



VILLAGE OF DEER PARK
2010 – 2035
COMPREHENSIVE PLAN
EXECUTIVE SUMMARY

Adopted on February 7, 2011
Deer Park Village Board

Prepared by:
St. Croix County Planning & Zoning Department
University of Wisconsin-Extension

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State of Wisconsin
Department of Administration

ACKNOWLEDGEMENTS

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Deer Park Cover Photo by Roland Thompson

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INTRODUCTION

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, needed to base those decisions on an adopted comprehensive plan. The Village of Deer Park County and Emerald Town Board decided to become part of the West Central Wisconsin Collaborative Planning Project led by the West Central Regional Planning Commission (WCWRPC) out of Eau Claire. The WCWRPC along with four counties and 21 local communities applied for and received a comprehensive planning grant to complete local, county and regional plans.

In addition to coordination from the Regional Plan Commission, St. Croix County assisted the town and village in developing this plan. The village and town plan commissions worked to develop their plans for two and a half years. The Deer Park Village Board adopted the Plan on February 7, 2011 and the Emerald Town Board adopted the Plan on March 2, 2011.

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 Emerald and Village of Deer Park adopted written public participation plans as required by statute. Each of the activities described and carried out in the public participation plan is summarized below. St. Croix County created a webpage for Emerald's comprehensive planning project on its website and has posted public participation materials and plan documents to the page through out the project. The webpage links are: www.sccwi.us/emeraldcompplan or www.sccwi.us/deerparkcompplan. A copy of each community's public participation plan is included in the Appendix.

ISSUES & OPPORTUNITIES WORKSHOP

The town and village held a joint issues and opportunities workshop with the other communities in the project, St. Croix County and Town of Richmond, on November 11, 2008 at the Wisconsin Indianhead Technical College in New Richmond to identify issues and opportunities within the town and village. The results were used to supplement the results of the public opinion surveys in creating the vision statements for each community's future. The workshop results are available on each community's webpage.

The top issues identified by the Town of Emerald were: adequate communication services for residents, quality school districts, road maintenance, elderly and public transportation, senior housing and/or assisted living, affordable housing, appropriate business locations, small-at home businesses, promote but regulate agriculture, protect groundwater and surface water quality, prevent water runoff, save historic sites and structures, cooperate and work with county and neighboring towns, retain agriculture, control residential housing growth and protect natural areas for public enjoyment.

The top issues identified by the Village of Deer Park were: provide public water to village residents, future sewer capacity, restrooms at the ball park, crosswalk and speed controls on STH 46, improved senior transportation, more senior housing, lower taxes, fewer mobile homes, encourage small businesses, maintain commercial structures and lots, flood control, more walking paths, expand village park, encourage new residential development, support history club and expand events at the library.

DEER PARK PUBLIC OPINION SURVEY

In September, 2008, the Survey Research Center (SRC) at the University of Wisconsin – River Falls mailed comprehensive planning surveys to all households in the Village of Deer Park and non-resident property owners for which there was a valid address. The surveys were followed up with reminder postcards and a second mailing to non-respondents. The overall response rate was 47 percent (89 completed questionnaires). Based on the estimated number of adults in the population of the village (170) and the non-resident property owners (18) added to the mailing list, the results provided in this report are expected to be accurate to within plus or minus 7.6 percent. This means that if all recipients had responded to the survey, then 95 out of 100 times the results for each question would be the same, plus or minus 7.6 percentage points.

Any survey has to be concerned with “non-response bias”. Non-response bias refers to a situation in which people who don’t return a questionnaire have opinions that are systematically different from the opinions of those who return their surveys. The sample contained more adults over age 55 and fewer who rent their place of residence when compared to the US Census data; however, comparisons to the Census data are difficult due to the inclusion of non-resident property owners in the mailing. Based upon a standard statistical analysis that is described in Survey Report Appendix A, the Survey Research Center (SRC) concludes that non-response bias is not a concern for this sample. In short, the data gathered in this survey is expected to accurately reflect public opinion about the planning issues facing Deer Park.

The purpose of this study was to gather opinions of residents about community planning issues regarding the future of the Village of Deer Park. The results indicate that, in large measure, residents and non-resident property owners are reasonably happy with the overall quality of life in the Village of Deer Park. They choose to live in the village because of the proximity of family and friends and the affordability of housing, and they want to protect the small town character of the village and its natural resources, especially groundwater and air quality. They are generally satisfied with the services and facilities of the village.

At the same time, respondents are concerned about the speed with which traffic moves within the village, repeatedly citing a desire for enforcement and speed management techniques on State Highway 46 and South Street. They said that control of traffic speed was the top ranked priority for the use of their local tax dollars.

The village’s slow rate of growth in the past several years is also a concern for more than half of respondents. Perhaps reflecting the economic downturn that was becoming ever clearer during

the time that data was being gathered, respondents expressed a fair degree of unease about the availability of jobs in the area. They also indicated a desire for the village to promote or pursue programs that would assist existing or new businesses and would like to see a convenience store/gas station in the village.

Key results are summarized below. The full report on the Village of Deer Park's survey results is available on the village's project webpage www.sccwi.us/deerparkcompplan.

KEY SURVEY RESULTS

- Nearly three-fourths of respondents rated the quality of life in Deer Park as good or excellent. Quality of life factors with the highest ratings include parks & recreation, safety, community atmosphere, and community appearance.
- The factors that induce people to live in Deer Park are the proximity of family and friends, housing affordability, and the crime rate/safety.
- Respondents were generally well-pleased with the community services and facilities in Deer Park.
- At least half of respondents gave excellent or good ratings to 13 of the 14 services and facilities listed in the question. Ratings were the highest for fire protection, the public library, garbage collection, park and recreation facilities, the public sewer system, and the ambulance service.
- A large majority of respondents indicated that they believe preserving the village's environmental resources and cultural heritage is important or very important. Protection of groundwater, air quality, and small town character ranked the highest.
- Strong majorities agreed or strongly agreed that more specialized housing (for the senior citizens and those with disabilities) and single family homes are needed in the village. Majorities do not see a need for more multi-family housing units or mobile homes. Most respondents view the condition of their place of residence as good or excellent. Taxation issues (the amount of the property tax and equitable assessment among similar properties) and the appearance of other homes in their neighborhood are the top housing concerns. Few respondents said they anticipate moving to a different residence within Deer Park in the next 10 years.
- The top four land use and growth management issues are reducing property taxes, enforcement of the speed limit on State Highway 46, maintaining the adequacy of the sewer system, and maintaining community atmosphere. About half of respondents said they think the current rate of growth in the village is too low. The largest portion of respondents has not formed an opinion regarding whether to change the minimum lot size on undeveloped land.
- With respect to economic development, more Deer Park residents and property owners would like to see improved employment opportunities in the area than are satisfied with the status quo. A majority believe the village should promote or pursue programs or assistance for existing or new local businesses. Three-fourths of respondents said a convenience store/gas station was important or very important to have in Deer Park. In addition, majorities favored a café/restaurant, farmer's market, daycare, agriculture-related businesses, and a recreational facility.
- When asked about transportation issues, a large majority of Deer Park respondents said they are satisfied with the current street network (86 percent agree or strongly agree). At

the same time two safety issues stand out — speed management techniques are needed on South Street and a desire for a pedestrian crosswalk on State Highway 46. Additionally, over half of respondents agreed that the sidewalk system meets current needs and support a car pool parking lot at the Four Corners intersection. Majorities would also like to see more walking and biking paths and believe that the village should seek to cooperate with neighboring governments and St. Croix County for additional biking and pedestrian trails or paths.

- Respondents said the most important uses of their local tax dollars are the control of traffic speed, maintenance and repair of streets, the public library, and community clean-up activities.
- Direct mailings are the preferred method for receiving information from the village government, with newsletters coming in a distant second.
- When asked to comment on one thing they would like to change in Deer Park, the most frequent responses were related to economic development, with the desire for a convenience store/gas station at the top of the list. Control or management of traffic speed was another frequently mentioned issue.

DESIRED CHANGE IN DEER PARK

Near the end of the survey, respondents were asked the following open-ended question, “If you could change one thing about the Village of Deer Park, what would it be?” Fifty-three respondents provided answers to this question. The answers were grouped into specific topics by the SRC and are summarized in the table at right. The complete list of responses is included in Survey Report Appendix B.

Five topics were grouped close together as the most frequent desired change: economic development, village appearance, recreation, village government, and traffic.

Change One Thing in Deer Park		
Topic	Count	%
Economic Development	9	17%
Village Appearance	8	15%
Traffic	7	13%
Village Government	7	13%
Recreation	7	13%
Maintenance	3	6%
Dog Control	3	6%
Taxes	2	4%
Miscellaneous	7	13%
TOTAL	53	100%

Within the comments related to economic development, five specifically mentioned a desire for a convenience store and/or gas station in the village. This pattern is consistent with the responses to the earlier question regarding the types of business desired in Deer Park in which a convenience store/gas station was the top priority. The following is a typical statement.

“Gas station/convenience stores are needed in the area greatly.”

Responses related to traffic echoed the previously expressed concerns about excessive speed in particular locations.

“Enforce speed limit on South St.”

Desires for improved village appearance most frequently mentioned the downtown area, such as this response.

“Clean up downtown.”

Statements about village government were mostly about the Village Board, such as:

“A more active village board.”

While the majority of responses related to recreation were requests for trails for non-motorized uses.

“Establish some sort of walking and biking trails.”

In addition to the numeric responses, respondents provided additional written comments which were compiled by the SRC from the surveys. Survey Report Appendix B contains the complete compilation of comments. Survey Report Appendix C contains a copy of the survey questionnaire with a quantitative summary of responses by question.

VISIONING WORKSHOP

In February 2009 residents, plan commissioners and town and village board members participated in a two-part visioning workshop. Visioning is a process by which a community envisions the future it wants and plans how to achieve it. The workshop was held over two evenings. The second evening built on the results of the first.

During the first evening a facilitator helped participants identify their core values, describe where they see the future of the community and discuss how that future can be accomplished. Participants were specifically asked to focus on the elements and describe what should be preserved, changed or created in the Town of Emerald and Village of Deer Park. The facilitator used these responses to develop a draft vision statement.

On the second evening the participants refined and expanded the vision statement to include all the elements of the plan and provide a framework for the community's goals, objectives and policies. Results of the visioning workshop are included in the Issues and Opportunities Vision Statement section.

OPEN HOUSES

The Town of Emerald and Village of Deer Park held three open houses to review the sections of the plan with the public and obtain comments, questions and feedback throughout the process. The open house format provides an opportunity for direct dialogue between citizens, the town board and plan commissioners. All were attended by the public, town board and plan commission members. There were excellent dialogues between citizens and plan commission members. In addition each community made the materials from the open house available for a month or two after the open houses for citizen review and comment. Each open house was noticed by posting at appropriate places in the community and through a direct mailing to every property owner and resident in the town or village. Emerald also put notices in the Glenwood City newspaper.

VILLAGE OF DEER PARK

The Village of Deer Park's first Informational Open House was held on November 18, 2009 at Wisconsin Indianhead Technical College in New Richmond. It covered: Issues and Opportunities, Survey Results, Town Vision Statement, Utilities and Community Facilities and Transportation. After the open house the materials were moved to the public library and posted for a month so residents could view information and provide comments. The information was well received.

The second Informational Open House was held August 2-27, 2010 at the Community Center in Deer Park. It covered: Transportation, Housing, Economic Development, Agricultural Resources,

Natural Resources, Cultural Resources, and Intergovernmental Cooperation. There were generally positive comments.

The third Informational Open House was held December 6-10, 2010 at the Community Center in Deer Park. It covered: Intergovernmental Cooperation, Community Forecasts, Land Use and Implementation. The information was well received with several positive comments submitted. There were no suggested changes to the elements.

PUBLIC HEARING & ADOPTION

The Plan Commissions referred the final draft of the comprehensive plan to the village and town boards for review in January 2011. After their review and subsequent revisions by the Plan Commissions, public hearings were held. Deer Park held its public hearing on February 7, 2011. Emerald's public hearing was held on March 2, 2011. The public hearing draft of the comprehensive plan was sent to the government bodies, agencies and organizations listed below for review and comment. Also, the plan was made available at the local libraries and on the county website's project webpages, Village of Deer Park www.sccwi.us/deerparkcompplan, and Town of Emerald www.sccwi.us/emeraldcompplan, for public review.

Wisconsin Land Information Office	Baldwin Library
West Central Wisconsin Regional Planning Commission	Deer Park Library
U.S. Fish and Wildlife Service	Glenwood City Library
Wisconsin Department of Natural Resources	New Richmond Library
Wisconsin Department of Transportation	Woodville Library
UW-Extension - Baldwin	Baldwin Ambulance
Wisconsin State Historical Society	Deer Park First Responders
St. Croix County Historical Society	Deer Park Area Fire
St. Croix County	Glenwood City Fire & Ambulance
Town of Baldwin	New Richmond Ambulance
Town of Cylon	United Fire & Rescue
Town of Erin Prairie	Upper Willow River Rehabilitation District
Town of Forest	St. Croix County Sportsmen's Alliance
Town of Glenwood	St. Croix Economic Development Corp.
Town of Hammond	St. Croix Valley Builder's & Realtor's Associations
Town of Springfield	Milestone Materials - Mathy Construction
Amery School District	Nonmetallic Mining
Baldwin-Woodville School District	
Glenwood School District	
New Richmond School District	

Each plan commission passed a resolution recommending the plan to the village or town board. The Deer Park Village Board adopted the plan by ordinance on February 7, 2011. The Emerald Town Board adopted the plan by ordinance on March 2, 2011. Certified copies of the adopting ordinances are included below. Copies of the adopted comprehensive plan were sent to all the government bodies, agencies and organizations listed above.

DEER PARK ADOPTING ORDINANCE

**AN ORDINANCE TO ADOPT
VILLAGE OF DEER PARK 2010 – 2035 COMPREHENSIVE PLAN
Ordinance No. 2011-1**

The Village Board of the Village of Deer Park of St. Croix County, Wisconsin, does ordain as follows:

Pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the Village of Deer Park is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

The Village Board of the Village of Deer Park has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

The Plan Commission of the Village of Deer Park, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of the document entitled VILLAGE OF DEER PARK 2010 – 2035 COMPREHENSIVE PLAN containing all the elements specified in section 66.1001(2) of the Wisconsin Statutes.

The Village Plan Commission has held a public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

The Village Board of the Village of Deer Park, does by the enactment of this ordinance formally adopt the document entitled, VILLAGE OF DEER PARK 2010 – 2035 COMPREHENSIVE PLAN public hearing draft dated 2-7-11 pursuant to section 66.1001(4)(c) of the Wisconsin Statutes and also adopts any amendments that are identified in the attached list, Recommended Amendments, and that are or may be recommended by the Village Board as a result of the public hearing comments.

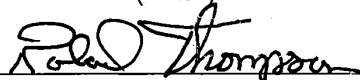
This ordinance shall take effect upon passage by a majority vote of the members of the Village Board and posting as required by law.

ADOPTED this 7th day of February 2011.


Eldon Spencer, President Village of Deer Park

Approved: 2/7/2011
(Date)

Posted: 2/8/2011
(Date)

Attest: 
Roland Thompson, Clerk/Treasurer Village of Deer Park

ISSUES & OPPORTUNITIES

DEER PARK COMMUNITY BACKGROUND

The following condensed background for the Village of Deer Park was compiled by Village Clerk/Treasurer Roland Thompson from the books *The History Of The Beginning And Growth Of The Village Of Deer Park, Wisconsin And The Surrounding Area, Volumes 1 And 2*. There is a great deal more history available in the two volumes. Both are available to review at the History Project Area of the Deer Park Public Library.



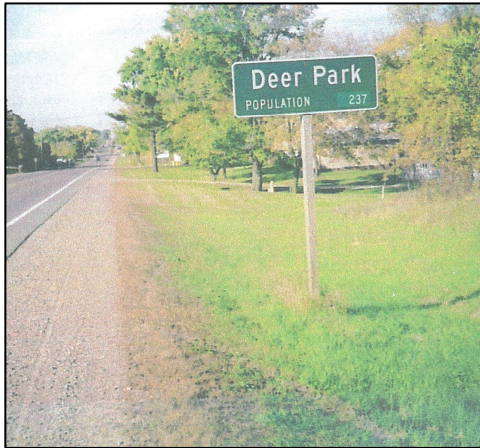
Several deer at the "deer park" in Deer Park. Photo by Roland Thompson.

Nestled in the northern part of St. Croix County lies a small village – Deer Park. The community got its name when a genuine "deer park" was built in 1858 by Otto Neitge. Deer Park has come a long way since 1858.

In 1908, Deer Park had a population of 294. It had German Lutheran and Norwegian Methodist churches; a creamery; a meat market; a livery barn; two blacksmiths, one who dealt in agricultural implements; one furniture dealer who was an undertaker and also sold agricultural implements; one dealer in hardware who sold fuel and feed; four general stores, one of which sold meat; a branch of the New Richmond roller mills and a branch of the Interstate Lumber Company, which was based in Stillwater, MN. That year, the State Bank of Deer Park, was incorporated on June 5, with a paid up capital of \$10,000. Their statement July 15, 1908, showed in surplus and undivided profits \$5,131.18.

Deer Park's first school was built in 1863; it was a log structure one mile south of the present building. The first structure was replaced in 1865 with a frame building that was later moved to Menomonie. In 1878 a new school was built at the permanent location on STH 46. However, that building burned down a year later. The fourth school building was built in 1880 for \$1,375. From 1882, on the school was known as the Deer Park State Graded School. It was divided into two departments with the three lowest grades and two upper. A one-room addition was built in 1905 for \$700 and it is possible that is when another grade was added. In 1921 another new school was constructed. The 1905 addition was sold to John Anderson and the older portion was deconstructed and the lumber salvaged. From 1921 through 1941-42 the school included nine grades. After 1942 ninth graders were sent to high schools in New Richmond or Amery. Deer Park consolidated with Amery in 1962 and for 10 years the Deer Park school was used for local pupils grades one through six. The school closed in 1972 but opened for one grade from 1972 through 1976. In 1976 the village paid \$100 for the building and in 1980 sold it to a private party for living quarters and a business.

