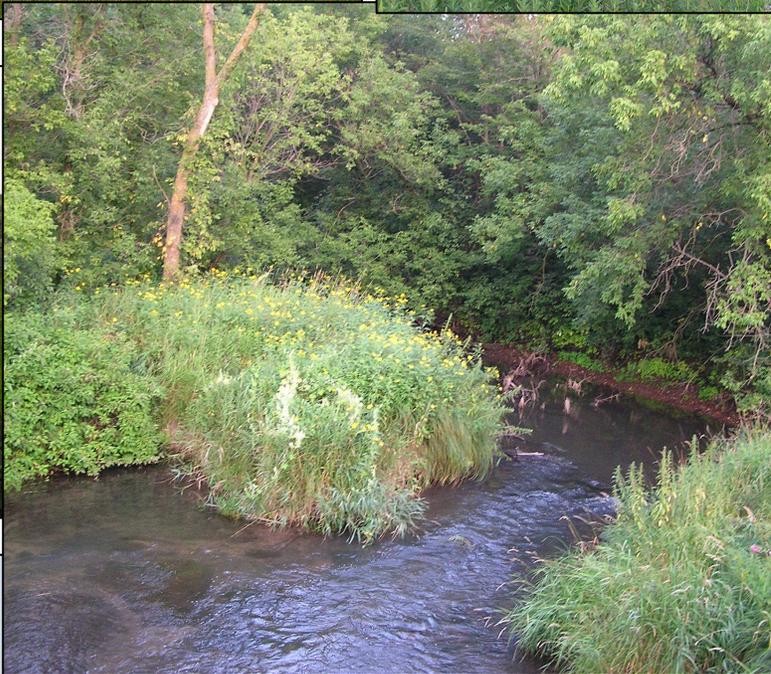
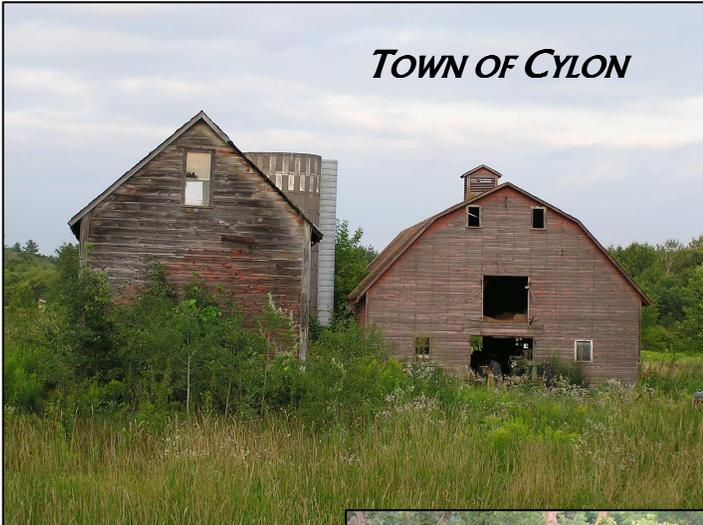


TOWN OF CYLON



Photos by Jennifer Waidelich-Luke

TOWN OF CYLON EXECUTIVE SUMMARY

The most complete planning legislation in Wisconsin's history was enacted in 1999. The legislation provides communities with the framework to develop a comprehensive town plan as a tool to guide future growth. By January 1, 2010, all communities that make land use decisions, including zoning and subdivision ordinances, will need to base those decisions on an adopted comprehensive plan. The Cylon Town Board, with assistance from the St. Croix County Planning Department and in conjunction with four other towns in St. Croix County, applied for and received a grant to write a comprehensive plan for the Town of Cylon and the other four towns. This joint planning effort is called the Heartland Project. The town plan commission worked to develop the plan for three and a half years. The Town Board adopted the Plan on March 8, 2006.

The following is an executive summary of the Town of Cylon 2006 Heartland Comprehensive Plan. It includes the town's vision statement; public input; history; future population, housing and land use projections; goals, objectives and policies for the following planning elements: utilities and community facilities, transportation, housing, economic development, agriculture, natural resources, cultural resources intergovernmental cooperation and land use; and the implementation of those goals, objectives and policies.

Additional background data and information for each of the plan elements is available in the complete comprehensive plan document.

ISSUES & OPPORTUNITIES VISION STATEMENT

The Town of Cylon will continue to be a distinctively rural community working together to sustain a high quality of life for its residents by maintaining rural character and continuing our agricultural heritage through:

- Planned and managed development
- Sound environmental stewardship
- Preservation of productive farmland, woodland, wetland and other sensitive natural areas
- Protection of water quality in our town
- Efficient use of public resources

PUBLIC PARTICIPATION

Wisconsin's Comprehensive Planning statute recognizes the necessity of effective public participation and requires the adoption of a written public participation plan as stated in Chapter 66.1001(4)(a).

"The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments."

The Town of Cylon adopted a written public participation plan as required by statute. Each of the activities described and carried out in the public participation plan has been summarized below.

PUBLIC OPINION SURVEY

During the month of September 2002, a total of 610 surveys (two per household) were mailed to residents and nonresident landowners of the Town of Cylon. The 610 surveys represented 305 households. A total of 212 surveys were returned for a return rate of 35 percent based on the total number of surveys sent out. The 212 number equates to a + or - 5.44 percent confidence interval using a 95 percent confidence level.

Regarding the 305 households, a total of 130 were represented. This number resulted in a 43 percent return rate and a + or - 6.52 confidence interval again using a 95 percent confidence level.

The results of the demographic section showed that a representative cross section of the population in the town responded to the survey.

- 52% males
- 75% have lived in the Town of Cylon for 11 or more years
- 31% resident farmland owner
- 11% non-resident landowner
- 51% non-farm rural resident

This means that if all residents had responded to the survey, then 95 out of 100 times the results for each question would be the same, plus or minus 6.52 percentage points.

ISSUES AND OPPORTUNITIES

- 67% of the respondents want the Town to remain the same and Q6 indicated that the subjects wanted residential growth to continue at its current rate.

The subjects were asked about several issues the Town could face in the next 10 years and were asked to indicate how serious a problem each was. The ratings for moderate and serious combined, ranged from a low of 37 percent for elderly transportation to 73 percent for ground water contamination and 70 percent for loss of productive farmland.

Generally speaking the most frequently mentioned issues facing the Town of Cylon were: ground water contamination, growth, planning for growth and related growth issues, and loss of farmland.

HOUSING

- Regarding the types of housing needed in the Town, single-family homes were favored by 76% of the respondents. The majority of respondents did not approve of townhouses/duplexes, apartments, and mobile homes.
- Housing should be restricted to designated areas in the Town (67%), however the responses to "Should cluster housing be used in Cylon?" resulted in 35% yes, 38% no, and 26% not sure.
- The responses for the need for elderly or low cost housing were mixed due to the number of "not sure" responses.
- The issue of the Town hiring a building inspector resulted 20% yes, 51% no, and 28% not sure.

AGRICULTURE, NATURAL AND CULTURAL RESOURCES

- Regulating the number of animals a farm could have resulted in 40% yes, 47% no, and 12% not sure -- a mixed result.
- Sixty-two percent of the subjects felt there were conflicts between farms and neighbors regarding dust etc. (Q13).
- Seventy-nine percent of the respondents were concerned if farmland was converted to non-farm use.
- 74% felt landowners should be able to subdivide their land into housing lots for their children.
- Compensating owners of farm land not to develop their land gave mixed results with 37% yes, 41% no, and 22% not sure
- Regarding the preservation of various types of land the yes responses ranged from 82% each for woodlands and river corridors; to 71% for open spaces.

LAND USE

- Controlling and limiting land development by the use of stronger regulations gave the following: 49% yes, 25% no, and 25% not sure.
- 61% of the respondents were satisfied with the Town being regulated by the County's zoning and the Town's subdivision ordinance.

TRANSPORTATION

- The responses for improving road maintenance in the Town resulted in 38% yes, 40% no, and 21% not sure.

ECONOMIC DEVELOPMENT

- The encouragement of agricultural production in the Town was selected 71% of the time, cottage industries 46%, and agricultural businesses 44%. Additionally 78% of the respondents felt retail/commercial development should be restricted to designated areas of he Town.

UTILITIES AND COMMUNITY FACILITIES

- 50% of the subjects do not want more parks, 29% do, and 19% are not sure.

- 50% of the respondents do not want other types of recreational areas established, 22% do, and 26 are not sure.
- 56% of the people do not want curbside recycling pickup, 25% do, and 18% are not sure.

OTHER FINAL COMMENTS

- The major theme expressed in the comment section was that the people wanted to keep Cylon as it is.

