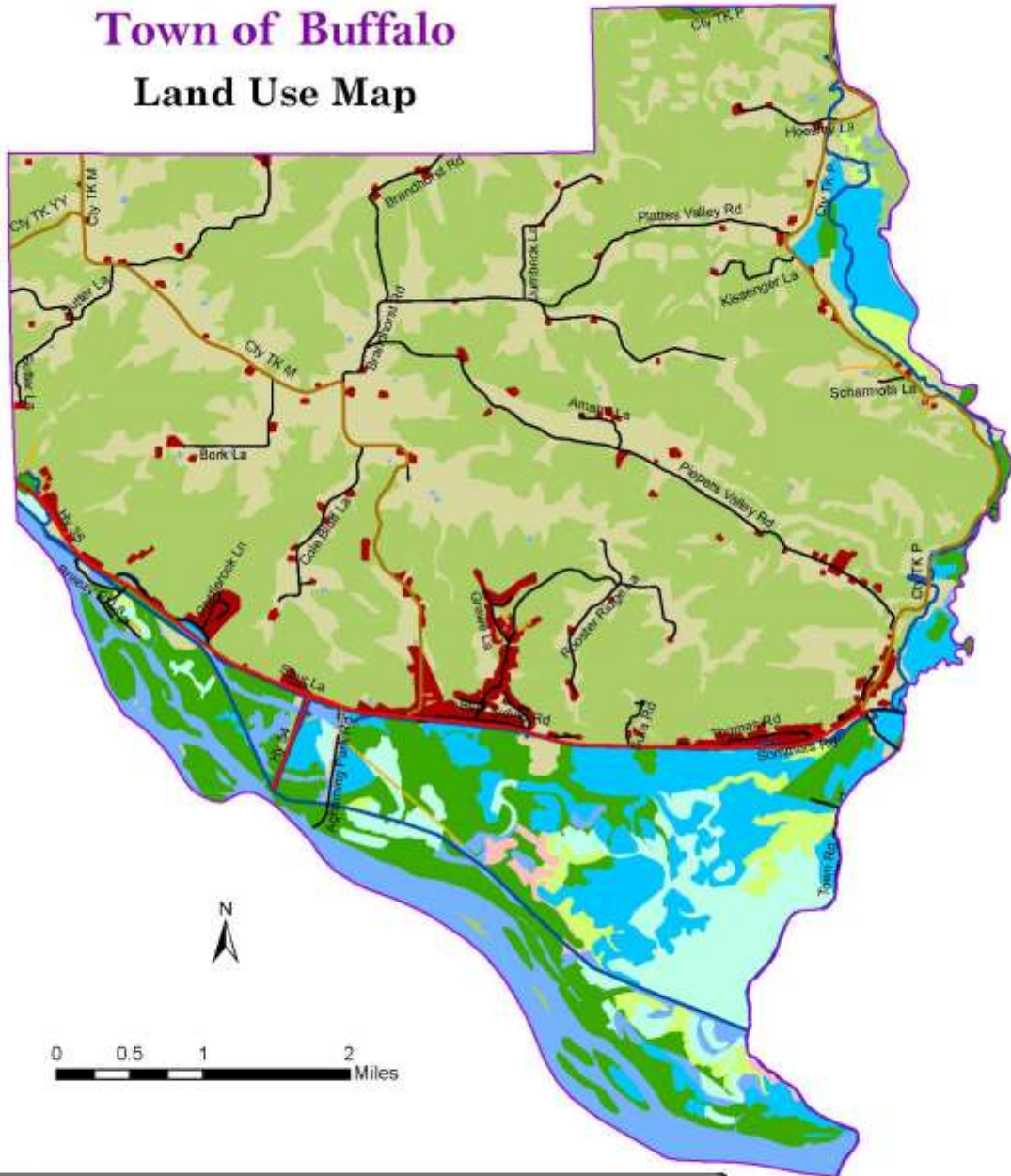
Current Zoning:

Currently, all Towns in Buffalo County are under the county zoning rules. Buffalo 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 land conservancy organization.