Deer Park had both a creamery and a cheese factory for many years. The Deer Park Creamery was started before 1896 as it was reported as already functioning as a plant that year. The creamery went through many different owners until finally it was bought out by a New Richmond creamery and became a receiving station for collecting milk to be hauled to New Richmond. The creamery closed in 1947 or 1948 and the building was taken down and salvaged. The locker plant is located at the creamery's former site. The Deer Park Cheese Factory was located south of the school building on STH 46. It started in 1913 and became a cooperative in 1916. The factory was closed by 1948 but the actual date is not known. The building was divided into two parts, one part became a dwelling on North Street and the other a home on STH 46 near the original site of the cheese factory.



Population of Deer Park in 1998. Photo from Volume I of the Deer Park History.

The community incorporated in 1913 to become a village in Wisconsin. A village park was completed in 1960 and in 1968 Deer Park once again had a "deer park." A sewer system was completed in 1969. The village received a \$219,362 block grant in 1985 for housing rehabilitation and the construction of a Senior Citizens Center. The village and Town of Cylon each borrowed funds to pay for the new fire department headquarters which were built at the same time. In 1989, Deer Park was awarded \$346,100 for elderly housing from the U.S. Department of Housing and Urban Development. An eight-unit, low-income, elderly housing project was

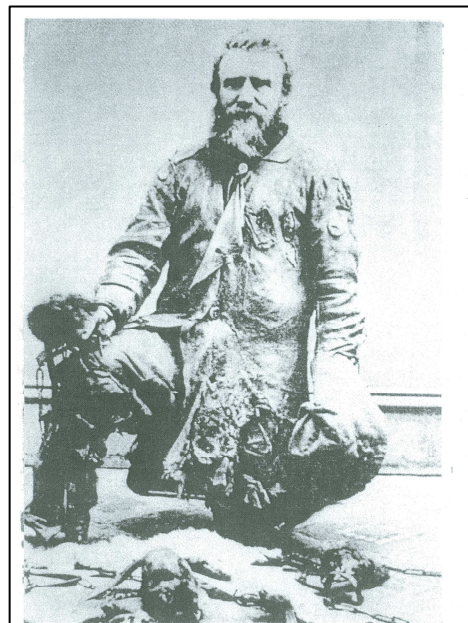
completed in 1990. Construction of a new \$161,100 handicapped accessible library was completed in 1997. All of these improvements to the Village of Deer Park have made this a very attractive community in which to live.

History of the Otto Neitge Family and Their Land

George Otto Neitge, known as "The Old Dutch Hunter" was born about 1817 in Prussia, which was part of the German Empire. Around 1842, he married Louise Bonning in Prussia. In 1845, a son was born to the couple. They named him George Otto Neitge Jr. after his father. There is no record of any other children born to George Otto and Louise Neitge.

George Otto Neitge Sr., along with a brother named Reinhardt Neitge, immigrated from Prussia in 1850. George Otto Neitge Sr. filed his Declaration of Intent to Become a Citizen on September 13, 1850 in Erie County, New York. George Otto left his son and wife in Prussia; we assume he was going to send for them when he found a place to settle. Between 1850 and 1852, the two Neitges were part of the work force that enlarged the Erie Canal. In 1852, George Otto Neitge Sr. and his brother Reinhardt, came to St. Croix County, Wisconsin.

They settled on 40 acres (SW1/4 of the NW1/4 of Section 8 in Cylon Township) just east of the present Village of Deer Park. Here on a knoll overlooking a small lake,



GEORGE OTTO NEITGE—THE DUTCH HUNTER

1817-1889

IMAGINATION GAVE PIONEER WEALTH AND THE
VILLAGE OF DEER PARK, WISCONSIN ITS NAME.

George Otto and Reinhardt built a cabin. It was the first dwelling in the area. Later they constructed a small stockade. The stockade surrounded the small lake. The stockade was built in such a way that deer could jump in for water, but could not get back out. Later with the help of other settlers in the area, the stockade was increased to cover 160 acres (NW1/4 of Section 8.) The deer in the stockade were slaughtered and the meat sold to the military at Fort Snelling to feed the soldiers. Sometime after the first stockade was built, Reinhardt Neitge became restless and he started west for California. Nothing more was ever heard from Reinhardt Neitge. George Otto Neitge Sr. stayed in the area and was naturalized on May 13, 1868 in St. Croix County. Some of the settlers who worked on the stockade were: Hans Thompson, Henry Finke, Levi Torkelson, Gottlieb Matthews, Henry Fouks, and John Smith. They worked for fifty cents a day.

In 1868, a railroad survey crew came through the area where the deer stockade was built (south part of the NW1/4 of section 8.) George Otto Neitge was told the railroad was to come through this area and the south wall of the stockade would have to be moved. In exchange for destroying



Painting of the Otto Neitge home on the original 160 acres east of Deer Park.

the stockade the railroad gave George Otto Neitge Sr. 160 acres in Section 15 of the Town of Cylon. The Willow River ran through the center of this land.

When the railroad was constructed in 1874, George Otto Neitge Sr. abandoned the stockade and moved his new family to the 160 acres along the Willow River. When George Otto Neitge Jr. arrived in the area, he found his father with a new family living on the 160 acres along the Willow River. Needless to say, there

were bad feelings between the father and son. George Otto Neitge Jr. and his family settled on the land where the stockade had been.

On April 29th, 1889, George Otto Neitge Sr. died. There was a last will and testament dated November 19, 1888. In it John Torkelson was named as the executor of the estate. Everything including the farm located along the Willow River, which had increased to 300 acres, was left to his second son Julius. In the will there was no mention of the other son, George Otto Neitge Jr. and the property just east of what is now the Village of Deer Park. George Otto Neitge Jr. petitioned the court to declare him as a son of George Otto Neitge Sr. and he was entitled to the 160 acres in Section 8 and 20 acres in Section 16 of the Town of Cylon. Henry Finke was named administrator and the petition was granted.

Sources:

Cows, Creameries and Cheese Factories

St. Croix Association for Home and Community Education History Project Committee, 1995.

The History Of The Beginning And Growth Of The Village Of Deer Park, Wisconsin And The Surrounding Area, Volumes 1 And 2

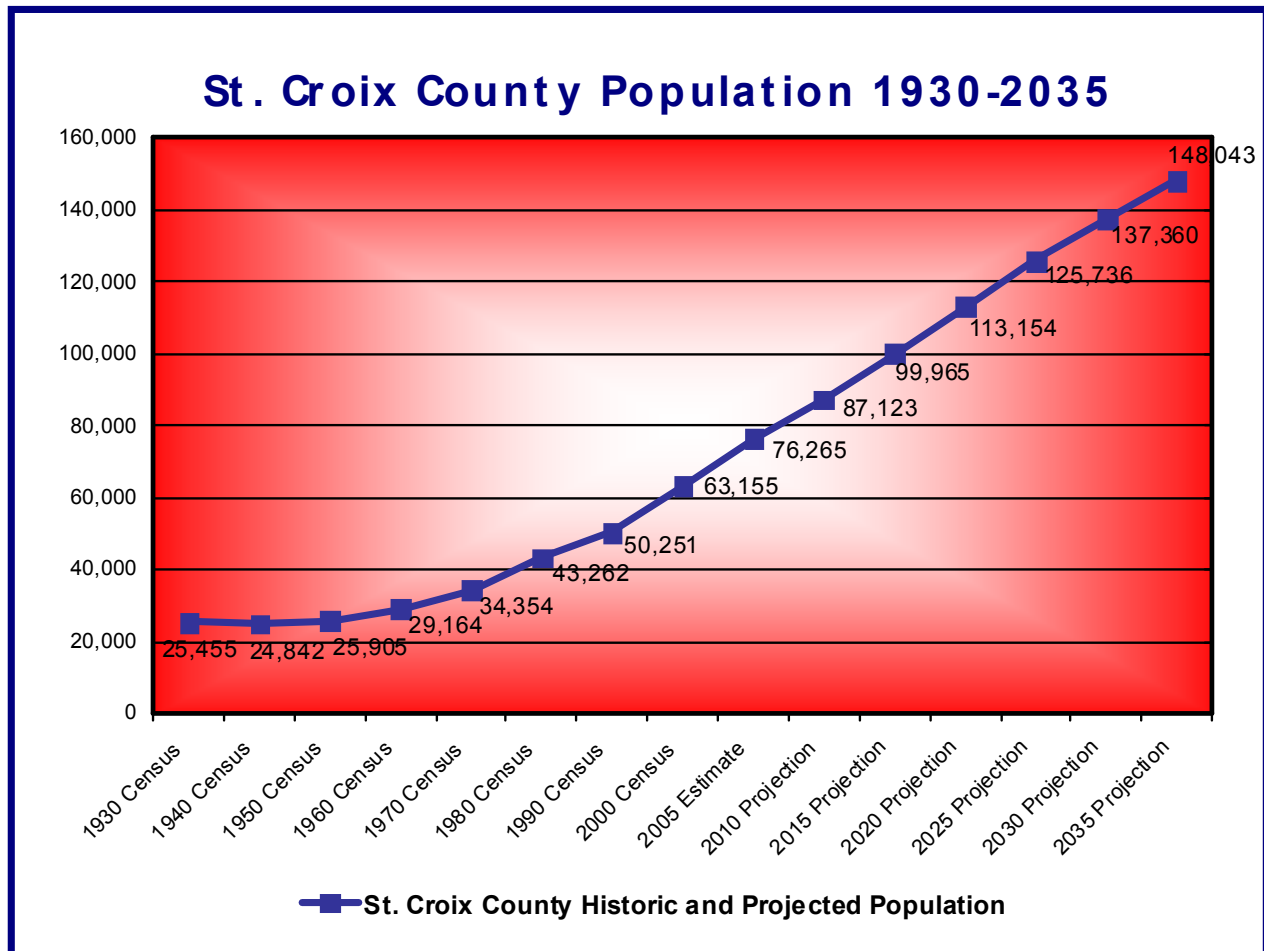
Compiled by Gordon and Doris Fouks, 1998

Remembering Rural Schools of St. Croix County

St. Croix County Extension Homemakers Rural School Committee, 1991.

COMMUNITY FORECASTS

POPULATION



Source: U.S. Census Bureau and Wisconsin Department of Administration Population Projections-2008

Population Projections - 2000 to 2030
St. Croix County

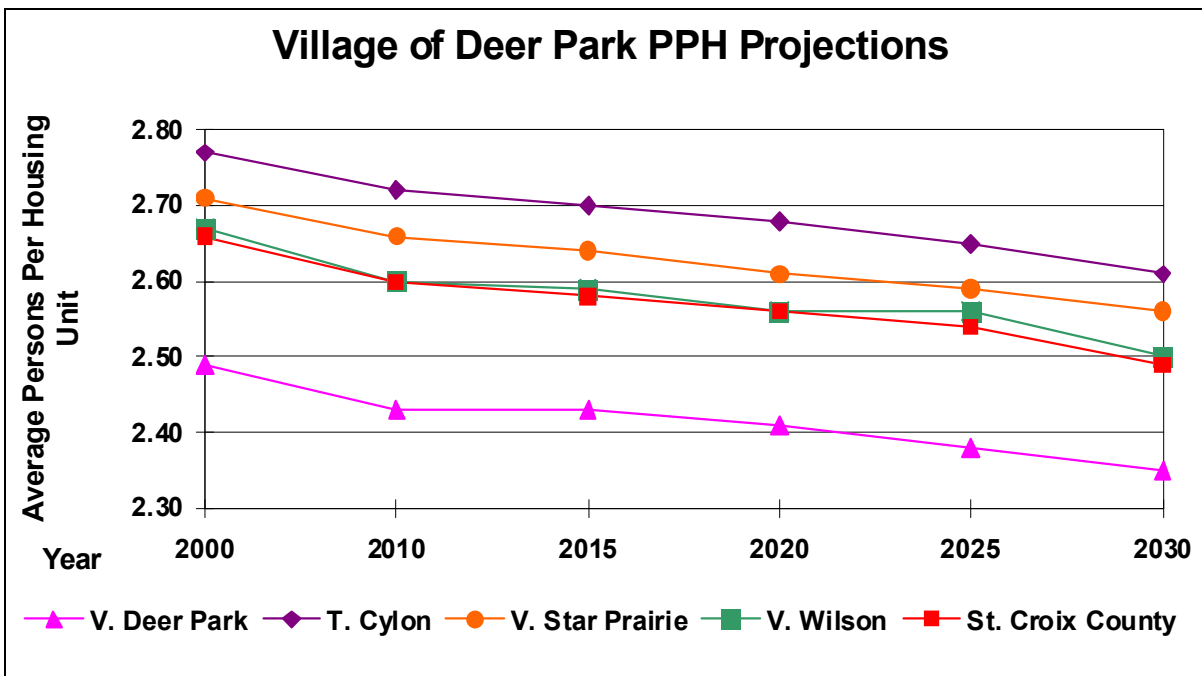
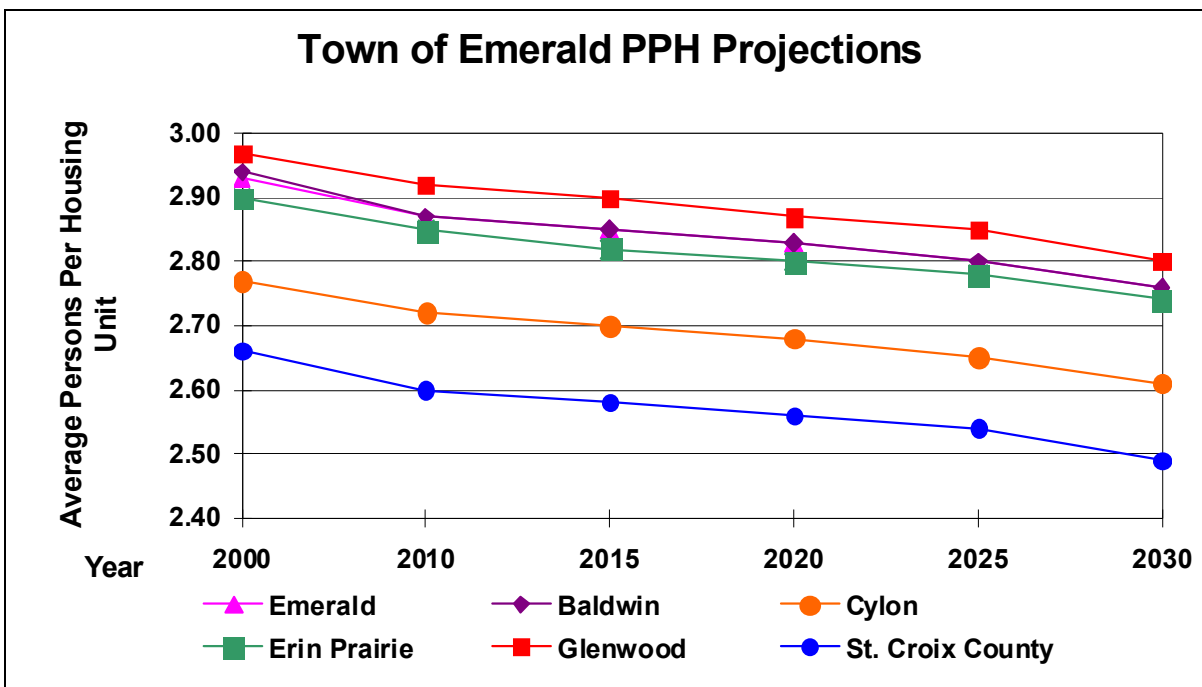
MUNICIPALITY	CENSUS	EST.	PROJECTIONS					# CHG	% CHG
TOWNS	2000	2005	2010	2015	2020	2025	2030	00-30	00-30
T Baldwin	903	958	999	1058	1116	1164	1202	299	33.1
T Cady	710	785	846	921	997	1064	1124	414	58.3
T Cylon	629	671	696	735	772	803	826	197	31.3
T Eau Galle	882	995	1100	1209	1318	1419	1507	625	70.9
T Emerald	691	781	851	939	1027	1109	1182	491	71.1
T Erin Prairie	658	672	691	723	754	777	793	135	20.5
T Forest	590	627	651	687	722	750	773	183	31.0
T Glenwood	755	856	931	1026	1121	1210	1287	532	70.5
T Hammond	947	1523	1871	2265	2675	3074	3453	2506	264.6
T Hudson	6213	7533	8941	10,533	12,178	13,767	15,259	9046	145.6
T Kinnickinnic	1400	1629	1829	2068	2312	2542	2752	1352	96.6
T Pleasant Valley	430	480	523	579	634	684	730	300	69.8
T Richmond	1556	2441	2974	3580	4210	4822	5401	3845	247.1
T Rush River	498	526	560	604	649	688	721	223	44.8
T St. Joseph	3436	3716	4095	4561	5035	5477	5873	2437	70.9
T Somerset	2644	3252	3750	4334	4936	5513	6048	3404	128.7
T Springfield	808	916	991	1085	1181	1268	1344	536	66.3
T Stanton	1003	1014	1033	1062	1087	1101	1105	102	10.2
T Star Prairie	2944	3495	3973	4539	5121	5675	6185	3241	110.1
T Troy	3661	4385	5011	5748	6503	7224	7889	4228	115.5
T Warren	1320	1540	1747	1990	2238	2474	2691	1371	103.9
Subtotal	32,678	38,795	44,063	50,246	56,586	62,605	68,145	35,467	108.5
VILLAGES/CITIES	2000	2005	2010	2015	2020	2025	2030	00-30	00-30
V Baldwin	2667	3441	4044	4746	5470	6170	6824	4157	155.9
V Deer Park	227	224	225	229	232	234	232	5	2.2
V Hammond	1153	1649	1951	2300	2661	3009	3337	2184	189.4
V North Hudson	3463	3693	3988	4374	4763	5120	5432	1969	56.9
V Roberts	969	1362	1585	1849	2123	2386	2631	1662	171.5
V Somerset	1556	2204	2681	3225	3790	4339	4860	3304	212.3
V Star Prairie	574	634	693	768	842	912	974	400	69.7
V Spring Valley	2	3	3	3	2	3	3	1	50.0
V Wilson	176	194	209	229	249	267	282	106	60.2
V Woodville	1104	1292	1436	1630	1830	2018	2191	1087	98.5
C Glenwood City	1183	1227	1303	1405	1506	1597	1672	489	41.3
C Hudson	8775	11,432	13,473	15,865	18,337	20,725	22,967	14,192	161.7
C New Richmond	6310	7566	8638	9917	11,230	12,485	13,643	7333	116.2
C River Falls	2318	2549	2831	3179	3533	3866	4167	1849	79.8
Subtotal	30,477	37,470	43,060	49,719	56,568	63,131	69,215	38,738	127.1
St. Croix County	63,155	76,265	87,123	99,965	113,154	125,736	137,360	74,205	117.5

Source: U.S. Census Bureau and Wisconsin Department of Administration 2008 Population Projections
 Project communities are designated in bold type.