INFORMATIONAL WORKSHOPS

In response to plan commission interest in implementation techniques, project staff organized two informational workshops for the Heartland towns. The first one held August 2002 was on Purchase and Transfer of Development Rights and Conservation Easements. The second workshop, held October 2002, was on conservation design subdivisions and cluster wastewater treatment systems. Both workshops were well attended and generated considerable follow up discussion.

OPEN HOUSES

All the Heartland towns held at least three open houses to review the sections of the plan with the public and obtain comments, questions and feedback throughout the process. All were well attended by the public, town board and plan commission members. There were excellent dialogues between citizens and plan commission members. Every open house was noticed in each town's official newspaper and through a direct mailing to every property owner and resident in each town.

TOWN OF CYLON

The Town of Cylon's first Informational Open House was held on June 26, 2003. It covered: Issues and Opportunities, Survey Results, Town Vision Statement, Utilities and Community Facilities and Transportation.

The second Informational Open House was held on September 21, 2004. It covered: Housing, Economic Development, Natural and Cultural Resources and Community Forecasts.

The third Informational Open House was held on September 27, 2005. It covered: Agricultural Resources, Intergovernmental Cooperation, Land Use and Implementation.

VISIONING WORKSHOP

In February 2003 plan commissioners participated in a visioning workshop for the towns in the Heartland Project. The visioning workshop provided plan commission members with an opportunity to interact with other towns, discuss common problems and solutions and participate in an exercise to develop a community vision and goals and objectives for the plan and elements within the plan.

The activity was scheduled over two nights. The visioning activity was the first night and went very well. The goals and objectives activity was the second night and was more of a struggle. However, it provided good training for when the officials went back to their own community. They were aware of the scope of each element and were able to move forward with specific goals and objectives for the first few elements of the plan.

CYLON COMMUNITY BACKGROUND

In 1875 John Smith was the first settler in the Cylon area. He died in 1907. The area was dense wilderness that was inhabited by wild animals and Chippewa Indians. The nearest settlement was Hudson. 1875 was also the year that Wisconsin was made into a territory. Henry Dodge was Territorial Governor and Andrew Jackson was U.S. President.

Otto Neitge was the next settler in the Deer Park area. He settled in 1853. He is responsible for naming the Village of Deer Park. Originally named Willow River, Deer Park was named after Neitge who was known as the "Dutch Hunter." He was an early settler and hunter in the Edgewood area who built a stockade or trap for the many deer he saw there. He arrived in 1851 and built his deer park in 1853. He sold venison to Fort Snelling in St. Paul. When the North Wisconsin Railroad came through his park, it was abandoned.

A great many early settlers worked their small fields and cleared their land in the summer and worked the lumbering camps during the winter. Around 1847-1848 the first logs were cut on the Willow River and floated down to the Hudson area.

Cylon was basically a community of farmers but also lumbermen in the winter. With the coming of the railroad in 1874, more settlers arrived and small businesses sprang up in the area.

The unincorporated community of Cylon was first located where logging and Indian trails met, near County Road O at State Trunk Highway 64. When the Wisconsin Central Railroad came through in 1882, the town was moved south to be on the railroad. Business boomed for nearly 40 years, but with improvement of the highways, business was lost to larger towns.

Henpel was a store-post office combination discontinued before 1900. People in the Forest-Cylon area then had to go to Inlet to get their mail before the rural routes came through about 1902 from Deer Park and from Emerald.

Source: *St. Croix County...1976 A Bicentennial Report on St. Croix County...Past and Present* and members of the Cylon Plan Commission.

COMMUNITY FORECASTS

POPULATION, HOUSING UNITS & ACREAGE

The following presumptions were used to create the growth projections for each town, which are found in the charts on the next several pages.

- The *Historic Trends* projection is the official population projection for each individual town from the Wisconsin Demographic Services Center. It is based on historic growth rates and assumes no changes in land use policy.
- The *Modified Growth* projection is based on the population projection for all of St. Croix County for the period 2000-2025 from the Wisconsin Demographic Services Center.
- It should be noted that from 1970-2000 all the Heartland Towns were substantially below the County growth rate.
- The *Accelerated Growth* projection is based on the historical population growth from 1970-2000 for the fastest growing town in St. Croix County. In 1970 there was a similar starting population in the fastest growing town as there currently is in most of the Heartland towns. This projection assumes that the Heartland Towns would have the same location, transportation infrastructure, amenities, and shopping opportunities as the fastest growing town in the county and that some existing town land use policies will change.
- The 3.0 acres per housing unit was used to estimate acreage used for residential development. The three acres represents the residential housing site and the associated infrastructure needed. It is not intended to represent lot size or to correspond to the actual acreage owned or taxed as residential or agricultural building site property.
- In four of the Heartland Towns, current conditions are slightly above the *Historical Trends* estimate but are still closer to the *Historical Trends* estimate than the *Modified Growth* estimate for those towns.
- The Town of Hammond has seen significant housing development since 2000 and, if this trend continues, is on track to reach or perhaps exceed the *Accelerated Growth* projections.
- If each town removed restrictions on growth and development in their community, then residential development could accelerate.
- If all towns in St. Croix County removed restrictions on growth and development, then a more open market would occur, which could lead to a significant shift in existing and future development patterns.

The following notes regarding calculations will make it easier to read the charts on the next pages.

- Each of the calculations is cumulative. The Baseline 2000 number is the starting point and is the 2000 Census official population number. The number in the change column is the increase or decrease expected. The number for each time period is based on the previous time period.

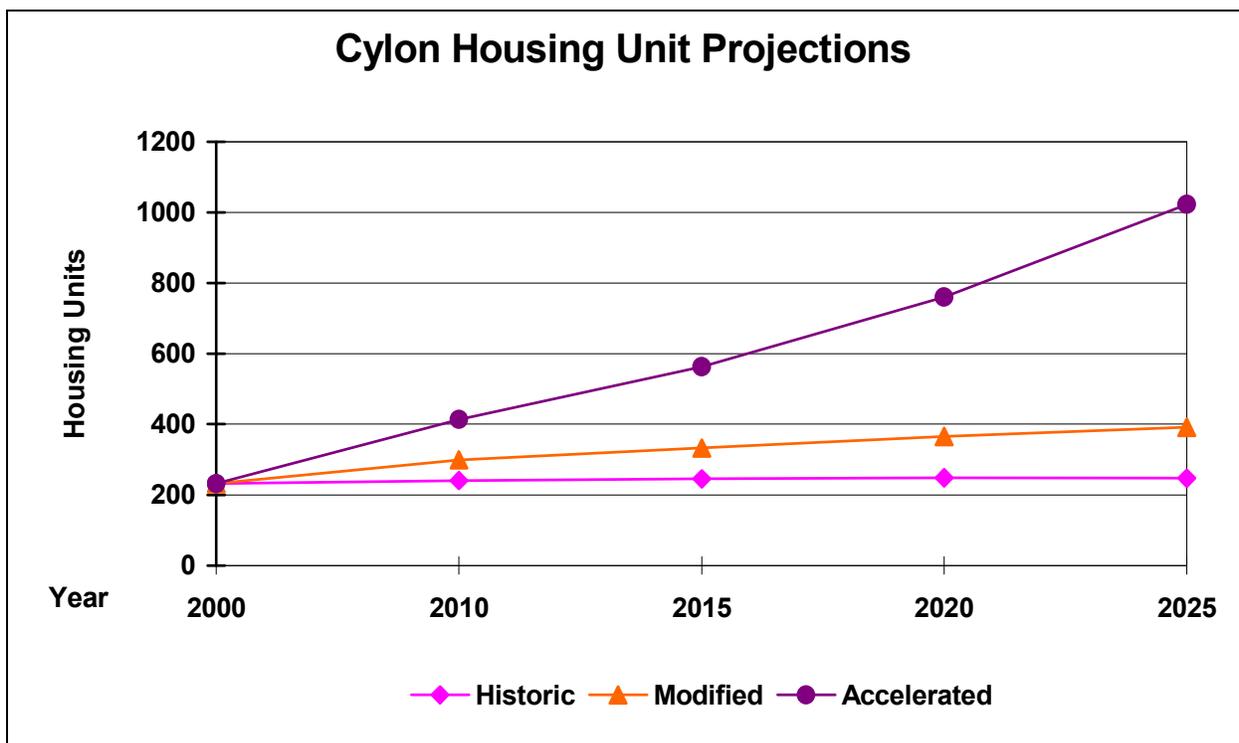
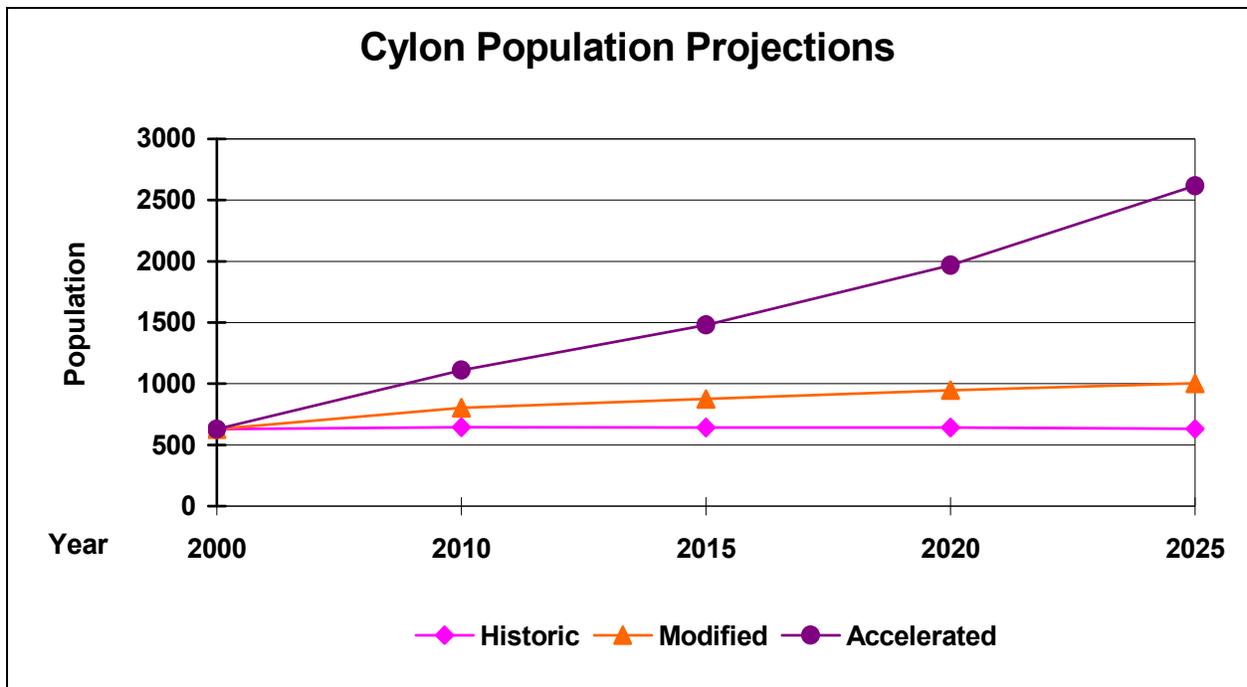
- The Persons Per Housing Unit (PPH) number is the official estimate from the Wisconsin Demographic Services Center. This number was not adjusted; the official number was used for all calculations.
- The Population is divided by the PPH to calculate Housing Units.
- The Housing Units is multiplied by 3.0 acres per Housing Unit to calculate the Acreage.