Goals and Actions:

1. Buffalo is currently not interested in putting any programs in place to protect farmland from housing or other kinds of development. They will revisit the possibility of Farmland Protection in 2016 at their annual Town meeting.
2. Maintain current relationship with Buffalo County Zoning, but does not support more restrictive zoning laws for agriculture, housing, or business development.
3. Buffalo would like the MFL program to be reevaluated. The Town board will work with the Buffalo County Board, the Towns Association and their local legislators to have a change made in how woodland is taxed. The board will report annually to the Town residents at their annual meeting of steps taken and progress to date.
4. The planning committee indicated that the Town had many building sites for individual family dwellings that would have very limited impact on agricultural production. These areas were on field boarder, fence rows, etc. They also designated one area as having more potential for residential because of its location in the valley with light to sandy soils. See map on page 41.
5. The Town would encourage more subdivision development (outside the steep slope areas as defined by the Buffalo County Zoning Department) along State Highway 35 to utilize lands at a higher housing density.
6. The Town of Buffalo planning committee recommends securing funds for Town and County road repair from companies planning to operate heavy truck loads on public roads year round (i.e. frac sand mines) prior to the start of hauling.

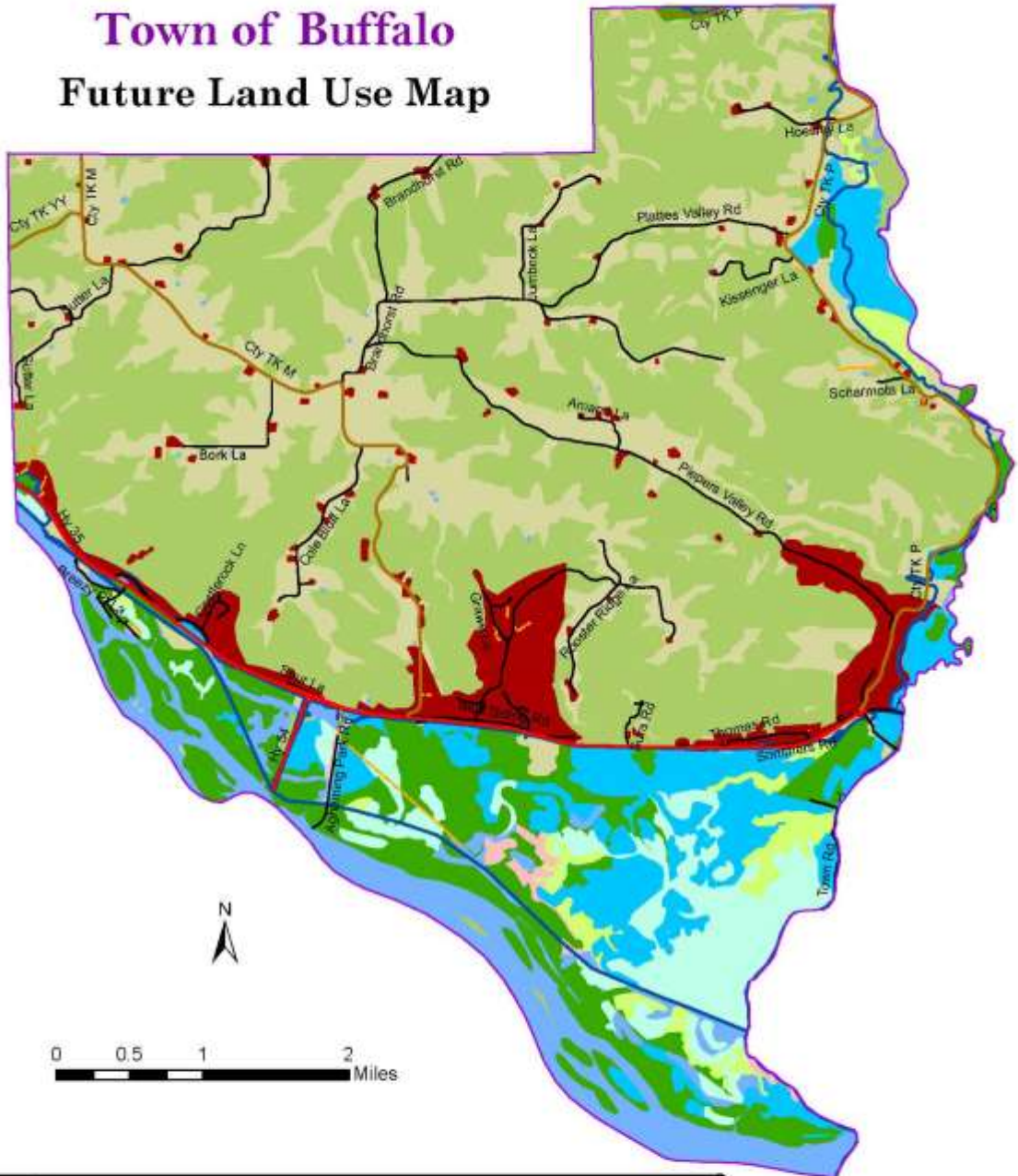
Town of Buffalo Land Use Map



| Legend | | | | |
|--------------|------------------|--------------------------|-----------------|--------|
| Roads | | | | |
| Federal | Village | Emergent/wet meadow | Scrub/shrub | Forest |
| State | Private | Filled/trained wetland | Upland | |
| County | FEMA Floodplains | Flats/vegetated wet soil | Land Use | |
| Town | Wetland | Forested | Residential | |
| City | Aquatic bed | Open water | Agriculture | |

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Town of Buffalo Future Land Use Map



| Legend | | | | |
|--------------|----------------------------|--|------------------|--|
| Roads | | | | |
| | Federal | | Village | |
| | State | | Private | |
| | County | | FEMA Floodplains | |
| | Town | | Wetland | |
| | City | | Aquatic bed | |
| | Emergent/wet meadow | | Forest | |
| | Filled/draind wetland | | Upland | |
| | Flats/invegetated wet soil | | Residential | |
| | Forested | | Agriculture | |
| | Open water | | | |

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7. IMPLEMENTATION ELEMENT:

Goals and Actions in Implementing Plan:

1. The Comprehensive Plan will be reviewed at each annual meeting of the Town. Updates that are needed will be the responsibility of the Town of Buffalo Board and will be incorporated by notification of public meetings, surveys if necessary and public hearings.
2. The plan will be updated at least every ten years.
3. The implementation of the plan will be the responsibility of the Town Board of Buffalo, Buffalo County Zoning and the Buffalo County Board of Supervisors.
4. The Town Board of Buffalo will work together with other Towns and Buffalo County to implement other portions of the plan.
5. The Town Board of Buffalo will review their plan with the City of Fountain City and Village of Dodge in Trempealeau County.

Code of Buffalo

Remember, if you are planning on building a home or moving to the Town of Buffalo, that you are moving into an agricultural area. Along with the beautiful landscape and wonderful country setting comes livestock odors, manure and noise from agricultural equipment and activities, which during busy times, can last into or through the night and on weekends. (The farmer faces many weather-related time constraints and must get things done when the weather is right.)

The Town of Buffalo has some beautiful residential areas. Realize that these areas do not currently (and most likely will not in the near future) have access to public sewer and water services, streetlights, etc. These services will be your responsibility and at your cost.

Residents of Buffalo Township do have young children. Please obey posted speed limits, use common sense and watch out for our children. Have a back-up plan for your children if school is dismissed early, they become ill, etc. Day care is not always accessible and children should not be left home alone. **They are our future.**

Boundary fences are the responsibility of both parties sharing a common border WHETHER OR NOT THEY HAVE LIVESTOCK. The responsibilities are shared equally and are outlined in state statutes (Wisconsin Chapter 90). These boundaries are also not to be moved without consent or agreement of all parties involved. It is wise to have a survey completed before you purchase land. Surveys may become very expensive due to the uneven terrain in the Town.

Before moving into an agricultural area, consider the possibility of your new neighbors expanding their farming operations and the noise odors and other issues that will increase with that expansion. Change happens very rapidly in business and livestock farming is no exception. Agriculture, like any other business, has to expand to meet family living expenses, inflationary pressures, low market prices, and to keep the bankers happy.