HOUSEHOLD**Persons Per Housing Unit – 2000 to 2030
St. Croix County**

MUNICIPALITY	CENSUS	ESTIMATE	PROJECTIONS				
TOWNS	2000	2005	2010	2015	2020	2025	2030
T Baldwin	2.94	2.93	2.89	2.86	2.83	2.82	2.77
T Cady	2.78	2.77	2.74	2.72	2.68	2.66	2.62
T Cylon	2.77	2.76	2.72	2.70	2.68	2.65	2.61
T Eau Galle	2.87	2.87	2.82	2.80	2.78	2.75	2.70
T Emerald	2.93	2.93	2.87	2.85	2.83	2.80	2.76
T Erin Prairie	2.90	2.88	2.85	2.82	2.80	2.78	2.73
T Forest	2.91	2.89	2.86	2.83	2.81	2.78	2.74
T Glenwood	2.97	2.96	2.92	2.90	2.87	2.85	2.80
T Hammond	3.02	3.00	2.96	2.93	2.91	2.89	2.84
T Hudson	3.17	3.16	3.11	3.09	3.07	3.04	2.99
T Kinnickinnic	2.90	2.89	2.84	2.82	2.80	2.77	2.73
T Pleasant Valley	2.97	2.94	2.89	2.90	2.87	2.85	2.80
T Richmond	2.95	2.94	2.90	2.87	2.85	2.82	2.78
T Rush River	2.91	2.89	2.85	2.84	2.81	2.79	2.74
T St. Joseph	2.86	2.85	2.80	2.78	2.76	2.73	2.69
T Somerset	2.85	2.84	2.80	2.78	2.75	2.73	2.69
T Springfield	2.84	2.83	2.78	2.76	2.73	2.72	2.67
T Stanton	2.85	2.84	2.80	2.78	2.75	2.73	2.69
T Star Prairie	2.82	2.81	2.77	2.75	2.73	2.70	2.66
T Troy	2.93	2.92	2.87	2.85	2.83	2.80	2.76
T Warren	3.10	3.09	3.04	3.02	3.00	2.97	2.92
VILLAGES/CITIES	2000	2005	2010	2015	2020	2025	2030
V Baldwin	2.33	2.32	2.28	2.26	2.25	2.23	2.19
V Deer Park	2.49	2.49	2.43	2.43	2.41	2.38	2.35
V Hammond	2.55	2.54	2.50	2.48	2.46	2.44	2.40
V North Hudson	2.63	2.62	2.58	2.56	2.54	2.52	2.48
V Roberts	2.47	2.46	2.43	2.40	2.39	2.37	2.33
V Somerset	2.45	2.44	2.41	2.39	2.36	2.35	2.31
V Star Prairie	2.71	2.70	2.66	2.64	2.61	2.59	2.56
V Spring Valley	2.46	1.50	1.50	1.50	1.00	1.50	1.50
V Wilson	2.67	2.66	2.60	2.59	2.56	2.56	2.50
V Woodville	2.37	2.36	2.33	2.31	2.29	2.27	2.24
C Glenwood City	2.48	2.47	2.43	2.42	2.40	2.37	2.34
C Hudson	2.35	2.34	2.30	2.29	2.27	2.25	2.21
C New Richmond	2.38	2.37	2.34	2.32	2.30	2.28	2.24
C River Falls	2.44	2.20	2.17	2.15	2.13	2.12	2.08
St. Croix County	2.66	2.64	2.60	2.58	2.56	2.54	2.49

Source: Wisconsin Department of Administration - 2008
 Project communities are designated in bold type.



- The number of persons per housing unit has been declining since the 1980s. That trend is expected to continue and is reflected in the declining rates for Emerald, Deer Park and the surrounding municipalities.
- The decline is a result of smaller families with fewer children, more households with no children, more single households, and elderly people living longer and remaining in their own homes longer.
- Emerald's persons per housing unit rate is very close to the surrounding towns, except Cylon. It is significantly higher than the County's which includes a greater number of

multi-family, rental and elderly housing options. It also reflects the strong farming background with traditionally larger families.

- Deer Park's persons per housing unit rate is significantly lower than the surrounding municipalities, similar sized villages and St. Croix County's. This may be due to the growing elderly population in the village and the decline in families with children.
- As population per housing unit continues to decline the town and village should evaluate its affect on provision of services such as road maintenance, school busing, access to health services, services for the elderly, etc.

DEER PARK HOUSING UNITS & ACREAGE

The following assumptions were used to create the growth projections for the Village of Deer Park, which are found in the charts and graphs on the next several pages.

- All projections assume that existing village land use policies will not change.
- The *Official Trend* projections are the official population projections for Deer Park from the Wisconsin Department of Administration's (WDOA) Demographic Services Center, see charts on pages 38 thru 40. They are based on historic growth rates, with a strong emphasis on the estimated growth from 2000 to 2005.
- It should be noted that from 1970-2000 Deer Park was substantially below the County growth rate.
- The *Official Trend* projections do not account for the economic recession of the past three years and the depressed housing market; therefore, alternative projections were developed with adjusted populations based on these market changes.
- In developing the alternative growth projections, the 2010 population is kept numerically close to the WDOA's official estimate.
- The *Current Trend* projections are based on Deer Park's average historic population decline from 1980 to 2000. Deer Park's current estimated population is at the *Official Trend* estimate and indicates no growth in population.
- Deer Park's *Growth* projections are based on the population projections for the Village of Wilson for the period 2000-2030 from WDOA. Wilson was chosen because it is the only community in St. Croix County with a similar starting population as the Village of Deer Park. Their growth patterns could follow a comparable pattern.
- The *Accelerated Growth* projections for Deer Park are based on the population projections for all of St. Croix County for the period 2000-2030 from WDOA. These projections are provided for comparison purposes but are not very realistic at this time.
- The *Accelerated Growth* projections for Deer Park would not occur unless the community had the same location, transportation infrastructure, amenities, and shopping opportunities as the county.

The following notes regarding calculations will make it easier to read the Growth Projection charts for Deer Park.

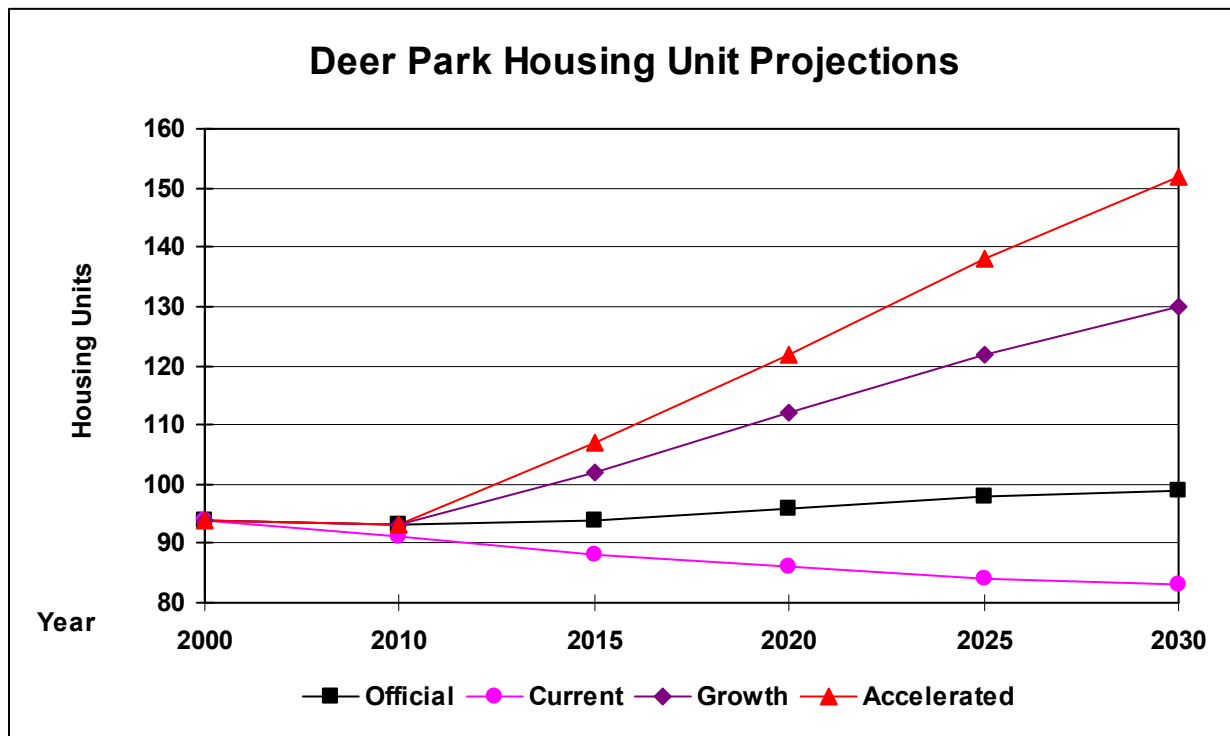
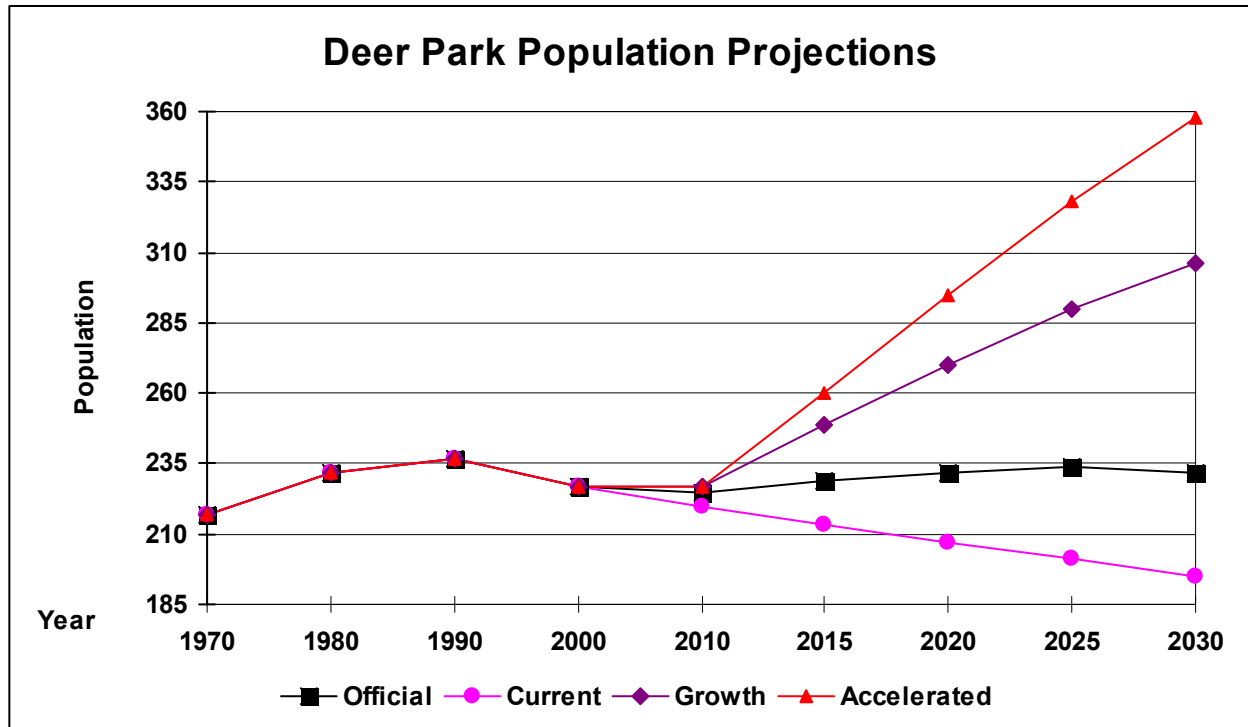
- Each of the calculations is cumulative. The baseline 2000 official Census numbers are the starting point.
- The number in the change column is the increase or decrease expected. The number for each time period is based on the previous time period.
- The Persons Per Housing Unit (PPH) number is the official estimate from WDOA's 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 for all the projections.
- One-half acre per housing unit was used to estimate acreage used for residential development in Deer Park. The one-half acre is the lot size required in the village's ordinances for most of the undeveloped land in Deer Park. It may not correspond to the actual acreage owned or taxed as residential building site property.
- The Housing Units are multiplied by 0.5 acre per Housing Unit to calculate the Acreage.

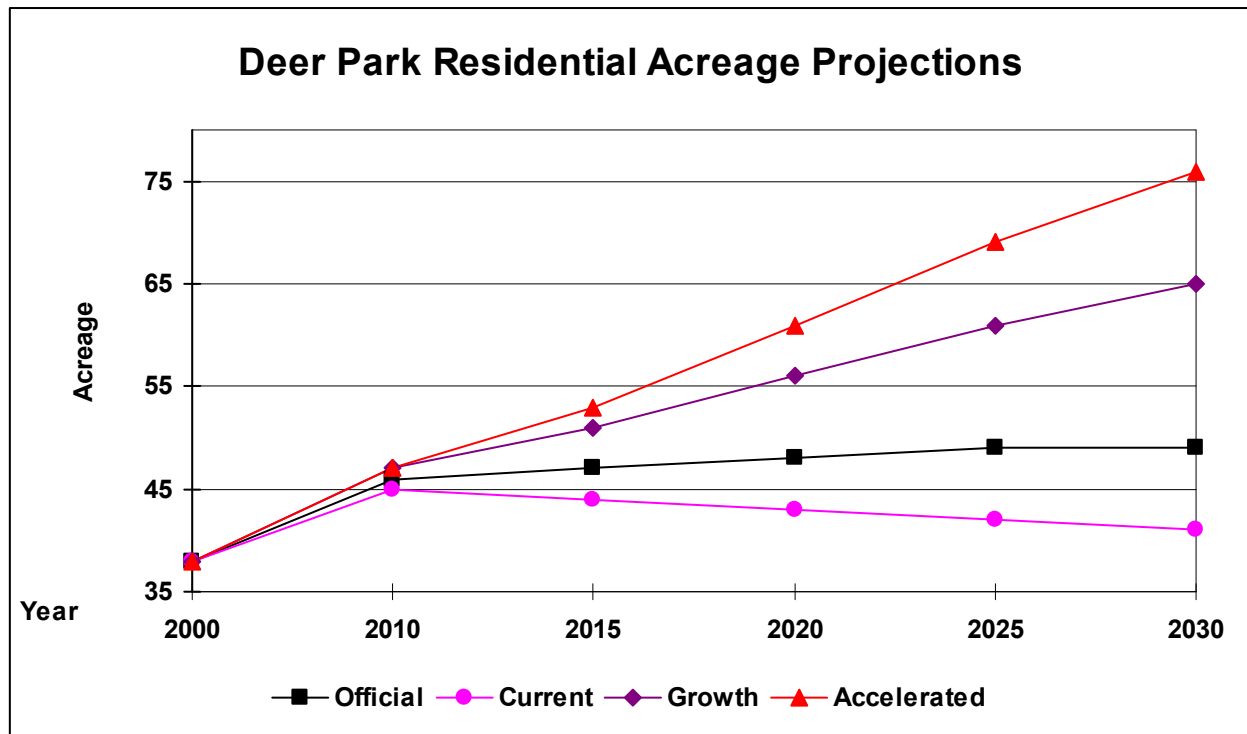
***Growth Projections -- 2000 to 2030
Village of Deer Park***

INCREASE BASED ON	PROJECTIONS					
	POPULATION		PPH	HOUSING UNITS		ACREAGE
	CHANGE	TOTAL		CHANGE	TOTAL	CHANGE TOTAL
Baseline 2000		227	2.49		94	38
2010						
Official Trend	-2	225	2.43	-1	93	-1 46
Current Trend	-7	220		-3	91	-2 45
Growth Trend	0	227		-1	93	0 47
Accelerated Growth	0	227		-1	93	0 47
2015						
Official Trend	4	229	2.43	2	94	1 47
Current Trend	-7	213		-3	88	-1 44
Growth Trend	22	249		9	102	5 51
Accelerated Growth	33	260		14	107	7 53
2020						
Official Trend	3	232	2.41	2	96	1 48
Current Trend	-6	207		-2	8	-1 43
Growth Trend	21	270		10	112	5 56
Accelerated Growth	35	295		15	122	8 61
2025						
Official Trend	2	234	2.38	2	98	1 49
Current Trend	-6	201		-1	84	-1 42
Growth Trend	20	290		10	122	5 61
Accelerated Growth	33	328		15	138	8 69
2030						
Official Trend	-2	232	2.35	0	99	0 49
Current Trend	-6	195		-15	83	-8 41
Growth Trend	16	306		8	130	4 65
Accelerated Growth	30	358		15	152	7 76

PPH = Persons Per Housing Unit

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





DEER PARK EMPLOYMENT

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

- Area-wide economic development activities may contribute to the local employment options for residents of Deer Park.
- Local service employment will continue to be the main economic activity located within the Village of Deer Park.
- Home-based businesses will continue to be important to the economy of Deer Park and should be encouraged where there will be little impact on surrounding properties.
- Most commercial and industrial activity is expected to occur in neighboring communities and provide employment opportunities to village residents.
- The Village of Deer Park would welcome greater commercial activity that would serve the village and the traveling public on State Highway 46; however, most industrial development could not be supported by the village's sewer service and other infrastructure.