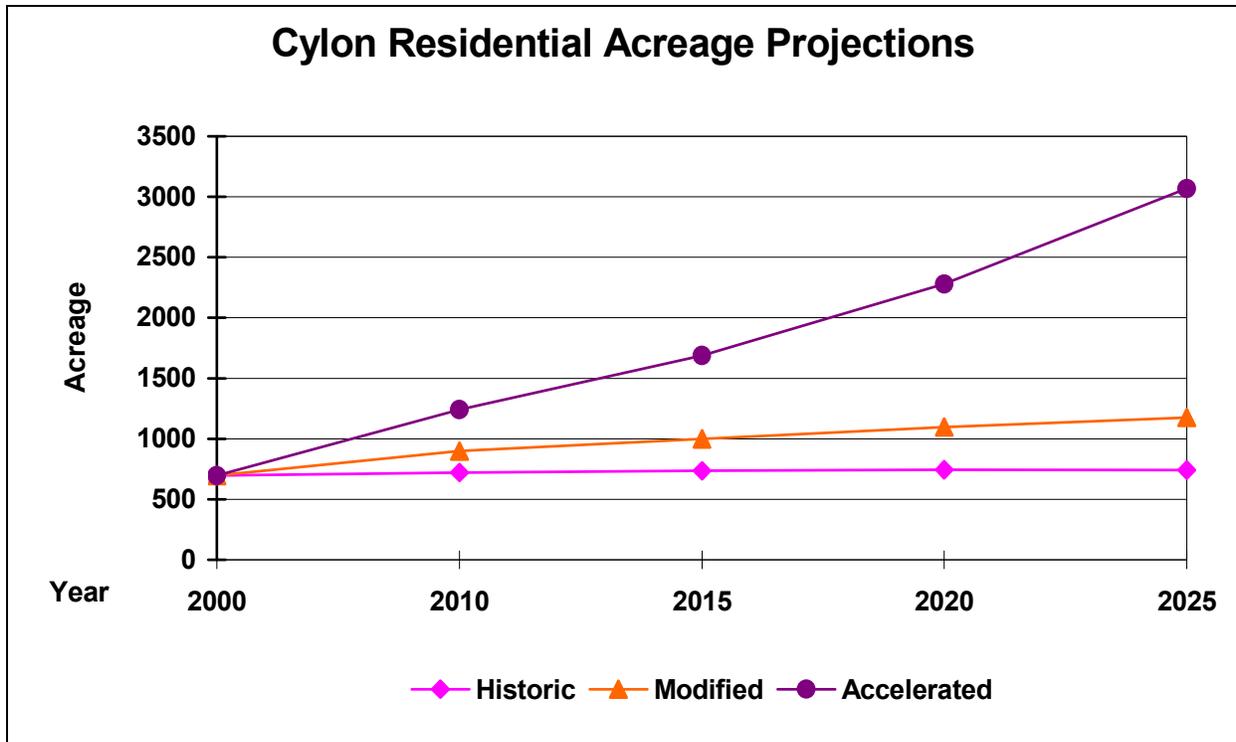
Growth Projections - 2000 to 2025
Town of Cylon -- Heartland Towns

INCREASE BASED ON	PROJECTIONS						
	POPULATION		PPH	HOUSING UNITS		ACREAGE	
	CHANGE	TOTAL		CHANGE	TOTAL	CHANGE	TOTAL
Baseline 2000	629		2.77	232		696	
2010							
Historic Trends	18	647	2.69	9	241	26	722
Modified Growth	175	805		67	299	201	897
Accelerated Growth	484	1,113		182	414	545	1,241
2015							
Historic Trends	-3	644	2.63	4	245	13	735
Modified Growth	72	876		34	333	102	999
Accelerated Growth	367	1,480		149	563	447	1,688
2020							
Historic Trends	-1	643	2.59	3	248	10	745
Modified Growth	72	948		33	366	99	1,098
Accelerated Growth	488	1,968		197	760	592	2,280
2025							
Historic Trends	-11	632	2.56	-1	247	-4	741
Modified Growth	56	1,004		26	392	78	1,177
Accelerated Growth	649	2,618		263	1,023	788	3,068

PPH = Persons Per Housing Unit

Source: U.S. Census Bureau, Wisconsin Department of Administration and St. Croix County Planning Department.





EMPLOYMENT

Background information and analysis for the following employment forecasts are found in the section on Economic Development.

- Farm employment will continue to be the main economic activity located within each of the Heartland towns.
- The existing patterns for farm and nonfarm employment will likely to continue into the future.
- Many outside factors, which the Heartland Towns have little ability to influence or control, affect expansion or contraction of the farm economy and employment.
- Area-wide economic development activities may contribute to the local employment options for residents of the Heartland Towns.
- Most commercial and industrial activity is expected to occur in neighboring communities and provide employment opportunities to town residents.
- Each of the towns would consider some commercial and other nonresidential land uses; however extensive commercial development would not be consistent with the rural character and community goals of the Heartland towns in the project.

UTILITIES & COMMUNITY FACILITIES GOALS, OBJECTIVES & POLICIES

Goal: Coordinate community facilities and utility systems planning with land use, transportation and natural resource planning.

Objectives:

1. Provide a limited level of public facilities and services within the town to maintain a low tax levy and the rural character of the town.
2. Promote the use of existing public facilities, and managed expansion to those facilities, to serve future development.
3. Support quality and accessible recreational facilities and services for all town residents.
4. Protect the town's public health and natural environment through proper placement of on-site wastewater disposal systems.