Animals must be restrained. There are three Wisconsin Statutes (Chapters 172- 174) on owner's responsibility for their animals. Stray dogs, for example, may pose a risk to children, or pose a disease transfer risk. The Township also requires that you pay a dog tax and that each dog has a dog tag or license. Refer to the Buffalo County Ordinance to Regulate the Control and Licensing of Dogs and Other Animals.

Livestock, at times, has a way of finding its way through a fence. Don't be surprised if you see cattle on the road or maybe even in your yard or garden. If this happens, those of us who farm, would appreciate your patience and maybe even your help in rounding up our critters. Keep in mind that some animals can be dangerous--especially bulls (male bovines) and stallions (male equines). They may look cute, but they might not act cute.

Nature can provide you with some wonderful neighbors. Most, such as deer and eagles are positive influences on the environment. However, even "harmless" animals like deer can cross the road unexpectedly and cause a hazard. Rural development encroaches on the habitat of coyotes, deer, rattlesnakes, skunks, raccoons, mosquitoes,

etc. Some of these animals can be dangerous and you need to know how to deal with them. The Wisconsin DNR is a good resource for information.

Wisconsin has "No Trespassing" laws (Wisconsin Trespass to Land Statute Sec, 943.13). You cannot enter another person's property without consent. So, in an effort to show neighborly relations and to maintain the beauty of the Township, it is not necessary to plaster your property with NO TRESPASSING signs.

Caution is advised on rural roads. We have children, bicyclists, walkers, etc. that use the roadways. At times you will encounter large agricultural equipment that is moving slowly and taking up much of the roadway. Other considerations are wildlife and the occasional tourist enjoying the countryside.

At certain times of the year or depending on your location, emergency response could be slow due to driveway conditions and accessibility or the weather - even though we have an excellent voluntary fire department and first responders team. A hard-to-reach building site could affect the ability to obtain reasonably priced insurance because of the increased risk. Gates, chains, cables and other materials to keep people off your property can also make it impossible for emergency responders to enter. Town may not be liable if you prevent them from responding.

Police services are provided by the Buffalo County Sheriff's Department. Although it is unlikely that you will be attacked in your home by roaming bandits, having your mailbox destroyed, your yard or field driven through or having litter tossed in your driveway can at times feel almost as terrible. We are a community and we look after each other.

Treat your neighbors like neighbors and they will also look after you. Remember, that in a rural setting, police personnel have to drive long distances and may have other more pressing matters to deal with, so their response may be slow. However, they will get to you, so please show some courtesy and have patience.

Roadways are plowed in order of importance with consideration to school bus routes and major traffic areas. If you are going to move into an out-of-the-way area, you will probably not be the first to be plowed out. You also need to be aware that the roads are seldom kept open through the nighttime hours. Plowing on weekends is not always much of a priority in some areas. (Consider this if you anticipate having off-peak travel needs.)

School buses travel, for the most part, on maintained county and town roads that have been designated as bus routes by the school district. You may need to drive your children to the nearest route so your children can get to school.

Every effort is made to maintain our roadways and level of service that we have.

However, in an effort to keep taxes as low as possible, we all have to realize that at times we have to temporarily put up with a bump in the road or a pothole or two.

Trash removal can be much more expensive in rural areas than in the city. It is illegal to create your own trash dump, even on your own land. It is best to find out the cost of trash removal before you move into the area. Curbside pickup for trash and recyclables is not available. Garbage bags can be purchased at the Town of Buffalo Recycling Center and dumpsters are available to rent from a number of waste handlers. Recyclables and trash bags are to be taken to the Town of Buffalo Recycling Center. Our roadsides are not garbage dumps. Please respect our roads and the property of others. Litter and

trash along roads is subject to local and state fines. Trash thrown along roadways costs everyone money and takes away from the beauty of the area.

Not all land has decent, buildable sites. Steep slopes can slide in unusually wet weather. Large rocks can also roll down slopes and present a danger to people and property in some of the bluff areas.

The topography of the land will tell you where water will go in heavy precipitation. If you build in a ravine, you might want to consider that the water that previously drained through the ravine may now drain through your house.

Town government is the most local and accessible form of government in the US.

Watch for Town Board meetings, attend and get to know your Town Board members.

Get involved in local government as you will get to know your neighbors and be part of the decision making/governing process.