VILLAGE OF DEER PARK VISION STATEMENT

In the year 2035, the Village of Deer Park has maintained itself as a small, friendly, yet growing community.

The Village of Deer Park has a flourishing downtown known for its Main Street. It is attractive with nice shade trees and flower displays and several small retail shops, a coffee shop and a gas station/convenience store. The residents, young and old, can safely walk on sidewalks and bike from our existing housing, new housing developments and senior housing to Main Street and our prosperous and active churches.

Existing and new housing are filled with young families. Our neighborhoods are safe, friendly, and drug-free. The village has created senior housing in association with the senior center which accommodates singles and married couples and serves meals daily.

Deer Park's well equipped park has walking trails leading out of the park throughout the community. The walking paths around the park encourage residents to enjoy the hometown beauty and nightly softball games.

The village has created a community center for young and old which is open and available almost every day. Community meetings and social gatherings are held there and it has helped to keep our residents strongly involved in village issues. Many other services are also available. The library has expanded; a new fire hall was constructed; and the village has its own police service. The Village Board has managed to identify other forms of funding rather than property taxes.

Deer Park has a taxi service to accommodate the elderly and others who don't drive. The village has worked with the County and others to make the streets safer. There are job opportunities in the village and the village buildings utilize alternative energy sources such as solar and wind power.

ELEMENT-BASED VISION STATEMENTS

Utilities & Community Facilities

We value our expanded library hours and our new senior citizen and community center. For the safety of our citizens, we expanded the size of the fire department. The existing sewer treatment plant and water tower have reached capacity and we are looking into a larger sewer plant and water tower to better serve our residents. The Deer Park Village Park is improved, clean and free of weeds. The village has planted new trees and flower beds along Main Street and in the park using as many perennials and native species as possible.

Transportation

Deer Park has many modes of transportation available internally including bike trails, sidewalks, and local roads. Snowmobile trails and ATV trails are nearby. A taxi or van service is available for the elderly and anyone with disabilities. We are working with the county and other entities to understand the feasibility of light rail or other types of rail service. We have worked with the county to reroute and make Highway 46 safer.

Economic Development

The village has taken a proactive approach to economic development to fill empty buildings, such as the former print shop; to recruit new businesses such as a convenience store, and to retain the businesses currently operating.

Natural Resources

Part of our heritage and our name originates from a deer pen. Presently Department of Natural Resources and US Fish and Wildlife lands in and around Deer Park maintain an abundance of deer within and just outside the village limits. We have worked to preserve and beautify the wetlands and other lands located within the village in part to ensure wildlife abundance, but also groundwater quality. The village has figured out new ways to manage stormwater runoff, particularly in the spring.

Cultural Resources

Another part of our heritage comes from our historical buildings – the old bank, the old school, the old hotel/house, and the ball park in addition to other historic and older homes. We have kept our traditional July celebration that brings residents together and have incorporated an educational component housed in the library so that all residents can understand and cherish our community.

Intergovernmental Cooperation

Deer Park continues to work with the Town of Cylon and St. Croix County on coordinated police services, park and road improvements.

Land Use and Housing

The Village of Deer Park kept the small town atmosphere by helping landowners maintain many old buildings, such as historic homes, in addition to maintaining single family and duplex housing on nice size lots. The village has worked with landowners to maintain well kept homes and has created larger lot sizes for new homes. Deer Park has new single family homes on the west and northeast side. Many of these houses are located on larger lots. We have also allowed for more affordable housing on smaller lots. We have a new senior housing complex within the village that accommodates both singles and married couples. We have created a walkable community by adding sidewalks throughout the village.

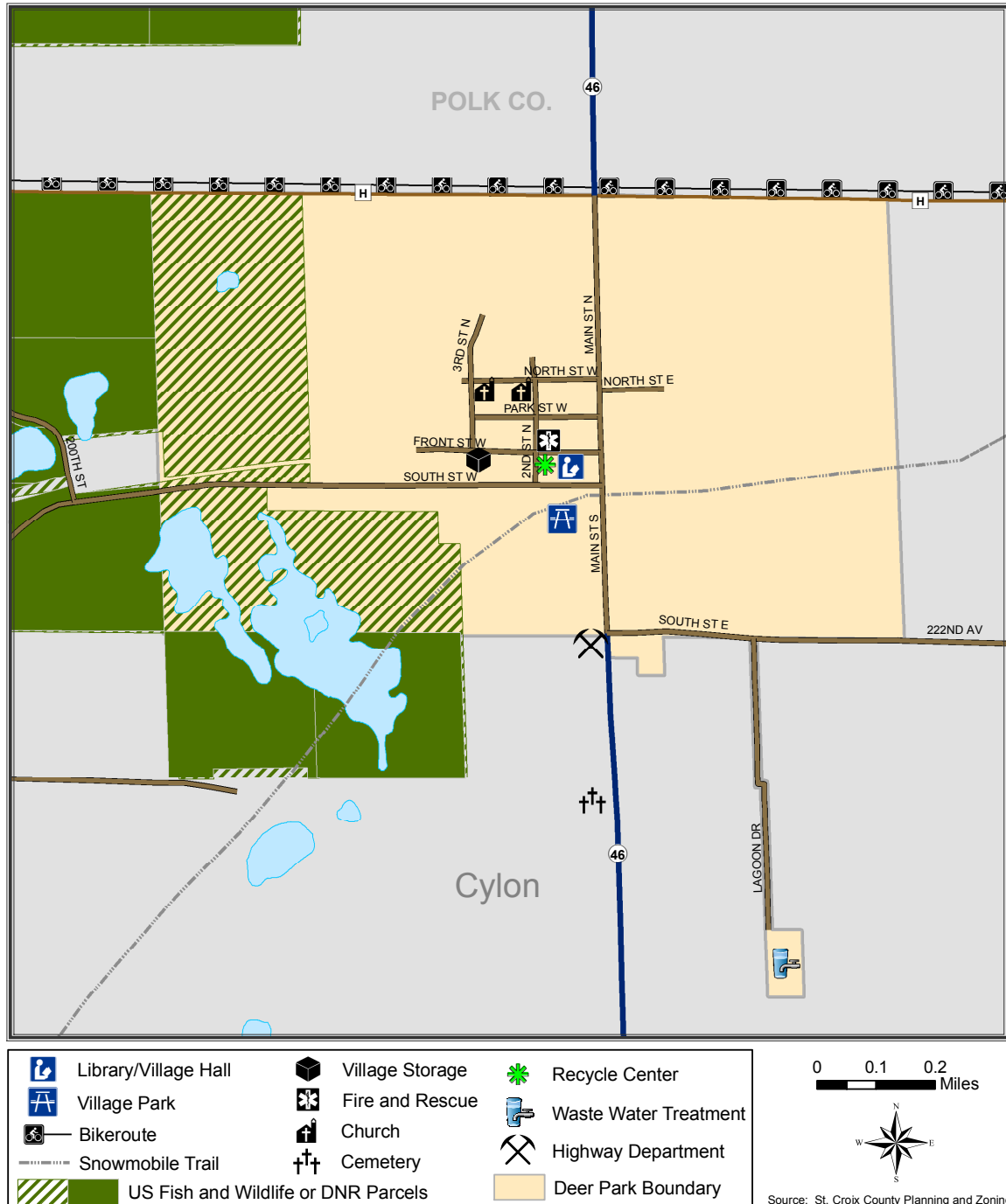
The village has enhanced the appearance of the area around the former county highway shop and along Main Street so that it is more inviting through the use of trees and flowers. The north and south ends of the village have been updated with new signs.

UTILITIES AND COMMUNITY FACILITIES

EXISTING FACILITY ASSESSMENT

- The Town of Emerald and Village of Deer Park are small rural communities. They do not provide extensive services for residents.

Deer Park Utilities and Community Facilities



DEER PARK 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 village to maintain a low tax levy and the rural character of the village.
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 village residents.
4. Protect the village's public health and natural environment through connection to the village's wastewater treatment system.
5. Continue to utilize and promote shared public service agreements where such agreements provide improved services at lower costs.

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 village 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 support the Deer Park Area Fire Department and First Responders Unit through adequate funding, facilities and equipment.
5. Continue to utilize St. Croix County Sheriff's Office for law enforcement.
6. Continue to offer contractual services for residential waste pickup with option for curbside recycling.
7. Continue to provide a recycling drop-off center for village residents
8. Continue to offer spring white goods, appliance and tire clean up program for village residents.
9. Continue to provide financial support to the Deer Park Library as a resource to residents.
10. Continue to provide public road maintenance, repair and replacement and snow plowing on village streets through contractual services.



The Deer Park Library is very popular with local residents. It also houses the Village Board's office and meeting space. Photo by Carolyn Mertz.

11. If appropriate, work with St. Croix County and state agencies to develop appropriate recreational facilities within the village.
12. Continue to work with WDNR in monitoring and testing of the wastewater treatment system and individual wells to assure public health and groundwater quality.
13. Continue to work with the Town of Cylon in the provision of joint services when it will result in better services and/or cost savings.
14. Continue to utilize village impact fees for new development projects that place a burden on or require the upgrading of village facilities.



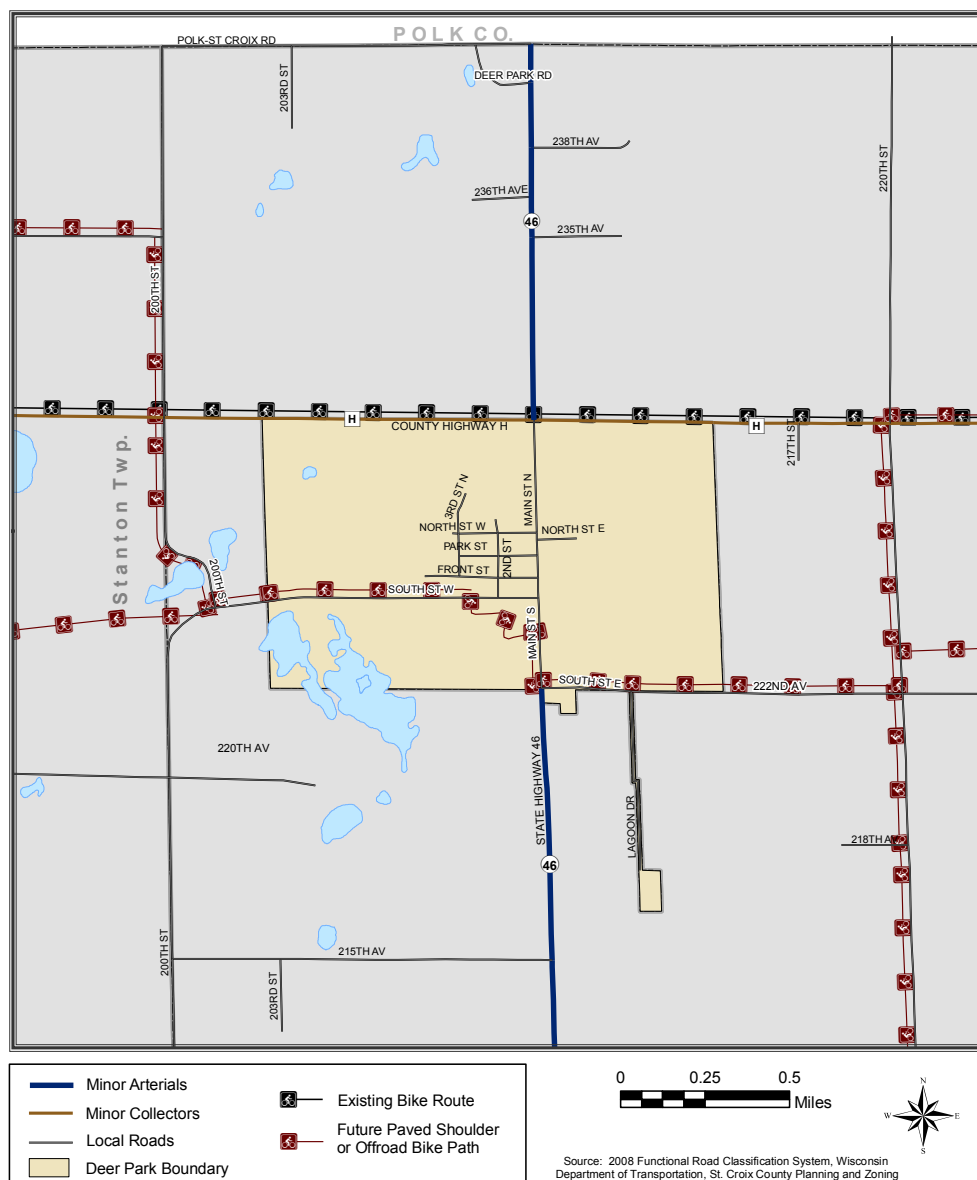
Deer Park's Village Park offers a wide range of facilities including picnic and playground, for local residents to enjoy. Photo by Carolyn Mertz.

TRANSPORTATION

LOCAL & COUNTY TRANSPORTATION SERVICES

The transportation system of St. Croix County is a major factor in promoting, sustaining and directing the growth and development occurring in the county. It can have intended and unintended consequences on the manner in which a community grows; consequently, it should be addressed through planning. Planning can help manage transportation impacts by guiding and accommodating desired growth. Decisions about transportation improvements can affect land uses and land values. Similarly, economic, housing and land use decisions can increase or modify demands on transportation systems including highways, air, rail, pedestrian, bike and other modes. The Village of Deer Park and Town of Emerald are influenced by the easy access to the transportation system.

Deer Park Transportation System



DEER PARK TRANSPORTATION GOALS, OBJECTIVES & POLICIES

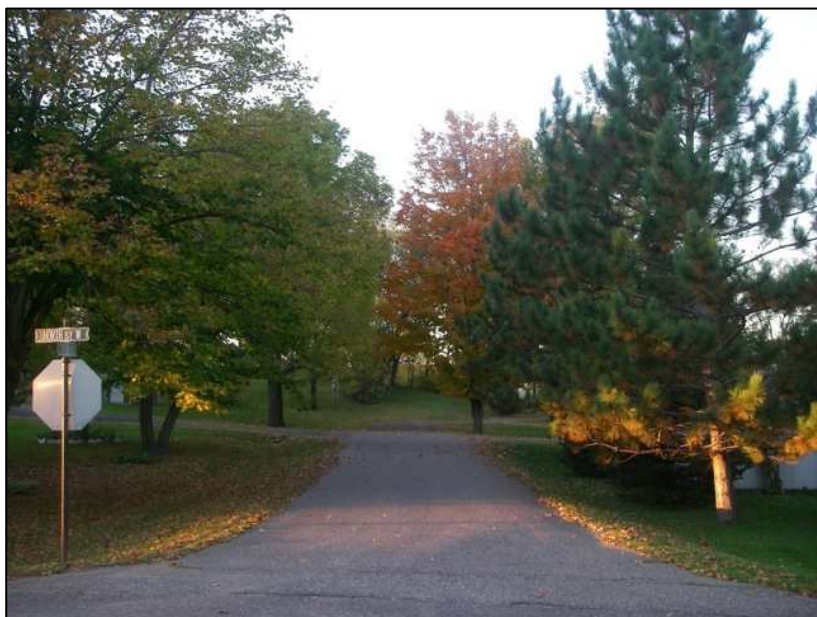
Goal: Maintain and further develop a safe, effective and efficient transportation system in the Village of Deer Park in order to meet the needs of residents and businesses while also supporting other comprehensive planning goals, objectives and policies.

Objectives:

1. Coordinate road improvements based on current and future land uses and land use plans.
2. Village roads serve the needs of the residents and agricultural community in a manner consistent with the rural character of the community.
3. Manage the village road system in a cost-effective manner, utilizing the existing road network to accommodate future development whenever possible.
4. Encourage a variety of safe transportation options.
5. Promote a range of transportation options within the village that accommodates trucks, cars, pedestrians, bikes and all-terrain vehicles, as appropriate, given road type and location. Provide for safe and adequate road capacities and road conditions.

Policies:

1. Continue to use the Pavement Surface Evaluation Rating (PASER) system and the Wisconsin Information System for Local Roads (WISLR) to inventory, evaluate and plan for roadway improvements in the village.
2. Require new roads serving more than two residences to be built to village road specifications.
3. Ensure road connectivity between new and future developments with a future road plan.
4. Require developers to pay the costs associated with new roads or streets and to provide bonds that could be used to pay for repairs from construction damage to existing streets.
5. Integrate future roadway improvements and road maintenance equipment into a capital improvement plan.



Deer Park has many welcoming tree-lined streets that serve the community.
Photo by Carolyn Mertz.

6. Maintain an ongoing plan for future roadway improvements and road maintenance. Continue to provide public road maintenance, repair and replacement and snow plowing on village streets through contractual services.
7. Evaluate official mapping as a tool to designate future road rights-of-way to ensure connectivity amongst development and roadways in the village.
8. Stay involved with WisDOT plans for State Highway 46.
9. Consider placing bicycle signage on the designated streets to direct bicycle traffic to the Deer Park Library and the Deer Park Village Park.
10. Support the recommended future bicycle route changes in the Village of Deer Park, including: paved shoulder on 222nd Ave. from the east edge of the village to Lagoon Drive, and on the rest of South Street East to STH 46, paved shoulder on STH 46/Main Street to the former railroad grade near the village park, off-road bicycle path on the former railroad grade and shared roadway on South Street West from the former railroad grade to the village limits. CTH H would continue to be designated a shared roadway.
11. Encourage St. Croix County to improve County Road H for bicycle traffic with a 3-4 foot paved shoulder and signage on the pavement.
12. Promote transportation services for the elderly and those with special needs. Encourage St. Croix County to continue to provide transportation services for elderly and disabled residents.