Policies:

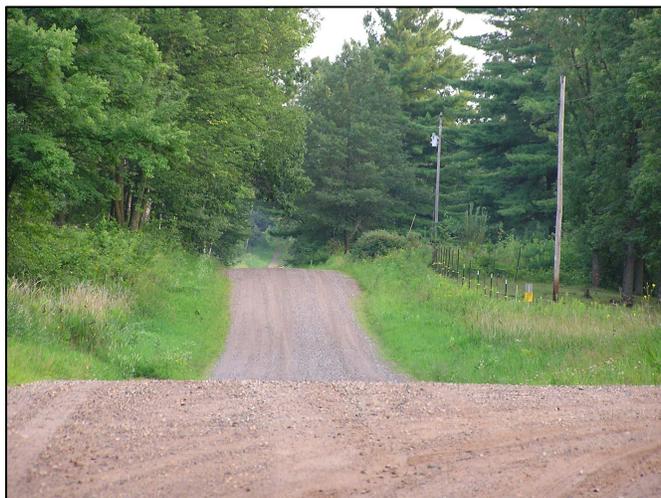
1. Continue to provide only limited public facilities and services for residents.
2. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new town services or expansions may be appropriate in the future.
3. Continue to provide support to local volunteer and community organizations through access to the Deer Park Community Center.
4. Continue to provide financial support to the Deer Park Library as a resource to residents.
5. Continue to support the Deer Park Fire Department and First Responders Unit through adequate funding, facilities and equipment.
6. Continue to provide contractual services for residential waste pickup with options for one or two household weekly or monthly choices.
7. Continue to provide a recycling drop-off center for town residents
8. Continue to offer spring and fall white goods, appliance and tire clean up program for town residents.
9. Continue to provide public road maintenance, repair and replacement and snow plowing on town roads through contractual services.
10. If appropriate, work with St. Croix County and state agencies to develop appropriate recreational facilities within the town.
11. Work with St. Croix County and state agencies to assure public health and groundwater quality when permitting and monitoring private on-site wastewater systems and water wells.
12. Continue to work with the Village of Deer Park in the provision of joint services when it will result in better services and/or cost savings.
13. If appropriate, consider implementing town impact fees for new development projects that place a burden on or require the upgrading of town facilities.

TRANSPORTATION GOALS, OBJECTIVES & POLICIES

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

Objectives:

1. Ensure that transportation system improvements are coordinated with land development desires.
2. Coordinate multi-jurisdictional (town, village, county, state) transportation system improvements and maintenance in the Cylon area.
3. Provide for adequate road capacities and road conditions.
4. Consider the development of transportation system improvements for biking, hiking and other transportation modes.
5. Preserve the scenic value along certain roadways to protect and enhance Cylon's rural character.



Scenic roads such as this are an important element in Cylon's rural character.

Policies:

1. Continue to work with the county to update and implement Town Road Improvement Programs (TRIPs) to provide for the appropriate upgrading of town roads.
2. Work, both as a town and with St. Croix County, to properly place and maintain road signs in the town so that these signs are in compliance with the Federal Manual on Uniform Traffic Control Devices.
3. Work with the county, state and private landowners in ensuring that road right-of-ways are clear of visual obstacles, particularly at road intersections.
4. Continue posting weight restrictions on existing town roads and consider the weight limits on local roads when reviewing development proposals.
5. Work with St. Croix County, Wisconsin Department of Transportation, landowners and private developers to limit development along U.S. Highways 63 and State Highways 64 and 46 to help preserve them as throughways and scenic image corridors.
6. Discourage large amounts of "side of the road" development on State and County highways to prevent congestion and preserve rural character.
7. Encourage bicycle traffic to utilize less traveled town and county roadways.

8. Consider moving the recommended bike route from CTH H between 200th Street, Deer Park and 220th Street to 200th Street going south to South Street West and into the Village of Deer Park. From the Village of Deer Park consider moving the bicycle route to 222nd Avenue to the west and to 220th Street to the north. The recommended bicycle route would continue on CTH H at 220th Street. These changes would provide a better, safer connection into and out of the Village of Deer Park than CTH H and STH 46.
9. Request that the Village of Deer Park consider placing bicycle signage on South Street West to direct bicycle traffic to the Deer Park Library and the Deer Park Village Park. This signage would coordinate with the changes to the Town's recommended bicycle route.
10. Encourage St. Croix County to improve County Road H for bicycle traffic with a 3-4 foot paved shoulder and signage on the pavement.
11. Consider improvements such as a paved shoulder and signage to provide a north-south bike route in the town. The Town should consider the route on 250th Street to 200th Avenue to 240th Street. If the town decided to pave these roads, at that time, the plan commission and town board could evaluate the cost and desirability of providing bicycle improvements.
12. Update, as necessary, standards for development of local and county roads to safely serve multiple functions while retaining rural character.
13. Plan for the extension of town roads and other arterial and collector streets as necessary to complete connections, provide for appropriate routes for trucks and emergency vehicles and serve planned development areas.
14. Consider planning and implementing a network of interconnected new roads to control highway access, preserve rural character, improve access to new development, minimize extensive road construction and decrease road maintenance costs.
15. If appropriate, consider implementing town road impact fees for new development projects that place a burden on or require the upgrading of town roads.



HOUSING GOALS, OBJECTIVES & POLICIES

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

Objectives:

1. All housing should be located and sited to enhance and maintain rural character.
2. All housing should be well designed and properly maintained.
3. Encourage high quality construction standards for housing.
4. Encourage owners to maintain or rehabilitate the existing housing stock.
5. Multi-family or multiple-dwelling housing and mobile home parks are not compatible with the rural character of the town. Multi-family, multiple dwelling housing or a mobile home park consists of three or more units in a structure or on a lot.

Policies:

1. Plan for developable land for housing in areas consistent with town policies and of densities and types consistent with this plan.
2. Update land use regulations to guide the location of future residential development and protect important features of the natural environment without making existing houses nonconforming whenever possible.
3. To ensure high quality construction, encourage all housing construction to comply with the State of Wisconsin Uniform Dwelling Code.
4. Work with St. Croix County to maintain property to ensure a high-quality living environment within all residential areas and to address violations of applicable land use ordinances on residential or commercial properties.
5. Encourage use of the Community Development Block Grant (CDBG) funds, and other housing program funds, to provide, maintain and rehabilitate housing.
6. Update land use regulations to require that relocated houses are sited on freestanding, separate parcels, are secured to permanent foundations and are properly maintained to provide safe, quality housing.
7. Work to update land use ordinances to require the following standards in manufactured or mobile home development:
 - Each unit shall be located on a freestanding, separate parcel.

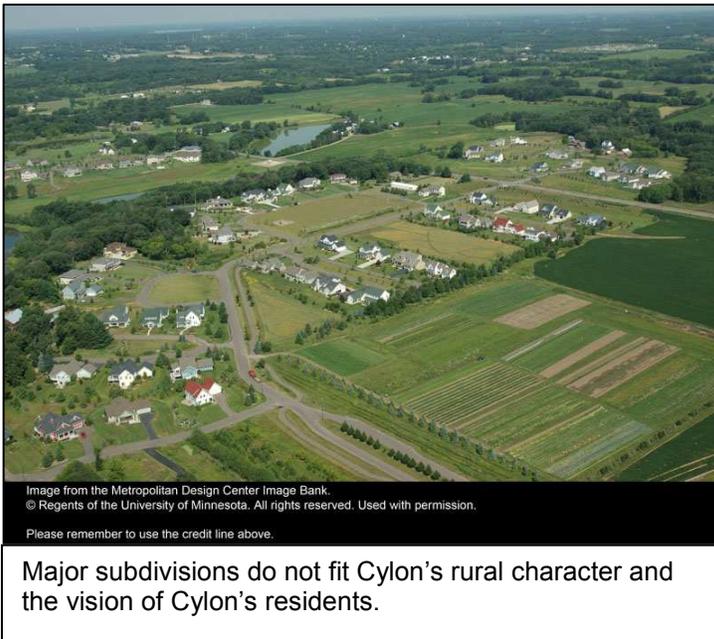


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Please remember to use the credit line above.

Rural residential development should be located and sited to enhance and maintain rural character.

- A minimum width and living space area for each unit.
 - Secure the unit to a permanent, frost-free foundation.
 - A shingled, pitched roof on each unit.
 - Mobile homes must have the wheels and towing hitch removed and adequate, permanent skirting must blend the dwelling with the foundation.
8. Mobile home parks and multi-family or multi-unit dwellings should not be allowed in the town.



ECONOMIC DEVELOPMENT GOALS, OBJECTIVES & POLICIES

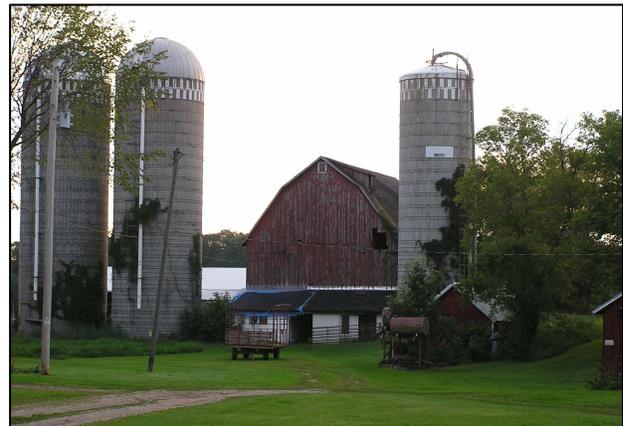
Goal: Encourage rural economic development opportunities appropriate to the resources, character and service levels in the Town of Cylon. Large-scale industrial and commercial development should be directed to St. Croix County's urban centers.

Objectives:

1. Focus economic development efforts on farming and farm-related businesses.
2. Consider the conservation of non-renewable resources and the rural character when evaluating a commercial development request.
3. Plan for an adequate supply of developable land for commercial and industrial uses in logical areas consistent with the town plan.
4. Retain and help grow existing farms and businesses.
5. Encourage the redevelopment and reuse of the town's existing commercial sites.
6. Discourage unplanned, continuous strip commercial development along major roadways.
7. Support home-based businesses where there will be no impact on surrounding properties.

Policies:

1. Work with large-scale farms to maintain and protect the air quality, water quality and rural character of Cylon.
2. Support the continued operation and/or expansion of existing farms and businesses in Cylon.
3. Identify the 4-corners at the intersection of State Trunk Highways 63/64 and 46 as a commercial planning area and direct new commercial development to this area.
4. Work with the Village of Deer Park to site appropriate commercial and industrial businesses, which will benefit both the Town and Village.
5. Work with St. Croix County Economic Development Corporation to assist locating of potential new businesses.
6. Encourage business signage, landscaping, and lighting that is compatible with the rural character of Cylon.
7. Require the disclosure of any soil or groundwater contamination on sites before approving development proposals.



Farm operations will continue to expand and grow in Cylon.

8. Work with private landowners to clean up contaminated sites that threaten the public health, safety and welfare.
9. Permit home-based businesses where there will be no impact on surrounding properties.



AGRICULTURE GOALS, OBJECTIVES & POLICIES

Goal: Protect agricultural resources and farming as an occupation in the Town of Cylon.

Objectives:

1. Preserve productive farmlands for continued agricultural use.
2. Maintain agriculture as the major economic activity and way of life within the town.
3. Discourage land uses that conflict with agriculture.
4. Develop and support policies that strengthen and maintain a farm operator's right to farm with farm practices that do not threaten public health or safety.
5. Encourage land preservation programs.
6. Support preexisting farm operations in conflict with non-farm uses.

Policies:

1. Support land use measures, which discourage non-farm development in Agricultural Preservation Areas.
2. Promote agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
3. Promote use of the forestry “best management practices” as minimum standards for logging.
4. Encourage forest landowners to enroll in the State’s Managed Forest Land Program.
5. Before approving any changes in land use, consider the impact on wildlife habitat, rare plant and animal species, and archeological sites.
6. Restrict residential and commercial development to areas least suited for agricultural purposes because it is unproductive soils, there is no history of farming or it is inaccessible.
7. Prevent the layout of streets or driveways across agricultural land in order to reach non-farm development, unless no other alignment is possible. Place driveways along property lines, fencerows, or existing vegetation wherever possible.
8. Protect the visual quality of scenic roadways through site planning, driveway location, landscaping, signage, and other standards.
9. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.



Agriculture is the main economic activity and part of a way of life in Cylon.

10. Require that new residents receive a copy of a 'Rural Living Guide' that outlines the traditional community norms and expectations for rural residents.
11. Delineate, refine and protect "environmental corridors as a composite of the County most sensitive natural areas.
12. Identify environmentally sensitive areas most likely to be subject to rapid degradation and work to protect these areas first.
13. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.
14. Undertake concerted efforts to improve water quality in the most impacted watersheds.
15. Protect and restore natural shoreline areas in the town.



Cylon is a farming area with associated noise, dust and smell.

NATURAL RESOURCES GOALS, OBJECTIVES & POLICIES

Goal: To preserve, conserve, enhance and carefully use precious natural resources in the Town of Cylon

Objectives:

1. Recognize the environment as an integrated system of land, water and air resources, the destruction or disturbance of which can immediately affect the community by creating hazards, destroying important public resources and habitat, or damaging productive lands and property.
2. Protect and improve the quality of the surface water, groundwater and shoreline within the town.
3. Identify and protect unique natural resources such as floodplains, wetlands, steep slopes, woodlands and prairies.
4. Encourage the use of soil conservation practices and the management of woodlands.
5. Preserve Cylon's most important and sensitive natural resources and areas.
6. Direct development away from environmentally sensitive areas, natural resources and forest lands.
7. Utilize intergovernmental cooperation to protect natural resources.



Policies:

1. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, aquifers, wetlands, steep slopes, woodlands and prairie.
2. Preserve wetlands and woodlands as essential components of the hydrologic system and as valuable wildlife habitat and to restore degraded resources where possible.
3. Protect natural landscape features such as woodlands, wetlands, floodplains, streams, lakes and steep slopes and emphasize their value to the community as potential focal points of natural beauty and recreation.
4. Discourage and where possible, prevent the filling or developing of wetlands and floodplains.
5. Encourage the management of woodlands in an effort to promote further value for timber and wildlife.
6. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.

7. Delineate, refine and protect “environmental corridors” as a composite of Cylon’s most sensitive natural areas.
8. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.
9. Protect and restore natural shoreline areas in the Town of Cylon.
10. Encourage natural landscaping, especially along shorelines, utilizing native plant species and minimizing turf to protect and enhance surface and groundwater quality.
11. Promote the proper placement of new on-site wastewater systems and appropriate maintenance and replacement of older systems as a means to protect ground-water quality.
12. Consider protection and enhancement of sensitive natural resources, open and recreational space, large blocks of forestland and scenic vistas when reviewing development proposals and making public expenditures.
13. Support the continued identification and protection of key natural resources in Cylon.
14. Consider implementing a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.
15. Coordinate and work with other governmental agencies such as the Willow River Rehabilitation District, to protect natural resources, especially those that cross political boundaries such as rivers.



CULTURAL RESOURCES GOALS, OBJECTIVES & POLICIES

Goal: Enhance and maintain the Town of Cylon's cultural and scenic resources and rural character.

Objectives:

1. Identify and preserve the town's agricultural, cultural, historic, and archeological resources that recognize the community's pre-settlement and early settlement periods.
2. Discourage incompatible land uses.
3. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.
4. Encourage the preservation of historically and architecturally significant structures in the Town of Cylon.
5. Encourage the preservation of scenic resources in the Town of Cylon.

Policies:

1. Cooperate with State, County and local agencies on surveys of historic and archeological resources in the town.
2. Encourage private landowners to protect and if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.
3. Encourage local festivals, fairs, farm tours, farm breakfasts, and markets that celebrate the town's farming heritage and rural way of life.
4. Continue to support the Deer Park Public Library as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the library maintains.
5. Support St. Croix County and other units of government land use regulations that are intended to manage incompatible land uses.



Barns, silos and other rural structures make up the landscape that provides Cylon with its own unique rural character.



Historic structures can be converted to other uses and remain an important part of Cylon's rural landscape.

INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES & POLICIES

Goal: Establish mutually beneficial intergovernmental relations with surrounding jurisdictions.

Objectives:

1. Work with other local governments, state agencies, school districts, etc. on land use and community development issues of mutual concern.
2. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.
3. Engage in and support processes to resolve conflicts between the plans of the town and other governments with overlapping jurisdiction.
4. Engage in intergovernmental cooperation to protect natural resources.
5. Continue and enter into shared public service agreements where such agreements will provide improved services at lower costs.
6. Coordinate multi-jurisdictional (town, village, county, state) transportation system improvements and maintenance in the Cylon area.

Policies:

1. Work to resolve actual and potential conflicts between the Town Plan and other local plans through open dialog, cooperative initiatives, and amendments to the Town of Cylon Plan where appropriate.
2. Provide a copy of this comprehensive plan to all surrounding local governments.
3. Encourage the Village of Deer Park and other interested governmental units to consider this Comprehensive Plan and recommendation of the town officials in making future decision about land use within or affecting the town.
4. Work with surrounding communities to encourage an orderly, efficient land use pattern that preserves farming and natural resources and minimizes conflicts between urban and rural uses.
5. Cooperate with other units of government on natural resources that are under shared authority or cross government boundaries.
6. Cooperate with State, County and local agencies on surveys of historic and archeological resources in the town.
7. Continue to keep channels of communication open between the Town and Special Purpose Districts such as the Willow River Rehabilitation District, to protect natural resources, especially those that cross political boundaries such as rivers.
8. Work with the Wisconsin Department of Transportation to ensure that the Town of Cylon's transportation system is coordinated with surrounding systems and that Cylon's interests are well served when major transportation facility improvements are proposed.