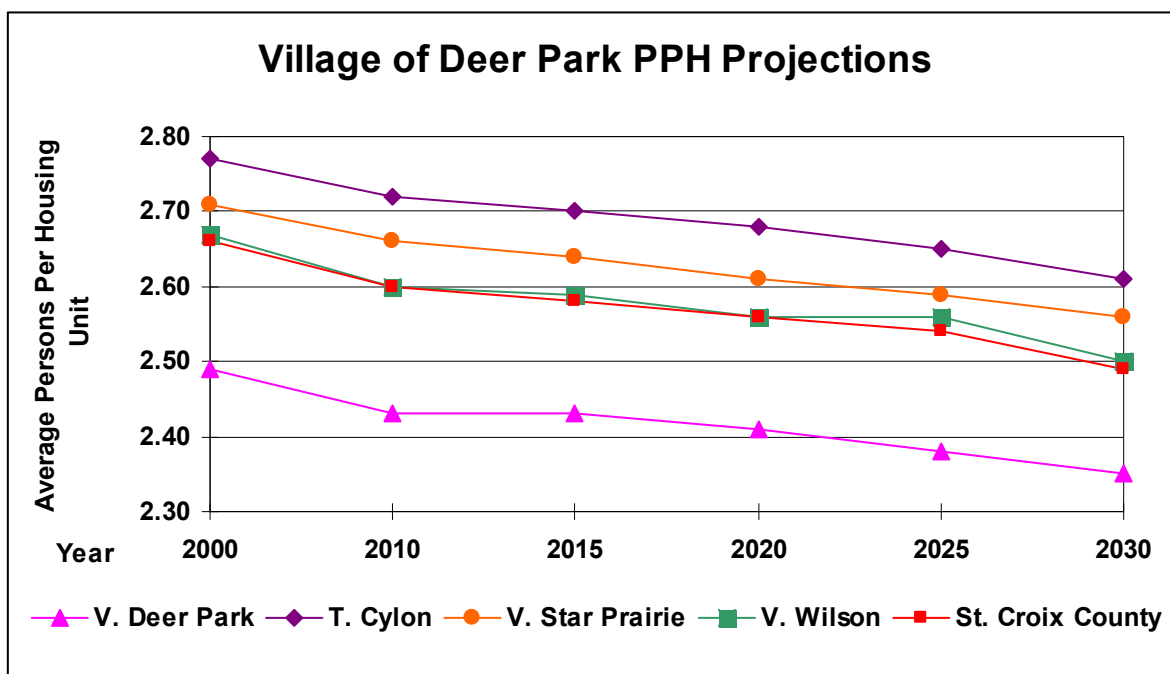
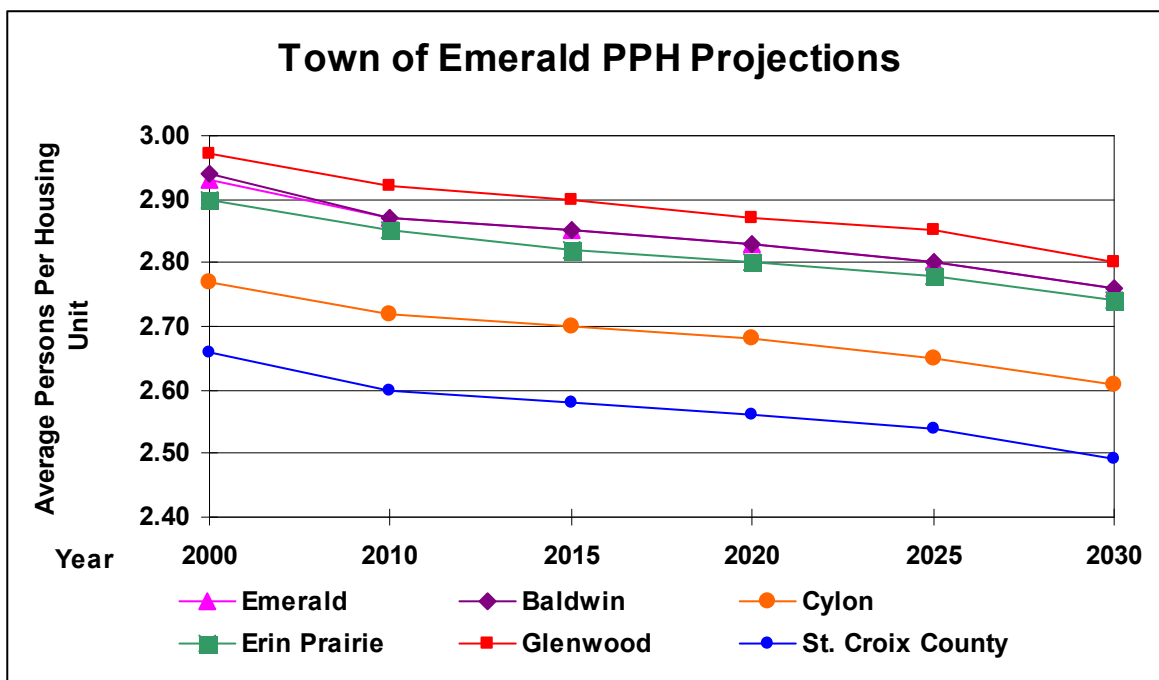
HOUSING

HOUSING GROWTH PROJECTIONS

Persons Per Housing Unit – 2000 to 2030 St. Croix County

MUNICIPALITY	CENSUS	ESTIMATE	PROJECTIONS				
TOWNS	2000	2005	2010	2015	2020	2025	2030
T Baldwin	2.94	2.93	2.89	2.86	2.83	2.82	2.77
T Cady	2.78	2.77	2.74	2.72	2.68	2.66	2.62
T Cylon	2.77	2.76	2.72	2.70	2.68	2.65	2.61
T Eau Galle	2.87	2.87	2.82	2.80	2.78	2.75	2.70
T Emerald	2.93	2.93	2.87	2.85	2.83	2.80	2.76
T Erin Prairie	2.90	2.88	2.85	2.82	2.80	2.78	2.73
T Forest	2.91	2.89	2.86	2.83	2.81	2.78	2.74
T Glenwood	2.97	2.96	2.92	2.90	2.87	2.85	2.80
T Hammond	3.02	3.00	2.96	2.93	2.91	2.89	2.84
T Hudson	3.17	3.16	3.11	3.09	3.07	3.04	2.99
T Kinnickinnic	2.90	2.89	2.84	2.82	2.80	2.77	2.73
T Pleasant Valley	2.97	2.94	2.89	2.90	2.87	2.85	2.80
T Richmond	2.95	2.94	2.90	2.87	2.85	2.82	2.78
T Rush River	2.91	2.89	2.85	2.84	2.81	2.79	2.74
T St. Joseph	2.86	2.85	2.80	2.78	2.76	2.73	2.69
T Somerset	2.85	2.84	2.80	2.78	2.75	2.73	2.69
T Springfield	2.84	2.83	2.78	2.76	2.73	2.72	2.67
T Stanton	2.85	2.84	2.80	2.78	2.75	2.73	2.69
T Star Prairie	2.82	2.81	2.77	2.75	2.73	2.70	2.66
T Troy	2.93	2.92	2.87	2.85	2.83	2.80	2.76
T Warren	3.10	3.09	3.04	3.02	3.00	2.97	2.92
VILLAGES/CITIES	2000	2005	2010	2015	2020	2025	2030
V Baldwin	2.33	2.32	2.28	2.26	2.25	2.23	2.19
V Deer Park	2.49	2.49	2.43	2.43	2.41	2.38	2.35
V Hammond	2.55	2.54	2.50	2.48	2.46	2.44	2.40
V North Hudson	2.63	2.62	2.58	2.56	2.54	2.52	2.48
V Roberts	2.47	2.46	2.43	2.40	2.39	2.37	2.33
V Somerset	2.45	2.44	2.41	2.39	2.36	2.35	2.31
V Star Prairie	2.71	2.70	2.66	2.64	2.61	2.59	2.56
V Spring Valley	2.46	1.50	1.50	1.50	1.00	1.50	1.50
V Wilson	2.67	2.66	2.60	2.59	2.56	2.56	2.50
V Woodville	2.37	2.36	2.33	2.31	2.29	2.27	2.24
C Glenwood City	2.48	2.47	2.43	2.42	2.40	2.37	2.34
C Hudson	2.35	2.34	2.30	2.29	2.27	2.25	2.21
C New Richmond	2.38	2.37	2.34	2.32	2.30	2.28	2.24
C River Falls	2.44	2.20	2.17	2.15	2.13	2.12	2.08
St. Croix County	2.66	2.64	2.60	2.58	2.56	2.54	2.49

Source: Wisconsin Department of Administration - 2008
Project communities are designated in bold type.



- The number of persons per housing unit has been declining for since the 1980s. That trend is expected to continue and is reflected in the declining rates for Emerald and Deer Park and the surrounding municipalities.
- The decline is a result of smaller families with fewer children, more households with no children, more single households, and elderly people living longer and remaining in their own homes longer.
- Emerald's persons per housing unit rate is very close to the surrounding towns, except Cylon. It is significantly higher than the County's which includes a greater number of

multi-family, rental and elderly housing options. It also reflects the strong farming background with traditionally larger families.

- Deer Park's persons per housing unit rate is significantly lower than the surrounding municipalities, similar sized villages and St. Croix County's. This may be due to the growing elderly population in the village and the decline in families with children.
- As population per housing unit continues to decline the town and village should evaluate its affect on provision of services such as road maintenance, school busing, access to health services, services for the elderly, etc.

Housing Growth Estimates – 2000 to 2009

St. Croix County Towns

MUNICIPALITY	CENSUS	WDOA EST.	ST. CROIX COUNTY ESTIMATED ADDITIONAL UNITS				
	2000	2005	01-04	05-09	01-09	TOTAL 00-09	15-YR AVG
Baldwin	307	327	37	27	64	371	6
Cady	255	283	41	28	69	324	7
Cylon	227	243	19	12	31	258	4
Eau Galle	307	347	66	47	113	420	11
Emerald	236	267	36	15	51	287	7
Erin Prairie	227	233	9	9	18	245	3
Forest	203	217	25	15	40	243	3
Glenwood	254	289	32	12	44	298	5
Hammond	314	507	287	110	397	711	29
Hudson	1,925	2,349	519	211	730	2655	88
Kinnickinnic	483	564	91	41	132	615	15
Pleasant Valley	145	163	16	17	33	178	4
Richmond	524	827	400	220	620	1144	45
Rush River	171	182	19	9	28	199	4
St. Joseph	1,193	1,295	131	90	221	1414	28
Somerset	927	1,145	335	119	454	1381	46
Springfield	285	324	40	22	62	347	8
Stanton	352	357	10	8	18	370	3
Star Prairie	1,006	1,205	225	75	300	1306	37
Troy	1,250	1,503	277	159	436	1686	47
Warren	426	499	75	41	116	542	14
St. Croix County Towns	11,017	13,126	2690	1287	3977	14,994	413

Source: U.S. Census Bureau 2000, WDOA 2008 and St. Croix County Planning & Zoning Department

- Additional information and indications of the rural housing growth since 2000 is available by looking at address numbers issued by the Planning and Zoning Department between 2000 and 2009. Data has been tracked since 1994, with the Town of Emerald averaging seven addresses issued each year. The vast majority of these addresses were for residential dwelling units but some were for agricultural, commercial, institutional or related uses.
- Development in Emerald increased somewhat the first half of the 2000 decade with just under 20 new units in 2001. Then the numbers dropped to around six units per year from 2002 to 2006.

- The second half of the decade was much slower as the economy spiraled downward and the new development activity decreased dramatically. Since 2006, the number of new units decreased to less than five per year.
- The recent downward trend throughout the County reflects the slowing of the housing and development markets and the nationwide economic recession.

Household Projections Numeric Growth -- 2000 to 2030

Deer Park – Emerald & Neighboring Communities

MUNICIPALITY	CENSUS	EST.	PROJECTIONS					# CHG
	2000	2005	2010	2015	2020	2025	2030	00-30
Emerald	236	267	295	328	362	394	425	189
Baldwin	307	327	345	368	392	411	430	123
Cylon	227	243	255	271	287	301	314	87
Erin Prairie	227	233	242	255	268	278	288	61
Glenwood	254	289	318	353	389	422	456	202
V. Deer Park	91	90	92	94	96	98	98	7
V. Star Prairie	212	235	260	290	321	350	378	166
V. Wilson	66	73	80	88	97	104	112	46
St. Croix County	23,410	28,506	32,970	38,126	43,517	48,709	53,975	30,565

Source: U.S. Census Bureau -2000 and Wisconsin Department of Administration 2008.

Household Projections Percentage Growth -- 2000 to 2030

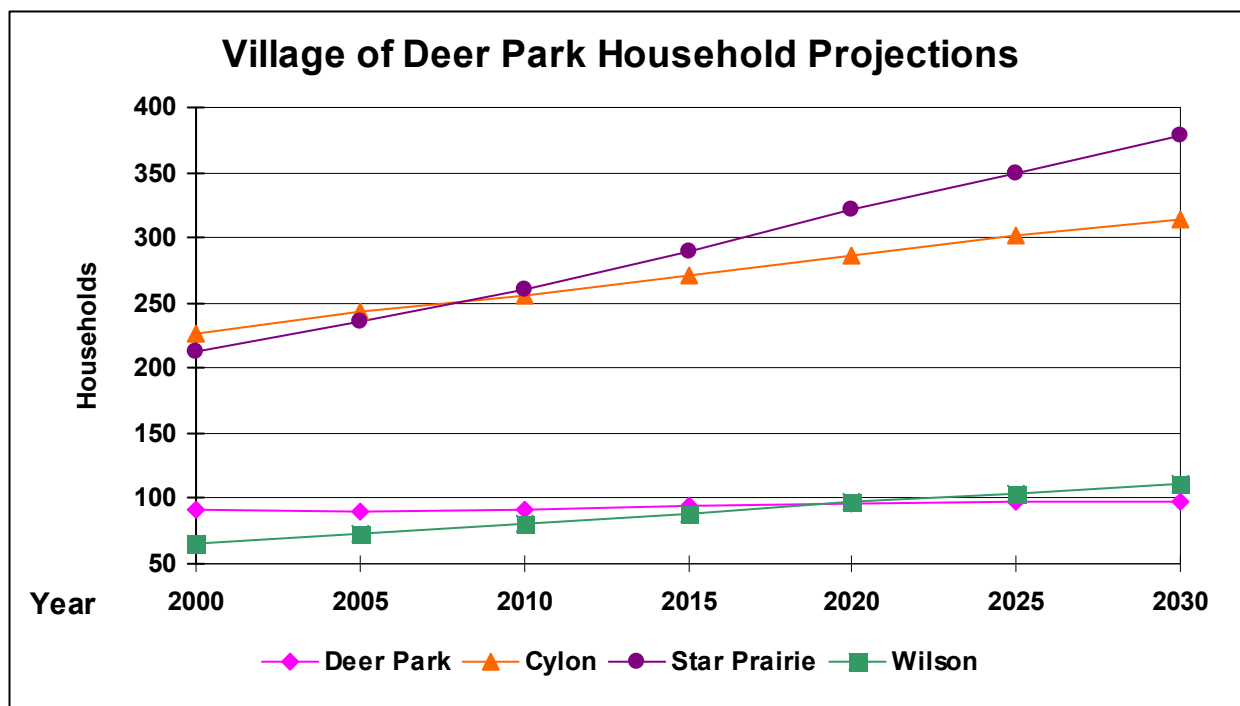
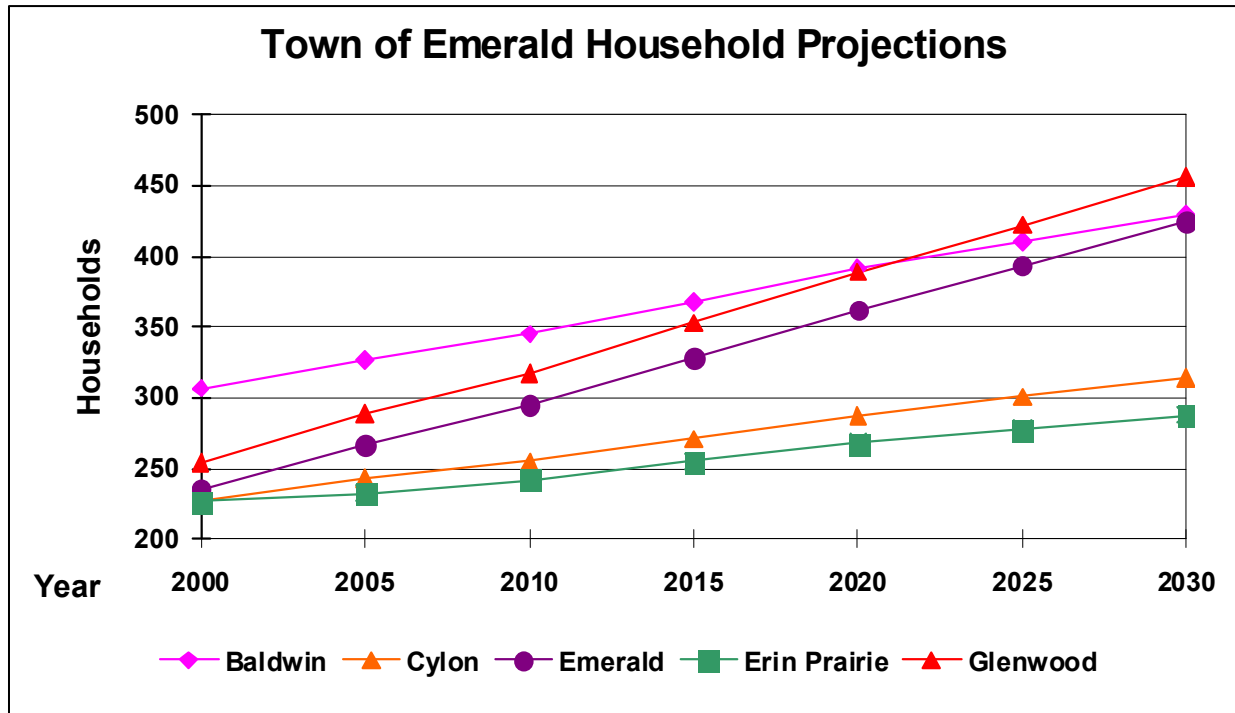
Deer Park – Emerald & Neighboring Communities

MUNICIPALITY	CENSUS	PERCENT CHANGE						
	2000	00-05	05-10	10-15	15-20	20-25	25-30	00-30
Emerald	236	13.1	10.5	11.2	10.4	8.8	7.9	80.1
Baldwin	307	6.5	5.5	6.7	6.5	4.8	4.6	40.1
Cylon	227	7.0	4.9	6.3	5.9	4.9	4.3	38.3
Erin Prairie	227	2.6	3.9	5.4	5.1	3.7	3.6	26.9
Glenwood	254	13.8	10.0	11.0	10.2	8.5	8.1	79.5
V. Deer Park	91	-1.1	2.2	2.2	2.1	2.1	0.0	7.7
V. Star Prairie	212	10.8	10.6	11.5	10.7	9.0	8.0	78.3
V. Wilson	66	10.6	9.6	10.0	10.2	7.2	7.7	69.7
St. Croix County	23,410	21.8	15.7	15.6	14.1	11.9	10.8	130.6

Source: U.S. Census Bureau -2000 and Wisconsin Department of Administration 2008.

- In 2008, the Wisconsin Department of Administration revised the housing projections to reflect the historic growth pattern and to also include changes in growth rates through 2005.
- The revised projections more accurately reflect the residential growth patterns throughout St. Croix County from 2000 through 2005 and are fairly aggressive.
- The recent slump in the economy and housing market may affect future projections but the exact impact will not be known until data from the 2010 census becomes available.
- Emerald is expected to experience strong housing growth over the next 25 years, an increase of almost 80 percent.
- The rate of growth is projected to be greater than most surrounding communities, but the actual amount will generally be very similar in Baldwin and Glenwood.

- Deer Park's housing projections are much more conservative, reflecting the community's lack of growth in the past.
- Deer Park's growth is much slower than similar communities like the villages of Star Prairie and Wilson.



DEER PARK HOUSING GOALS, OBJECTIVES & POLICIES

Goal: Provide an adequate supply of safe, quality housing and a range of housing options to meet the needs of Deer Park's residents.

Objectives:

1. Encourage new residential development, as needed, to meet demands by current and future residents.
2. Create new residential districts in areas contiguous to existing residential districts, when possible, in order to ensure efficient service expansions.
3. Direct the location and densities of new residential development through existing regulatory tools, such as zoning.
4. Preserve the range of housing choices that currently exist within the village.
5. Support housing sites in the village that meet the needs of residents within all income levels, age groups, and special needs.
6. Support new developments that are primarily single-family homes or two-family homes.
7. Encourage owners to maintain or rehabilitate the existing housing stock.
8. Encourage high quality construction standards for new housing.
9. Ensure that home sites are safe from seasonal flooding or ponding.

Policies:

1. Plan for managed growth on developable land for housing, in areas consistent with village policies, ordinances and of densities and types consistent with this plan.
2. Promote the development of workforce housing stock in the village, particularly single-family residences and duplexes.
3. Discourage residential uses and development that may adversely affect the character and value of or are incompatible with, existing residential properties in the village.
4. The village should continue to participate in and support programs and funding sources that provide assistance to residents in maintaining and rehabilitating the housing stock.



Deer Park encourages workforce housing, modest, attractive residences for working families. Photo by Carolyn Mertz.

5. Encourage housing redevelopment within the village in order to revitalize the downtown.
6. Increase resident awareness of property maintenance standards in order to enhance and improve the environment and aesthetics of neighborhoods in the village and to protect the private property values of its residents.



Property maintenance is important in the Village of Deer Park. There are many attractive and beautifully maintained homes and businesses throughout the community. Photo by Carolyn Mertz.

7. Identify and maintain properly planned and zoned areas for residential development by utilizing or updating the village zoning code as needed.
8. Promote residential development within the village in a manner that is carefully designed, located and planned, which also considers impacts on utility and community facilities, public services, traffic volume and adjacent uses.
9. Direct new development near existing neighborhoods when possible and promote integration of new development with the surrounding community.
10. Encourage the orderly phasing of residential development in order to ensure available land for future residential development.
11. Encourage neighborhood designs that support a range of transportation choices.
12. Promote an adequate supply of affordable housing for individuals of all income levels.
13. Assess the housing needs of the elderly and special needs residents in the village and promote private housing development to meet those needs.
14. Encourage residential development that enhances property values.
15. Maintain current lot size requirements for residential districts as outlined in the Village of Deer Park's Zoning and Subdivision ordinances.

16. Work to address violations of land use, zoning and other appropriate ordinances on existing residential or commercial properties.
17. Enforce the Uniform Dwelling Code.
18. Update land use regulations to require that relocated houses, manufactured housing, and mobile homes are sited on freestanding, separate parcels, are placed on permanent foundations and are brought into compliance with the Uniform Dwelling Code to provide safe, quality housing.
19. Guide development away from sites with hydric and alluvial soils (which are formed under conditions of saturation, flooding or ponding) to prevent seasonal flooding.
20. Require that new residents receive a copy of St. Croix County's "Rural Living Guide" that outlines the traditional community norms and expectations for rural residents.
21. Require that new residents also receive a copy of Deer Park's "Small Town Guide" insert which will assist them in understanding the expectations for village residents.

ECONOMIC DEVELOPMENT

The economy of a community can be an important determining factor driving land use and development. The incomes of Deer Park and Emerald residents are directly related to employment and other economic opportunities, and employment is dependent on the local and county economies. Property values and taxation rates can reveal economic trends and relative differences between communities.

TYPES OF LOCAL EMPLOYMENT

Commercial/Industrial Operations & Employment -- 2009 Village of Deer Park

OPERATION/EMPLOYER	ESTIMATED EMPLOYMENT	PRODUCT
Artist in the Park	2 Full Time (FT)	Pottery Production & Sales
Cabinet Shop	3 FT	Custom Cabinet Construction
Carnine Realty	1 FT, 2 Part Time (PT)	Real Estate Sales
Granny's Daycare	3 FT, 1 PT	Child Care Services
Deer Park Area Fire	19 PT	Fire Protection Services
Deer Park Community Center	4 PT	Senior Services & Nutrition Site
Deer Park Housing Authority	1 FT	Affordable Residential Housing
Deer Park Public Library	4 PT	Library Services
Deer Park Tanning	4 PT	Tanning Salon
Deer's Bar	3 FT, 1 PT	Alcohol & Food Sales & Service
Deer's Food Locker	5 FT, 3 PT	Meat Process & Grocery Sales
DeCosse's Bar	1 FT, 2 PT	Alcohol & Food Sales & Service
First American Bank	3 FT	Financial Services
Holz Laden Custom Cabinets	1 FT, 1 PT	Custom Cabinet Construction
Shepherd's Crossing	1 FT	Automotive Repair & Maintenance
St. Paul's Lutheran Church	1 FT, 2 PT	Religious Services
Trinity United Methodist Church	1 FT, 2 PT	Religious Services
U. S. Post Office	2 FT, 2 PT	Letter & Parcel Services & Delivery
Village Board & Office	5 PT	Clerk/Treasurer, Constable & Trustees
Village Wastewater Plant	2 PT	Operator & Technician
Total 20	28 FT, 54 PT	

Source: Deer Park Commission Members

- Employment in the Village of Deer Park consists of ten private businesses, seven government facilities, two churches, and one home occupation.

DEER PARK ECONOMIC DEVELOPMENT GOALS, OBJECTIVES & POLICIES

Goal: Support economic development activities that grow, attract, and retain business in the village in order to foster a stable, vibrant and diversified economy while maintaining commitment to the environmental needs of the community.

Objectives:

1. Plan for an adequate supply of developable land for commercial uses in logical areas consistent with this plan.
2. Grow the village's economy through new development while promoting suitable redevelopment and reuse within the village's historic main street area in ways that capitalize on opportunities and strengths.
3. Protect economically productive areas and retain existing businesses.
4. Support home-based businesses where there will be no impact on surrounding properties.
5. Direct economic development to areas suited to business, such as locations near the major transportation corridor and places served by village services or easily served by village service extensions.
6. Utilize economic development strategies to support a range of businesses within the village.

Policies:

1. Promote economic development through marketing, infrastructure improvements and financial assistance to businesses locating and expanding in the village.
2. Focus downtown redevelopment efforts on beautification, residential redevelopment and businesses servicing residents.
3. Continue to support businesses already located within the village.
4. Utilize the Village of Deer Park's Zoning Ordinance to regulate the type, location and basic appearance of new businesses.
5. Encourage business signage, landscaping, and lighting that is compatible with the small village character of Deer Park.
6. The Village of Deer Park does not provide municipal water service but does have a small, lagoon sewage treatment system. Therefore, any new businesses need to be



Local businesses like this one in Deer Park provide jobs and keep the downtown attractive and inviting. Photo by Carolyn Mertz.

compatible with the community's private water service, environmental concerns, waste-water treatment limitations and small village character.

7. Strongly encourage infill; direct the location of new businesses to the existing commercially-zoned property on Main Street/STH 46.



Infill development in existing buildings is also important to maintaining Deer Park's commercial businesses. Photo by Carolyn Mertz.

8. Support and allow home-based businesses where there will be no impact on surrounding residential properties.
9. Promote economic development within the village through mutually beneficial partnerships.
10. Work with the Town of Cylon to site appropriate commercial businesses, which will benefit both the village and town.

11. Work with St. Croix Economic

Development Corporation to assist in locating potential new businesses.

12. Require the disclosure of any soil or groundwater contamination on sites before approving development proposals and work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.



Deer Park hopes to attract more service businesses to the community. Photo by Carolyn Mertz.

AGRICULTURAL RESOURCES

There are many different aspects of agriculture which could be evaluated as part of a discussion of this resource, farming practices, economic impacts, rural interaction, and aesthetics just to name a few. In evaluating those which can be influenced by local decision-makers, however, it becomes immediately apparent that state and national policies have more impact on the future of agriculture than local land-use decisions. In spite of state and national influences, agriculture is still very important at the local level, whether as a “way of life,” due to job impact, as a tax base or because of the aesthetic values of the rural scene.

There is very little economically productive farmland within the Village of Deer Park. The village hopes to contribute to the protection of productive farmland in the adjacent town by developing the vacant and agricultural land within the village as residential, commercial or recreational land. The goals, objectives and policies in this section will reflect this intent.

DEER PARK AGRICULTURE GOALS, OBJECTIVES & POLICIES

Goal: Encourage the preservation of productive agricultural land in the surrounding towns and throughout St. Croix County and support the farm economy with appropriate local businesses.

Objectives:

1. Protect productive agricultural land in adjacent towns by directing residential and commercial development needing sewer service and/or higher density within the village boundaries.
2. Encourage local agricultural support businesses to locate within the village.
3. Support St. Croix County's agricultural land preservation programs.
4. Protect surface and groundwater quality.
5. Utilize regulation to allow appropriate agricultural activities on open land within the village.

Policies:

1. Direct development to within village boundaries to limit expansion into productive agricultural lands in adjacent towns to the extent practical.
2. Work with the Town of Cylon to coordinate land uses and to develop transition areas between the village and surrounding agricultural lands in order to preserve farming in the town.
3. Encourage a farmer's market in the village to support farmers in neighboring towns and provide fresh local foods and products to village residents.
4. Require that new residents receive a copy of St. Croix County's "Rural Living Guide" that outlines the traditional community norms and expectations for rural residents.
5. Require that new residents also receive a copy of Deer Park's "Small Town Guide" insert which will assist them in understanding the expectations for village residents.
6. Support and encourage agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
7. Continue to use zoning regulations to limit agricultural activities within the village that are incompatible with smaller lots, greater densities, and local businesses, including prohibiting livestock and spreading of manure.



Agricultural support businesses, such as Deer's Food Locker, are important to the rural area and surrounding farms. There are only three locker plants left in St. Croix County. Deer Park's surrounding towns are trying to protect agriculture. Locating additional agricultural support businesses in Deer Park would be a good fit. Photo by Carolyn Mertz.

NATURAL RESOURCES

The Town of Emerald and Village of Deer Park have a rich natural history, which is the basis for their present physical characteristics. Over 100 years of human settlement and resource use have altered these physical characteristics of the landscape. The people who reside in it value the natural environment and the physical influences that make up the rural landscape. Natural features are important to consider when planning for future uses. The rural character of Deer Park and Emerald is an important consideration as well. This inventory of the physical features of the town and village describes the impacts of development on those features, and provides an analysis of systems that might be employed to mitigate the impacts of possible development on the landscape.

COMPREHENSIVE ENVIRONMENTAL RESOURCE PROTECTION

Environmental corridors offer a mechanism to identify, evaluate and devise protection or management strategies for the most apparent valued resources in the county. However, considering environmental corridors does not address the overall natural resource base of the county including surface or ground water quality, fisheries, wildlife, manageable forests and the diversity of plants and animals.

The environmental corridors mechanism does not address retaining agriculture and rural character, managing stormwater better, preserving or creating a sense of place, and reducing infrastructure costs.

Rural residential development has the potential for creating the greatest impacts on the landscape of the Town of Emerald. There are development patterns which are sensitive to the environmental resources and unique landscape contained in potential development sites which can address other issues, such as retaining agriculture and rural character, preserving or creating a sense of place, and reducing infrastructure costs.

Existing subdivision controls and zoning only provide for the distribution of roughly equal sized lots, which consume virtually the entire site, leaving no open space. Conventional subdivisions developed under these existing regulations are typically characterized by houses with mostly views of other houses.

Open Space or Conservation Design Subdivision is an alternative site design technique which takes into account the individual environmental and landscape characteristics of the site, provides the same number of housing units built on smaller lots, and accommodates a variety of desirable objectives, including setting aside substantial amounts of open space, protecting environmental features and wildlife habitat, preserving rural character and scenic views, accommodating better stormwater management, preserving agricultural land, allowing shared wells and on-site wastewater treatment, creating a sense of place, and reducing the amount of roads and other infrastructure.

Through the management or, where necessary, prohibition of development in environmental corridors, and the flexibility of open space or conservation site design, there is the potential to dramatically reduce the negative impacts of development on the towns' natural resource base, scenic quality and rural character.

DEER PARK NATURAL RESOURCES GOALS, OBJECTIVES & POLICIES

Goal: Preserve, conserve and protect natural resources in the Village of Deer Park.

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 village.
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. Encourage development that protects and incorporates environmentally sensitive areas, natural resources and forest lands.
6. Encourage the use of natural buffers between proposed development and existing features such as residential areas, parks and highways.
7. Preserve the village's scenic beauty, heritage and archeological resources.
8. 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 and protect natural landscape features such as wetlands, floodplains, streams, lakes, steep slopes, woodlands, prairies and oak savannas as essential components of the hydrologic system, valuable wildlife habitat and focal points of natural beauty and recreation.
3. Development shall only be allowed where best management practices for erosion and sediment control and storm water management can be implemented successfully.



The U.S. Fish and Wildlife lands on the western side of Deer Park provide open space for residents, protection of resources and scenic views. Photo by Carolyn Mertz.

4. Direct proposed development in areas where soil characteristics are compatible with the proposed development.
5. Discourage and, where possible, prevent the filling or developing of wetlands and floodplains. Consider restoring degraded resources, such as wetlands and woodlands, where possible.
6. Promote development and agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
7. Encourage the management of woodlands in an effort to promote further value for timber and wildlife.
8. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.
9. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.
10. Protect and encourage restoration of natural shoreline areas and natural landscaping, utilizing native plant species and minimizing turf to protect and enhance surface and groundwater quality.
11. 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.
12. Work with US Fish & Wildlife Service (USFWS) to improve the safety of village residents near the USFWS land during hunting season. Educational signage would be one option.



U.S. Fish & Wildlife manages a significant amount of land adjacent to and within the Village limits. The Village hopes to improve communication about managing the land for the safety of Village residents. Photo by Carolyn Mertz.

13. Consider implementing a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.
14. Coordinate and work with other governmental agencies, such as

the WDNR and US Fish & Wildlife Service, to protect natural resources, especially those that cross political boundaries such as the Willow River and its watershed.

CULTURAL RESOURCES

Preservation of historic, archeological, and cultural resources in the Village of Deer Park and Town of Emerald will foster a sense of pride in a community, improve quality of life, contribute to the preservation of rural character, encourage low-impact tourism and provide an important feeling of social and cultural continuity between the past, present and future.

HISTORIC RESOURCES

In 1983, the Wisconsin State Historical Society compiled a historic resources list of historic sites in Wisconsin communities. The historic resources lists for Deer Park and Emerald do not include any historic sites that are listed on the State or National Register of Historic Places. They do include archeological sites that are included in the Wisconsin Archeological Site Inventory database and many historic sites identified through local historical groups, newspaper stories and other resources. Since the list was created, many resources may have been moved, lost or changed.

Using the historic resources list as a starting point, the Deer Park and Emerald Plan Commission members identified additional sites using local residents, historic documents and other state resources, such as the Century Farm and Home and Sesquicentennial programs. Much of the information was gathered during the development of the Community Background section. A final listing of each community's historic resources is identified below. Please note that some sites are not specifically identified to provide protection for the resource and property owners from trespassing, sight-seeing and looting.