9. The town will encourage residents to use the Deer Park Community Center and the Deer Park Library for public meetings and recreation when appropriate.
10. Continue to support and participate in the Deer Park Fire Department and the Deer Park First Responders.
11. Continue to utilize County Highway Department for road maintenance and to implement the Town Road Improvement Programs (TRIPs) for road upgrades.
12. Continue the cooperative understanding with adjoining towns for road maintenance.
13. Continue to utilize County Sheriff for law enforcement.
14. Continue to contract with New Richmond for ambulance services.
15. Encourage land use and boundary agreements to formalize cooperative plans between adjoining villages and towns.

LAND USE GOALS, OBJECTIVES & POLICIES

Goals: The following goal statements were developed by the Planning Commission to refine alternative land use scenarios and policies. These were developed with a heavy emphasis on the results of the public opinion survey and the existing land use policies that have historically been followed in the Town. Based on all the public input activities, the Plan Commission members have concluded that the majority of town residents feel the existing policies have worked well and should be continued with only minor adjustments and changes. The Plan Commission felt that incremental changes enhancing land use options without creating significant change would best fit the future needs, growth and preferences of Cylon's residents.

Encourage land uses that will maintain the town's rural character and agricultural heritage.

Promote the continuation of agriculture as the primary land use.

Minimize nonagricultural development on prime agricultural soils.

Maintain the integrity of zoning districts by considering distinct uses and separation.

Encourage limited residential development to keep housing affordable.

Direct land uses to designated areas to improve compatibility and decrease conflicts.

Consider equity and fairness to landowners with comparable resource and location characteristics when developing land use policies and ordinances.

Ensure that a desirable mix of land uses consistent with Cylon's agricultural character is achieved.

Objectives:

1. Continue to manage the rate of development to maintain a distinctive rural community in the Town of Cylon.
2. Continue to allow limited conversion of agricultural land for residential development.
3. Continue to encourage small lots to conserve agricultural land and natural resources.
4. Encourage the use of density, rather than minimum lot size, to allow limited growth and development while protecting agriculture.
5. Encourage the maintenance, rehabilitation and reuse of existing housing stock.
6. Promote very limited residential and commercial development along major transportation corridors and coordinate with Wisconsin Department of Transportation's highway plans.
7. Highly discourage changes to zoning classification on land classified as Class I, II or III by the Soil Conservation Service.

8. Discourage commercial or industrial development that is not compatible with the agricultural economy of the Town of Cylon.
9. Discourage development that is incompatible with the rural character and agricultural heritage of the Town of Cylon.
10. Discourage development that would cause land use conflicts and negative impacts to agricultural and natural resources.
11. Encourage higher density residential development to locate in the Village of Deer Park where public utilities are available.
12. Encourage reuse of existing commercial sites.
13. Encourage limited commercial and industrial activities that support agriculture and are compatible with neighboring land uses.
14. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.

Policies:

1. Continue to use exclusive agriculture zoning to promote agriculture as the economic base and major land use in the Town of Cylon.
2. To reduce the conversion of prime agricultural land to other uses request that St. Croix County amend the County zoning ordinance so that the exclusive agriculture-zoning district would regulate based on both density and lot size rather than just lot size.
3. Set the Town of Cylon's development density to one lot per quarter –quarter or "platted 40" on land zoned exclusive agriculture.
4. Continue to allow small-lot residential development of two to five acres to promote rural character and protection of agricultural and natural resources.
5. Continue to follow the town's subdivision ordinance, which prohibits major subdivisions to limit the design and rate of residential development.
6. Continue to permit only minor subdivisions on land zoned ag residential to limit the rate of residential development.
7. Limit minor subdivisions to 2 lots in 5 years on a parcel zoned ag residential to match the historic rate of development.
8. Use transfer of development rights to promote rural residential development on the most suitable lands, such as nonprime agriculture land.



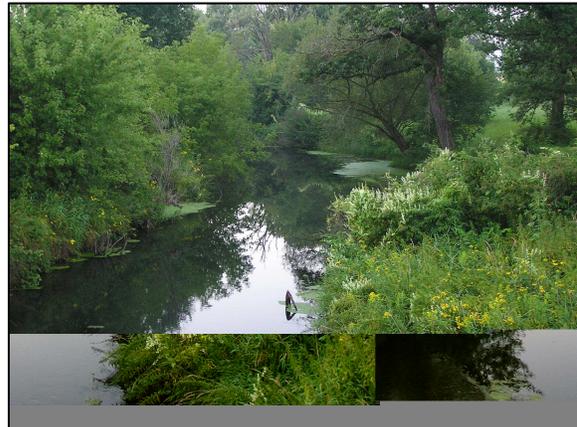
Continue to support agriculture as the town's economic base and major land use.



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Major Subdivisions do not fit Cylon's rural character and the vision of Cylon's residents.

9. Allow minor subdivisions totaling 4 lots in 5 years on land zoned ag residential only in conjunction with transfer of development rights thereby discouraging scattered development and encouraging protection of agricultural land.
10. Over the next 10 to 20 years, require new non-farm residential lots to be grouped to preserve larger tracts of agricultural land, protect natural resources and reduce visibility of development.
11. Encourage grouping of minor subdivisions in conjunction with transfer of development rights and designs similar to major subdivisions to improve the design, layout and functionality of development.
12. Guide residential and commercial development to areas least suited for agricultural purposes because it is unproductive soils (Soil Conservation Service Class IV through VIII), there is no history of farming or it is inaccessible.
13. Before approving any changes in land use, consider the impacts on wildlife habitat, locations of rare plant and animal species and archeological sites.
14. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, aquifers, wetlands, steep slopes, woodlands and prairie.
15. Consider implementing a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.
16. Consider implementing a buffer zone in addition to the existing setback for the Willow River to minimize negative impacts of development on the river and mitigate conflicts between users of the resource and property owners.
17. Strongly encourage private landowners to protect and if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.
18. Support St. Croix County and other units of government land use regulations that are intended to manage incompatible land uses.
19. Promote the proper placement of new, on-site wastewater systems and appropriate maintenance and replacement of older systems as a means to protect ground-water quality.
20. Continue to discourage construction of new roads associated with new development to limit the financial burden of new development.
21. Require town approval prior to any change to an existing driveway or creation of a new driveway.
22. Joint or shared driveways can be allowed where beneficial, but the shared amount should be the least amount necessary.



Cylon has an abundance of natural resources that are valued by residents and help make Cylon a unique community.

23. Protect the visual quality of scenic roadways through site planning, driveway location, landscaping, signage, and other standards.
24. Prevent the layout of streets or driveways across agricultural land in order to reach non-farm development, unless no other alignment is possible. Place driveways along property lines, fence rows, or existing vegetation



Gravel roads, telephone poles and woods are part of Cylon's rural character that residents want to preserve.

- wherever possible.
25. Work with St. Croix County, Wisconsin Department of Transportation, landowners and private developers to limit development along U.S. Highways 63 and State Highways 64 and 46 to help preserve them as throughways and scenic image corridors.
26. Identify the 4-corners at the intersection of State Trunk Highways 63/64 and 46 as a commercial planning area and direct new commercial development to this area.
27. Discourage large amounts of "side of the road" development on State and County highways to prevent congestion and preserve rural character.
28. Update, as necessary, standards for development of local and county roads to safely serve multiple functions while retaining rural character.
29. Plan for the extension of town roads and other arterial and collector streets as necessary to complete connections, provide for appropriate routes for trucks and emergency vehicles and serve planned development areas.
30. Consider planning and implementing a network of interconnected new roads to control highway access, preserve rural character, improve access to new development, minimize extensive road construction and decrease road maintenance costs.
31. If appropriate, consider implementing town road impact fees for new development projects that place a burden on or require the upgrading of town roads.
32. Notify all new building applicants about the Right to Farm Law and that this is a farming area with



Rural scenes are attractive but also have associated noise, dust and smell that new residents need to realize are part of living in a rural community.

- associated smell, noise, and dust.
33. Require that new residents receive a copy of a 'Rural Living Guide' that outlines the traditional community norms and expectations for rural residents.

34. Rezoning will occur only in response to a proposal for an immediate change in land use.
35. Strongly discourage rezoning requests for Ag II zoning classification as the 20-acre lot size is not appropriate to the town's continued agricultural economy and it is not compatible with the town's preference for limited small-lot rural residential development.
36. Continue to allow limited rezoning of land from Exclusive Agriculture to Agriculture Residential for two to five acre parcels that meet the following rezoning criteria:
 - a. A parcel is too small to be economically used for agricultural purposes, or, which is inaccessible to farm machinery needed to produce and harvest agricultural products.
 - b. The parcel has not had a history of economically viable farming activities.
 - c. Consideration has been given to the preservation of woodlands and wildlife areas.
 - d. Land that is less productive and the soils are in Soil Conservation Service classes IV-VIII.
 - e. Land that does not require the development of a public road.
37. Encourage tree preservation and tree planting to screen new structures from neighboring properties and the public road.



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Appropriately screened structures and driveways will fit Cylon's rural character and landscape.

FUTURE LAND USE MAPS

The Town of Cylon's future land use map shows general land uses over the life of the plan. The map does not show specific or exact locations, rather general areas of possible land use changes. There are four future land use categories: Agricultural/Forest/Grasslands, Mixed Rural, Commercial and Industrial. They are described as follows:

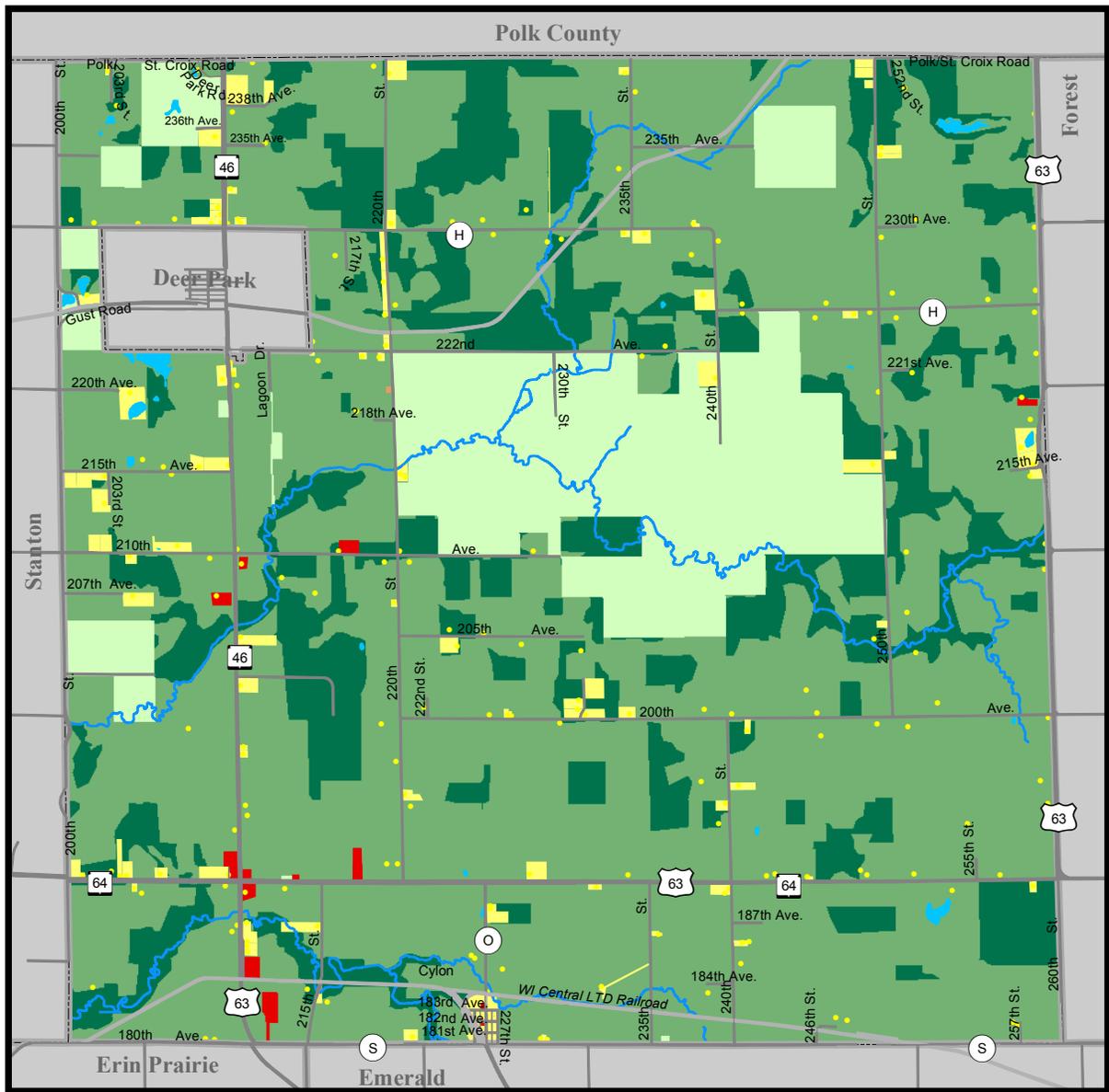
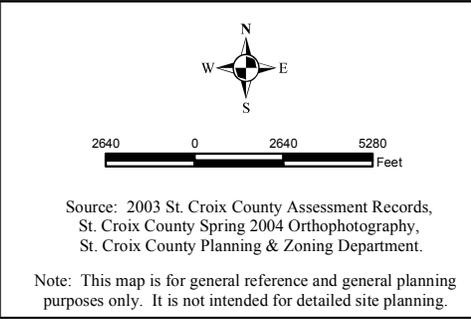
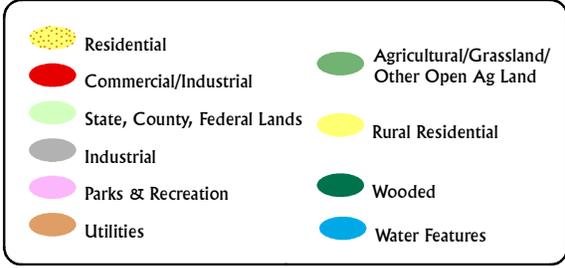
Agricultural/Forest/Grasslands: The existing primary land use in the Town of Cylon that will continue to occupy the majority of the landscape. These areas include lands with soils classified by the Natural Resources Soil Conservation Service capability classifications as I, II or III, existing farms, and the majority of the land zoned Exclusive Ag.

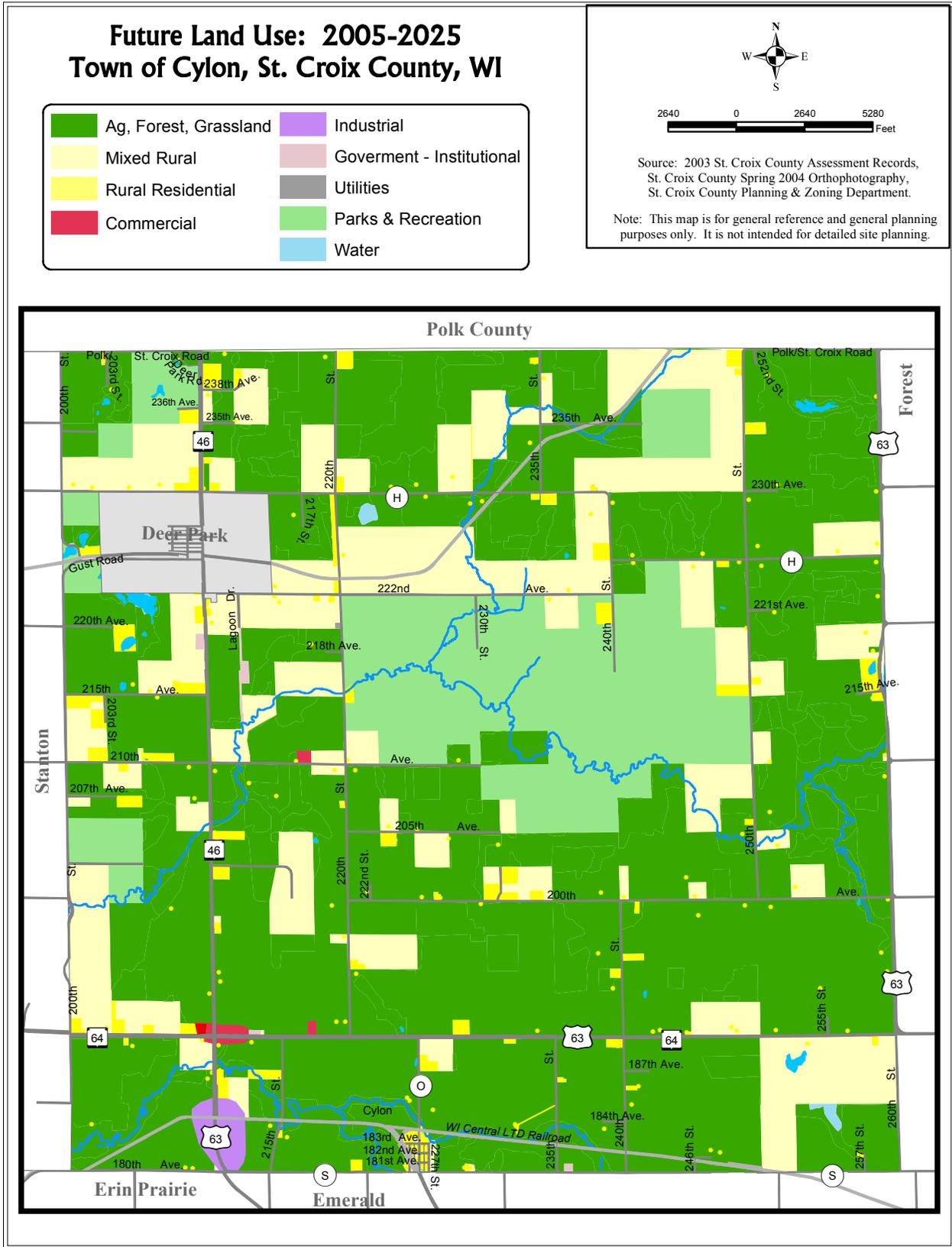
Mixed Rural: Very low-density, small-lot rural residential development that is compatible with the agricultural economy of the Town of Cylon and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. For the amount of expected development in the Town of Cylon, these are the locations where the development could occur. However, based on the population projections and expected development in the Town not all these areas will be needed for rural residential development over the timeframe of this plan. These areas are generally lands presently zoned Ag Residential. The rate of this development will occur through minor subdivision creation and use of transfer of development rights from land zoned Exclusive Ag. Some of the area will remain in agricultural uses.