DEER PARK HISTORIC SITES

- Trinity Methodist Church, historically Norwegian Methodist Church, North Street and Second Street, southwest corner; late 1800's gothic revival church with steeple and bell tower.
- St. Paul's Lutheran Church, historically German Lutheran Church, 214 North Street, northwest corner; late 1800's church with steeple.
- DeCosse Bar since 1957, historically Emerson Implement, Front Street, north side; a one-story, boomtown structure.
- Historically Deer Park Hotel, now a duplex, West Front Street, north side; two-story, front gabled structure.
- Artists in the Park, historically Deer Park Grade School, a single-family home and art studio, Main Street/STH 46, east side; 1 1/2 story, white stucco, art modern structure.
- Historically Deer Park Post Office, now an apartment building, Main Street/STH 46, east side, north of Front Street; two-story, boomtown structure.
- Historically Gust's General Store, now an apartment building, Main Street/STH 46, east side, north of Front Street; two-story, boomtown structure.
- Historically CJ Olson Store, now an apartment building, Main Street/STH 46, east side at Front Street; two-story, boomtown structure.
- Historically Union State Bank, now an antique shop and boutique, Main Street/STH 46 and Front Street northwest corner; one-story, brick, commercial vernacular structure.

- Historically Isaacson's Garage, now a consignment shop, 121 Main Street/STH 46, west side, north of Front Street; one-story, brick structure.
- Deer's Bar & Café, historically a grocery store and food locker, now restaurant, tavern, apartments and Laundromat, 201 Main Street/STH 46, west side; two-story, brick structure.
- Deer's Food Locker, historical site of the creamery and Elmer Hilyar's Meat Market, 210 Main Street/STH 46 and North Street, southeast corner; one-story structure. The creamery structure was cut in half and converted to two single-family homes, locations uncertain.
- Historically a restaurant and telephone office, now a single-family home, 124 Main Street/STH 46, east side; two-story, front gabled structure.
- Historically a one-story cube house, now two-story, single-family home, 115 Third Street.
- Miller home, historically John Sakrison the local banker's house, 206 Park Street and Second Street, south side and southwest corner; two and a half story structure.
- Historically Erickson House, 115 North Street West; two-story structure.
- Historically Lumber Yard, Second and South Street, west side and northwest corner; steel-siding over original wood warehouse structure.

Mapped archeological sites are predominantly burial sites. Under Wisconsin law, Native American burial mounds, unmarked burials and all marked and unmarked cemeteries are protected from intentional disturbance. Each community should make a request to the State Historical Society for more detailed information when a specific development proposal is offered on land in an area where a known historic or archeological site has been mapped, if its location is not readily apparent.

Emerald and Deer Park should work with developers, the county and the state to preserve each community's historic homes, churches, farmsteads, barns and outbuildings that contribute to each community's agricultural and small town heritage, rural character and aesthetic beauty and create a unique community. Emerald and Deer Park can continue to promote their community's farming or small village heritage by supporting local festivals, fairs, markets, farm tours or farm breakfasts.

Additional historic or archeological resources could be identified through an individual or joint effort to create a countywide survey of historic and archeological resources. The State Historical Society provides survey funding on an annual basis, with applications due in November. There is presently no local match requirement.

SCENIC RESOURCES

Scenic beauty is an important cultural resource in rural towns and small villages. There are numerous local areas that offer stunning views of the landscape, landmarks (i.e. hills) and bodies of water. In the following list, various resources and agencies have been consulted and each Plan Commission has identified areas of high scenic value where there should be some efforts at preservation.

Scenic Resources Village of Deer Park

SITE	DESCRIPTION	LOCATION & SIZE
Village Park	Picnic facilities, playground, ball field, courts, deer pen and open space.	Section 7 10 Acres
US Fish & Wildlife Deer Park Waterfowl Production Area	Wetlands, prairie and oak savanna. Open Hunting, fishing, environmental education and interpretation and wildlife observation and photography. Motorized vehicles, horseback riding and dogs off leash (except when hunting) are not allowed.	Section 7 153 Acres
Wetlands	Located east of Main St./STH 46 and north and south of South Street East. Large closed depression and wetlands complex.	Section 8 10-15 Acres
Otto Neitge's Original Deer Farm	Located at the end of North Street East. Still farmed.	Section 15 160 Acres
Otto Neitge's Gravesite	Located on his retirement farm, site is west of house and south of Willow River, now WDNR land.	Section 8, Town of Cylon

Sources: *WIDNR website; Heritage Areas of St. Croix County, UW-Extension 1976, Natural Area Inventory, West Central Wisconsin 1976 and Town Plan Commissions 2010.*

DEER PARK CULTURAL RESOURCES GOALS, OBJECTIVES & POLICIES

Goal: Enhance and maintain the Village of Deer Park's cultural and scenic resources and small-community rural character.

Objectives:

1. Identify and preserve the village's cultural traditions and historic and archeological resources that recognize the community's pre-settlement and early settlement periods.
2. Identify and protect cultural, historic, archeological and scenic resources.
3. Encourage the preservation of historically and architecturally significant structures and sites in the village.
4. Encourage the preservation of scenic resources.
5. Protect scenic roadways.



The former bank building, now used for retail, is one of the oldest buildings in Deer Park. Photo by Carolyn Mertz.

Policies:

1. Cooperate with the State Historical Society, St. Croix County, surrounding communities and local agencies on surveys of historic and archeological resources in the village.
2. Maintain an inventory of historic, archaeological and scenic resources.
3. Provide the inventory for reference and discussion before and during consideration of land development proposals.
4. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural,



The Trinity Methodist Church is a late 1800's gothic revival church with steeple and bell tower. Photo by Carolyn Mertz.

historic, archeological and scenic resources when specific sites are proposed for development.

5. Encourage events that promote the village's historical past and small town heritage.
6. 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.



DeCosse's Bar was once an implement dealership. It has been a tavern in Deer Park since 1957. Photo by Carolyn Mertz.

INTERGOVERNMENTAL COOPERATION

Intergovernmental communication, coordination and cooperation can make a significant difference in the implementation and administration of a comprehensive plan. Intergovernmental cooperation can be developed over time. This section explores the relationships between the Village of Deer Park and Town of Emerald and other municipalities, agencies and others; identifies existing and potential conflicts and offers processes to resolve conflicts and build cooperative relationships.

DEER PARK INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES & POLICIES

Goal: Continue and enhance mutually beneficial intergovernmental relationships promoting coordination and cooperation with the Town of Cylon, St. Croix County, Amery School District, State of Wisconsin and U.S. Fish and Wildlife Service.

Objectives:

1. Continue to promote, utilize and coordinate shared public services through agreements where such agreements provide efficient, effective and improved public services at lower costs.
2. Maintain and enhance communication with the Town of Cylon and St. Croix County, in order to identify and resolve potential conflicts.
3. Create partnerships and utilize intergovernmental agreements when appropriate to achieve Deer Park's goals, objectives or policies as outlined in this plan.
4. Work with other local governments, state agencies and school districts on land use and community development issues and protection of natural resources as needed.
5. Engage in and support processes to resolve conflicts between the plans of the village and other governments with overlapping jurisdiction.
6. Coordinate multi-jurisdictional (town, village, city, county, state) transportation system improvements and maintenance in Deer Park.

Policies:

1. Provide a copy of this comprehensive plan to all surrounding local governments and encourage St. Croix County, state agencies and other interested governmental units to



Members of St. Paul's Evangelical Lutheran and Trinity United Methodist churches make up the Calvary Cemetery Association. Calvary Cemetery is located outside the Village in the Town of Cylon. Photo by Carolyn Mertz.

consider this plan's policies and recommendations in making future decisions about land use within or affecting the village.

2. Work to resolve actual and potential conflicts between the village plan and other local plans through open dialogue, cooperative initiatives, and amendments to the Village of Deer Park Plan where appropriate.
3. Continue to work with the Town of Cylon in the provision of joint services when it will result in better services and/or cost savings.
4. Work with St. Croix County, Amery School District, and local, state and federal agencies to implement policy recommendations outlined in this comprehensive plan.
5. Continue to support and participate in the Deer Park Area Fire Department and the Deer Park First Responders Unit.
6. Continue to contract with the New Richmond Ambulance Service.
7. Continue to utilize St. Croix County Sheriff's Office for law enforcement.
8. Continue to work with WDNR in monitoring and testing of the wastewater treatment system and individual wells to assure public health and groundwater quality.
9. Work with and through St. Croix County to expand education, information, special collections and related services for the county recycling and hazardous waste programs.



The U.S. Post Office building in Deer Park. Photo by Carolyn Mertz.

10. The village will stay aware of school building facility issues and promote shared public facilities so residents can use school facilities for public meetings and recreation when appropriate.
11. Encourage St. Croix County to improve County Road H for bicycle traffic with a 3-4 foot paved shoulder and signage on the pavement.
12. Encourage St. Croix County to continue to provide transportation services for elderly and disabled residents.
13. Work with the Wisconsin Department of Transportation to ensure that the Village of Deer Park's transportation system is coordinated with surrounding systems and that Deer Park's interests, especially regarding STH 46, are well served when major transportation facility improvements are proposed.
14. Work with the Town of Cylon and St. Croix Economic Development Corporation to attract and site appropriate commercial businesses, which will benefit both the village and town.

15. Work with the Town of Cylon to coordinate land uses and to develop transition areas between the village and surrounding agricultural lands in order to preserve farming in the town.
16. Work with US Fish & Wildlife Service (USFWS) to improve the safety of village residents near the USFWS land during hunting season. Educational signage would be one option.
17. Coordinate and work with other governmental agencies, such as the WDNR and US Fish & Wildlife Service, to protect natural resources, especially those that cross political boundaries such as the Willow River and its watershed.
18. Cooperate with the State Historical Society, St. Croix County, surrounding communities and local agencies on surveys of historic and archeological resources in the village.



St. Paul's Evangelical Lutheran Church is an important cultural resource in the Village of Deer Park. Photo by Carolyn Mertz.

LAND USE

EXISTING LAND USE REGULATIONS

The Village of Deer Park and Town of Emerald have adopted a variety of regulations that affect land use in each community. The chart below summarizes the regulations that each community has adopted, the year the regulation was adopted or last updated and additional land use regulations available to the village or town. The chart also identifies the land use regulations adopted by St. Croix County and the Town of Cylon, which affect the Town of Emerald and the Village of Deer Park.

Regulation by Minor Civil Division - 2010 **Deer Park – Emerald**

REGULATION	DEER PARK	EMERALD	CYLON	ST. CROIX COUNTY
Village Incorporated	1913	N/A	N/A	N/A
Village Powers Adopted	N/A	Yes '02	Yes '78	N/A
Official Map Ordinance	No	No	No	No
County Zoning	N/A	Yes, '79	Yes '77	Yes '74
Exclusive Ag Zoning	N/A	No	Yes '85	Yes
Standards to zone out of Exclusive Ag	N/A	No	Yes	Yes
Floodplain Zoning	Yes '03	N/A	N/A	Yes '05
Shoreland/Wetland Zoning	Yes	N/A	N/A	Yes '74
Land Division/Subdivision Ordinance	Yes '00	No	Yes '07	Yes '06
Minimum Lot Size	Yes 0.5 Acre Subdivisions 70'x125' R Zone	N/A	Yes, 2 Acres	Yes 1.5 acre min., 2 acre avg.
Allow Majors w/ POWTS*	Yes, 3 Ac.	N/A	No	Yes
Allow Minors w/ POWTS*	Yes, 3 Ac.	N/A	Yes	Yes
Erosion Control/Stormwater Mngt.	Yes	N/A	No	Yes '06
Sanitary Ordinance	Yes	N/A	No	Yes '05
Animal Waste Ordinance	Yes	No	No	Yes '85
Nonmetallic Mining Ordinance	Yes	N/A	No	Yes '04
Tire Management Ordinance	Yes	N/A	No	Yes '85
Agricultural Shoreland Mngt. Ordinance	No	No	No	No
Historic Preservation Ordinance	No	No	No	No
Mobile Home Park Ordinance	Yes	No	No	N/A
Development Impact Fees	Yes	No	No	N/A
Cooperative Boundary Agreement	No	No	No	N/A
Water Utility District	No	No	No	N/A
Reinvestment Neighborhoods	No	No	No	N/A
Business Improvement District	No	No	No	N/A
Architectural Conservancy Dist.	Yes	No	No	N/A
Sanitary District	Yes	Yes '69	No	N/A

N/A – The authority is either “Not Applicable” for example the County can not adopt village powers, or the authority is “Not Available” for example the County has floodplain regulation authority but towns do not.

*POWTS-- Private Onsite Wastewater Treatment Systems

**The County's Subdivision Ordinance may be more restrictive than a town's, in which case the County's standards would be followed.

Sources: Town of Emerald, Village of Deer Park, St. Croix County Development Management Plan, 2000, St. Croix County Planning and Zoning Department.

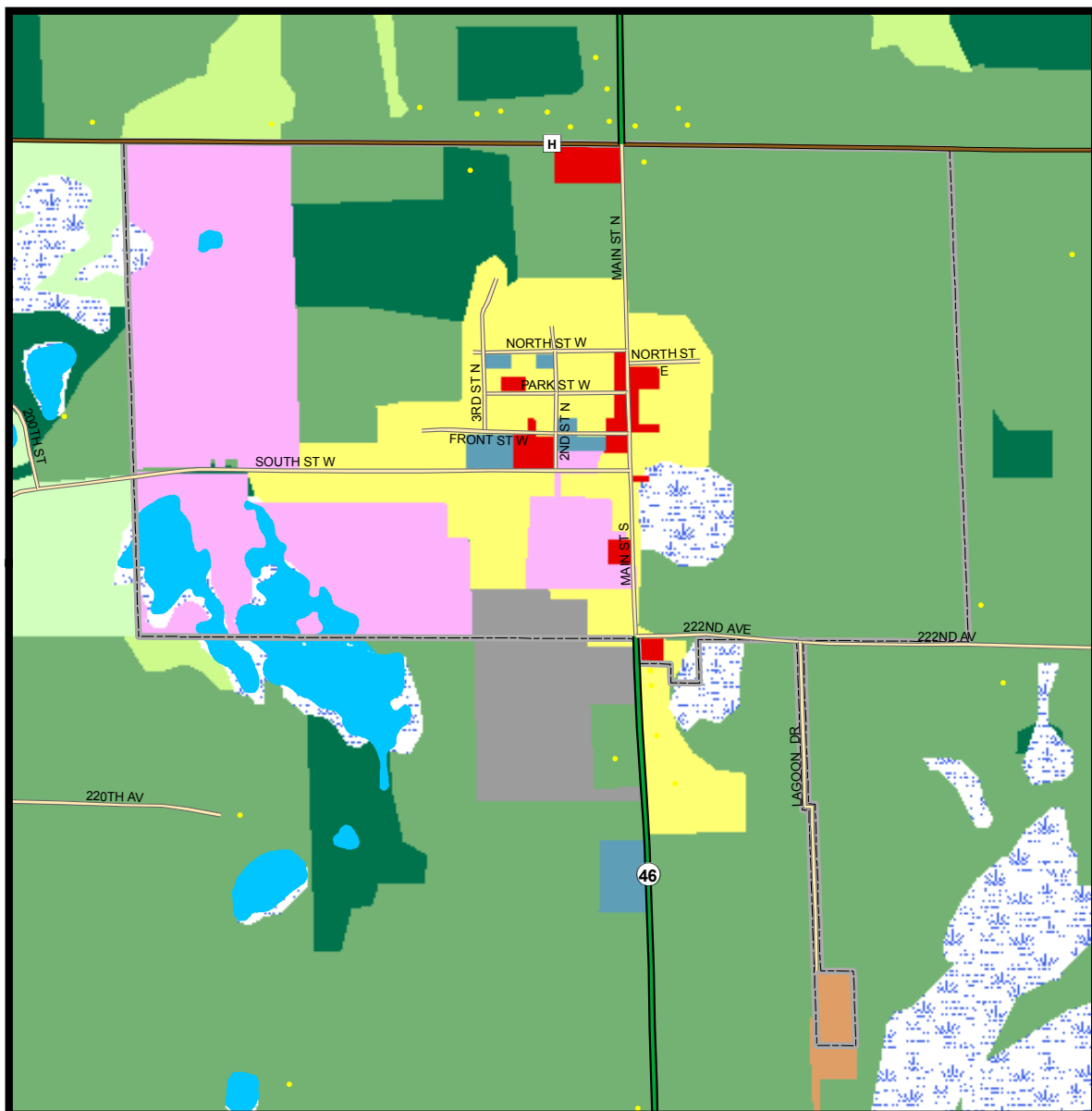
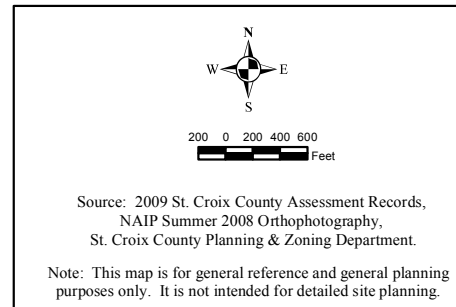
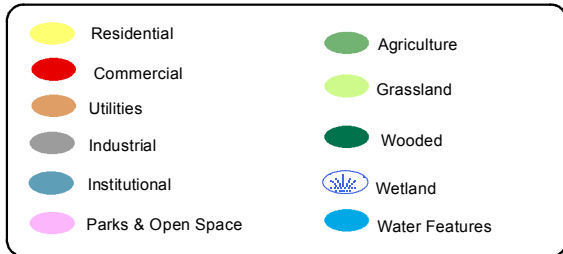
In addition to the regulations identified in the table above, the following County regulations are or can be in effect in the Town of Emerald. These regulations are adopted by the County and are in effect in all unincorporated areas of St. Croix County; no town adoption or action is required. County regulations are not in effect in the Village of Deer Park, except for on-site wastewater treatment, which is regulated by the Sanitary Ordinance, and recycling, which is regulated by the Recycling Ordinance.