Commercial: Infill commercial development that is compatible with and supports the agricultural economy of the Town of Cylon and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. Additional commercial development should generally be located at the 4-corners area of STH 46 and 64 /USH 63 and should be east up to the Methodist Cemetery, west about the same distance, north and south to infill only and northeast for slight expansion and infill. This location is where the existing commercial development in the town is located and should continue to be located.

Industrial: Infill industrial development that is compatible with and supports the agricultural economy of the Town of Cylon and does not negatively impact prime farmland, environmental areas, drainage areas or waterways. It should generally be located to infill the existing industrial complex around the intersection of STH 46 and USH 63. This is the existing principal, ag-related industrial use in the town. This existing use directly supports agriculture in the town, is the kind of use that the town wants and is where it should continue to be located.

Existing Land Use / Land Cover Town of Cylon, St. Croix County, WI





IMPLEMENTATION

While some of the recommendations found in this plan will be automatically implemented, many others require changes to existing regulations or proposed regulations. Specific follow-up actions will be required for all the goals, objectives and policies to become reality. The Implementation section provides a roadmap and timetable for the implementation actions that will require additional actions.

PLAN ADOPTION

The first step in implementing the plan is making sure it is adopted in a manner which supports its future use for more detailed decision making. The second step is to provide copies of the adopted plan to neighboring cities, villages, towns and counties, local libraries and to the Wisconsin Department of Administration.

IMPLEMENTATION RECOMMENDATIONS

The following charts depict a listing and timeline of the implementation actions for each of the towns in the Heartland project. The actions are divided up by each element and correlate to the sections in this plan. Each element contains specific suggestions for implementation but not all those require changes to regulation. Those that do will be identified below.

Implementation Schedule Town of Cylon

ELEMENT	RECOMMENDATIONS	TIMEFRAME
<i>Agriculture</i>	1. Develop a Rural Living Guide and provide copies to all new residents.	2006- Ongoing
	2. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.	Ongoing
<i>Natural Resources</i>	1. Research and review options for implementing a buffer zone around public lands and the Willow River.	2007-2008
	2. Research and review options for defining and protecting environmental corridors.	2008-2009
	3. Monitor changes to state and county sanitary, floodplain and shoreland regulations to ensure compliance with the goals, objectives and policies of this plan.	Ongoing
<i>Cultural Resources</i>	1. Support the Deer Park Library's role as a repository for historical materials from around Cylon.	Ongoing
<i>Land Use</i>	1. To protect prime agricultural land, request that St. Croix County amend the county zoning ordinance so that the exclusive agriculture-zoning district would be regulated based on density and lot size in conjunction with transfer of development rights.	2006
	2. Work with St. Croix County to implement a Transfer of Development Rights program within the County zoning and subdivision regulations.	2006-2007
	3. Make the following amendments to Cylon's subdivision ordinance to implement the goals, objectives and policies of this plan: <ul style="list-style-type: none"> • Set a density goal of 1 lot per quarter-quarter of land zoned exclusive agriculture. • Permit only minor subdivisions, not majors. • Limit minors to two lots in five years. • Allow minors of up to four lots in five years with transfer of development rights and site planning for grouped lot design. • Add driveway location standards. 	2006-2007
	4. Develop a driveway ordinance.	2008
	5. Research and review options for protection of rural character through grouping of lots, protection of traditional structures and maintenance of the natural landscape.	2008-2009
	6. Research and review options to protect scenic roadways through site planning, driveway location, landscaping, signage and other standards.	2008-2009
	7. Review land use plan, subdivision ordinance and rezoning policies prior to making a recommendation on a rezoning request.	Ongoing

ELEMENT	RECOMMENDATIONS	TIMEFRAME
<p>Transportation</p>	<p>1. Consider moving the recommended bike route from CTH H between 200th Street, Deer Park and 220th Street to 200th Street going south to South Street West and into the Village of Deer Park. From the Village of Deer Park consider moving the bicycle route to 222nd Avenue to the west and to 220th Street to the north. The recommended bicycle route would continue on CTH H at 220th Street.</p>	<p>2006-2007</p>
	<p>2. Meet with the Village of Deer Park to discuss placing bicycle signage on South Street West to direct bicycle traffic to the Deer Park Library and the Deer Park Village Park.</p>	<p>2006-2007</p>
	<p>3. Encourage St. Croix County to improve County Road H for bicycle traffic with a 3-4 foot paved shoulder and signage for a separation as a bike lane.</p>	<p>2007-2008</p>
	<p>4. Research and review options to develop a town road plan.</p>	<p>2010</p>
	<p>5. Research and review options to implement town road impact fees.</p>	<p>2010</p>
	<p>6. Consider improvements such as a paved shoulder and signage to provide a north-south bike route in the town. The Town should consider the route on 250th Street to 200th Avenue to 240th Street.</p>	<p>When road improvements occur.</p>
	<p>7. Work with St. Croix County, Wisconsin Department of Transportation, landowners and private developers to limit development along U.S. Highways 63 and State Highways 64 and 46 to help preserve them as throughways and scenic image corridors.</p>	<p>Ongoing</p>
<p>Utilities & Community Facilities</p>	<p>1. Research and review implementing town impact fees for town facilities.</p>	<p>2010</p>
	<p>2. Continue to provide limited services for the residents, including recycling, public road maintenance, snow plowing on town roads and emergency services (fire, police and ambulance).</p>	<p>Ongoing</p>
	<p>3. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new town services or expansions may be appropriate in the future.</p>	<p>Ongoing</p>
<p>Housing</p>	<p>1. Update the town subdivision ordinance to require that relocated houses are sited on freestanding, separate parcels, are secured to permanent foundations and are properly maintained to provide safe, quality housing.</p>	<p>2006-2007</p>
	<p>2. Update the town subdivision ordinance regarding manufactured or mobile home development to bring it into compliance with the goals, objectives and policies of this plan.</p>	<p>2006-2007</p>
	<p>3. Work with St. Croix County to maintain property to ensure a high-quality living environment within all residential areas and to address violations of applicable land use ordinances on residential or commercial properties.</p>	<p>Ongoing</p>

ELEMENT	RECOMMENDATIONS	TIMEFRAME
<i>Economic Development</i>	1. Amend town regulations to require disclosure of contaminated sites and to work with property owners to clean up contaminated sites.	2006-2007
	2. Work with the Village of Deer Park to site appropriate commercial and industrial businesses, which will benefit both the Town and Village.	Ongoing
<i>Intergovernmental Cooperation</i>	1. Coordinate, cooperate and communicate with surrounding municipalities, state and federal agencies and St. Croix County to implement the goals, objectives and policies of the plan.	Ongoing