- St. Croix County Development Management Plan
- St. Croix County Outdoor Recreation Plan
- St. Croix County Farmland Preservation Plan
- St. Croix County Erosion Control Plan
- St. Croix County Solid Waste Management Plan
- St. Croix County Land and Water Conservation Plan
- St. Croix County Sanitary Ordinance
- St. Croix County Subdivision Ordinance
- St. Croix County Shoreland/Wetland District Regulations
- St. Croix County Floodplain District Regulations
- St. Croix County Erosion Control/Stormwater Management Regulations
- St. Croix County Nonmetallic Mining Regulations
- St. Croix County Animal Waste Regulations
- St. Croix County Solid Waste and Recycling Regulations

EXISTING LAND USES

The existing land uses in the Village of Deer Park and Town of Emerald are shown on the following maps. These maps were created by combining the 1993 land use and land cover maps from the St. Croix County Development Management Plan with 2008 aerial photography and the 2009 parcel assessment data from the Real Property Lister's office. The maps were also checked against the 2009 zoning maps for commercial and industrial land uses. Major subdivisions are categorized as residential while isolated rural homes and minor subdivisions of four lots or less are categorized as rural residential. Commercial and industrial land use is the land used for commercial or industrial activities according to the town assessor. Parks, recreation and open space land uses include public, private and nonprofit parks, recreation and open space land uses.

Existing Land Use / Land Cover Village of Deer Park, St. Croix County, WI



DEER PARK LAND USE PROJECTIONS

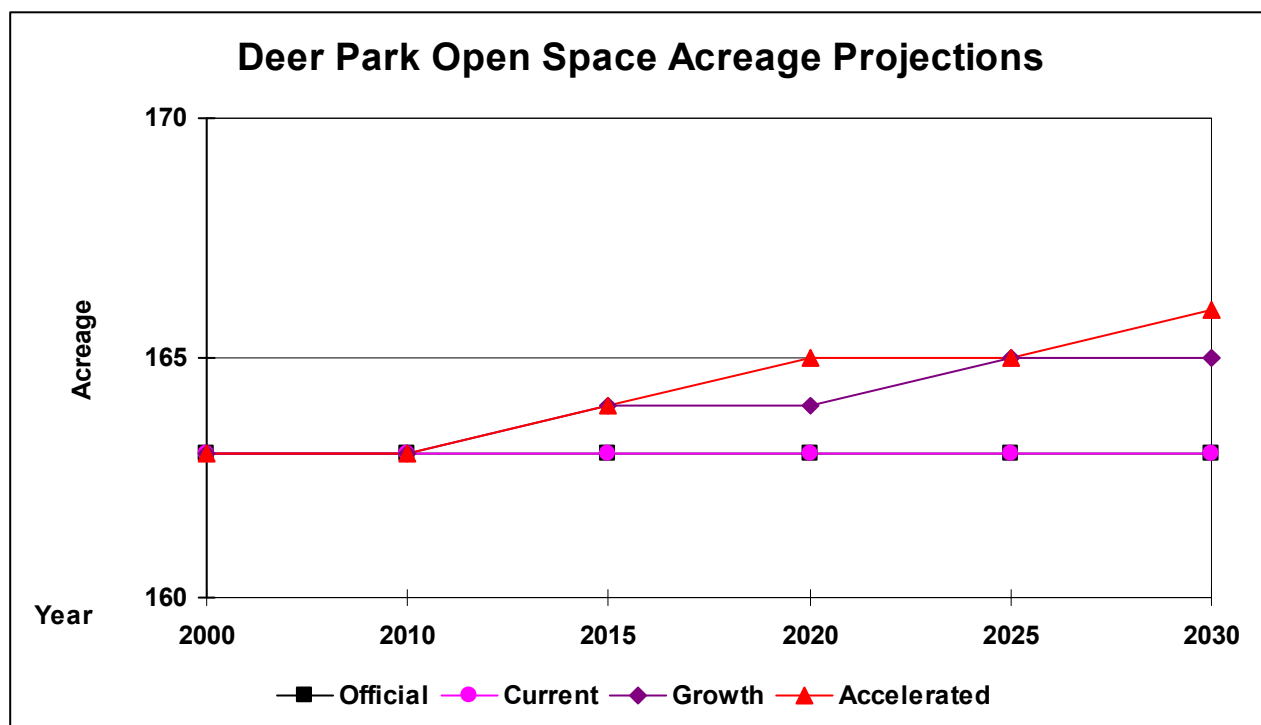
OPEN SPACE PROJECTIONS

The Village of Deer Park currently enjoys an open space to housing unit ratio of 1.73 acres for each unit. The Plan Commission anticipates that unless accelerated residential growth occurs there will not be an increased demand for open space in the village. The Plan Commission felt that generally open space should stay at its current level for the Official Trend and Current Trend projections. If residential growth occurs the demand for open space will also occur. The Plan Commission felt that open space should be provided at a realistic rate of 10 percent of new residential growth. Open space is projected for the Growth and Accelerated projections. That ratio is used to estimate the range of open space that would be needed for parks, recreation and natural areas for the future land use scenarios through 2030. Please see the chart below.

Open Space Acreage Projections – 2000 to 2030 *Village of Deer Park*

YEAR	HISTORIC & CURRENT TRENDS ACREAGE	GROWTH TREND ACREAGE	ACCELERATED GROWTH ACREAGE
2000	163	163	163
2010	163	163	163
2015	163	164	164
2020	163	164	165
2025	163	165	165
2030	163	165	166

Source: Deer Park Commission & St. Croix County Planning & Zoning Department. Projections.



RESIDENTIAL PROJECTIONS

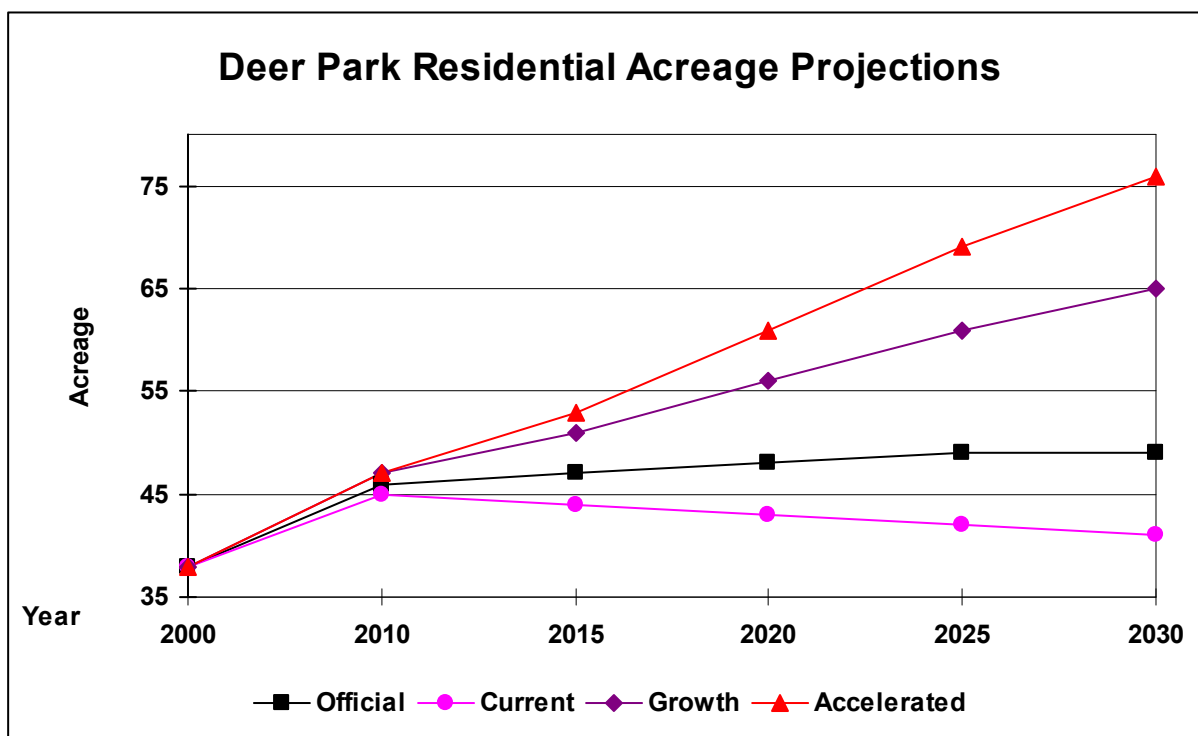
The residential land use projections for the Village of Deer Park were developed as part of the population and housing projections in the Issues and Opportunities Element. They are provided here as a reference.

Deer Park's acreage projections are based on 0.5 acres per housing unit which is the village's sewered lot size. It does represent lot size and corresponds to the actual acreage owned or taxed as a residential building site. It does not include the associated infrastructure needed. The actual acreage owned or taxed as residential or agricultural building site property may be more than one-half acre.

Residential Acreage Projections – 2000 to 2030 *Village of Deer Park*

YEAR	OFFICIAL TREND		CURRENT TREND		GROWTH TREND		ACCELERATED GROWTH	
	ADDITIONAL ACRES NEEDED	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE
2000	0	38	0	38	0	38	0	38
2010	-1	46	-2	45	0	47	0	47
2015	1	47	-1	44	5	51	7	53
2020	1	48	-1	43	5	56	8	61
2025	1	49	-1	42	5	61	8	65
2030	0	49	-8	41	4	65	7	76

Source: WI Department of Administration & St. Croix County Planning & Zoning Department Projections.



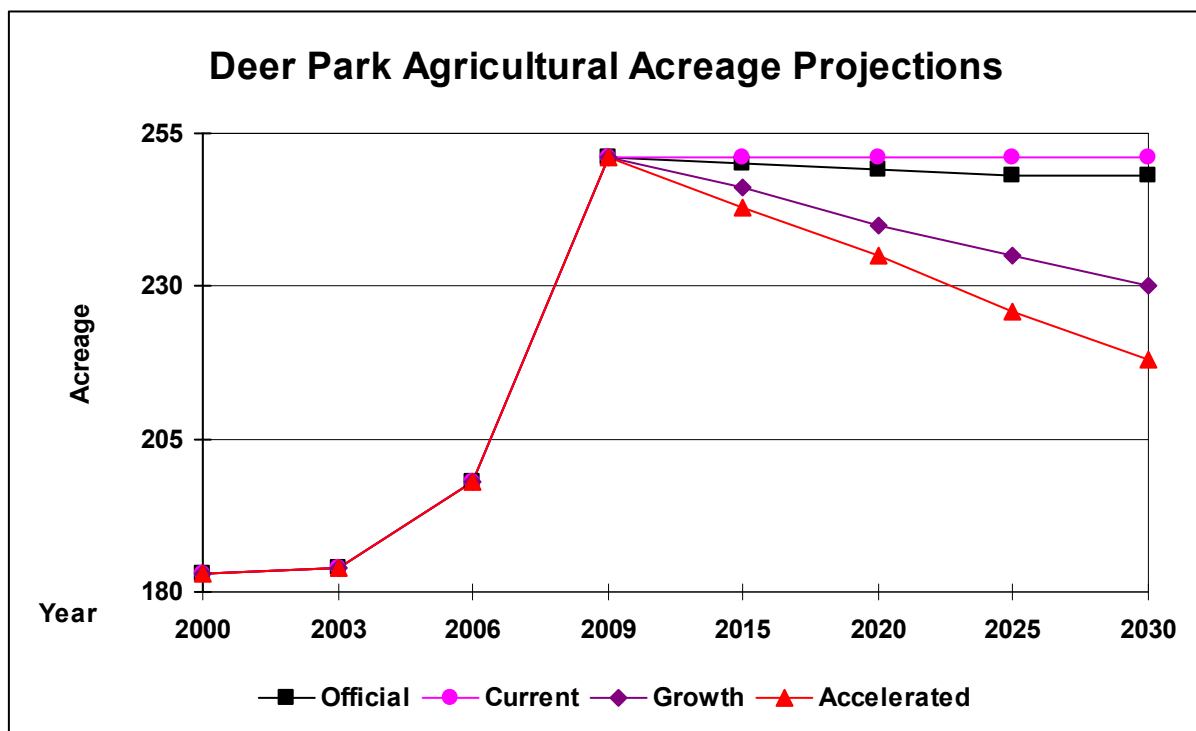
AGRICULTURAL PROJECTIONS

The Village of Deer Park generally expects the amount of agricultural land to decline or remain constant depending on the residential and commercial growth in the village. The agricultural acreage was held constant for the Current trends projections because any decline in residential or commercial land uses would not likely see an increase in agricultural land uses. For the Historic, Growth and Accelerated Growth trends the estimated amount of change in agricultural land will be related to the growth in residential, recreational and commercial land uses. The agricultural land use projections are a product of the residential land use projections and the existing agricultural land use statistics; the residential acreage projections were subtracted from the existing agricultural acreage based on the village tax assessment categories.

Agricultural Acreage Projections – 2000 to 2030 *Village of Deer Park*

YEAR	HISTORIC TREND ACREAGE	CURRENT TREND ACREAGE	GROWTH TREND ACREAGE	ACCELERATED GROWTH ACREAGE
2000	183	183	183	183
2003	184	184	184	184
2006	198	198	198	198
2009	251	251	251	251
2015	250	251	246	243
2020	249	251	240	235
2025	248	251	235	226
2030	248	251	230	218

Source: Wisconsin Department of Revenue and St. Croix County Planning & Zoning Department Projections.



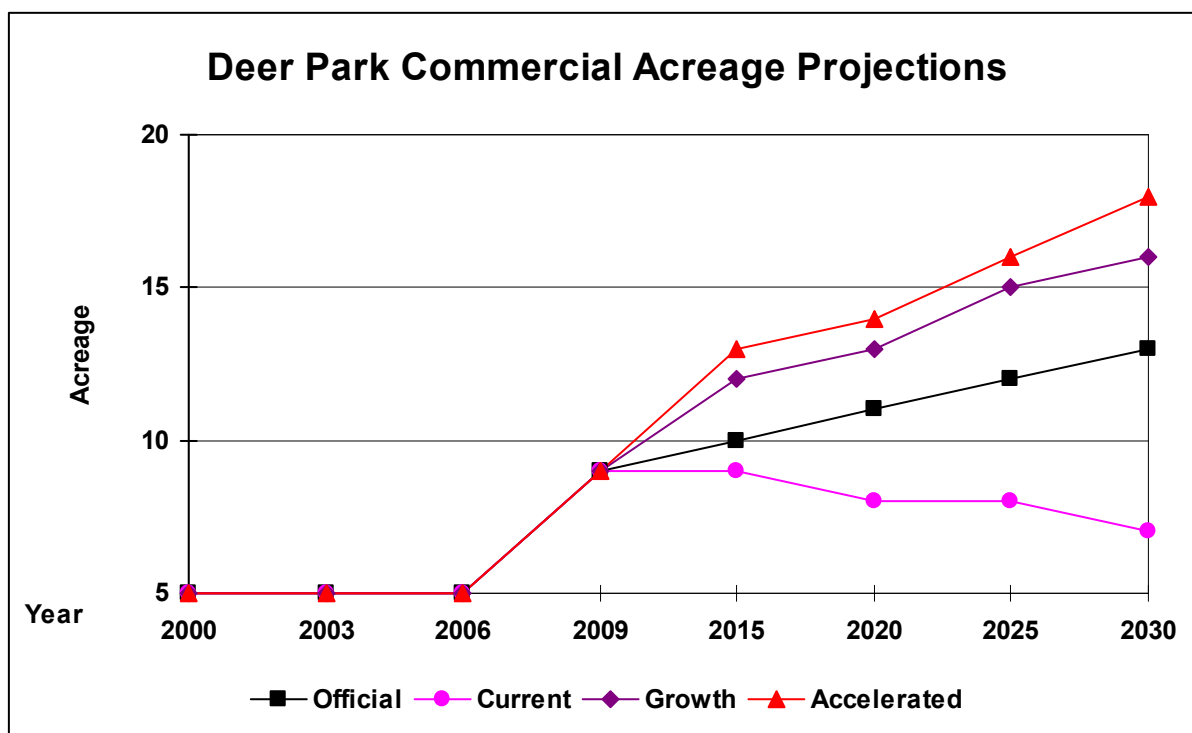
COMMERCIAL & INDUSTRIAL PROJECTIONS

The Village of Deer Park has identified commercial expansion along STH 46 as a priority and also encourages growth in existing businesses. These uses would center on providing local services for residents and the traveling public. The village would also encourage new home occupations. The village does not anticipate any industrial development as most industrial development could not be supported by the village's sewer service and other infrastructure. Any commercial development should be consistent with the small community atmosphere in Deer Park. The existing commercial land uses are 0.24 percent of the total land use in the village. Projections to accommodate expansion of commercial land uses are identified based on the recommendations in Deer Park's Goals, Objectives and Policies regarding location and amount of commercial uses. The amount of commercial land use will likely be driven by increases in residential development. To calculate these projections, ratios of commercial to residential land use were calculated and then used to estimate the change in commercial acreages. Please see the chart below.

Commercial Acreage Projections – 2000 to 2030 Village of Deer Park

YEAR	OFFICIAL TREND ACREAGE	CURRENT TREND ACREAGE	GROWTH TREND ACREAGE	ACCELERATED GROWTH ACREAGE
2000	5	5	05	5
2003	5	5	5	5
2006	5	5	5	5
2009	9	9	9	9
2015	10	9	11	13
2020	11	8	13	14
2025	12	8	15	16
2030	13	7	16	18

Source: Wisconsin Department of Revenue & St. Croix County Planning & Zoning Department Projections.



DEER PARK LAND USE GOALS, OBJECTIVES & POLICIES

Goal: Plan for and develop land uses in a manner that balances private property rights with the community's vision while considering the impacts of development and minimizing potential land use conflicts. Direct land uses to designated areas to improve compatibility and decrease conflicts.

Objectives:

1. Provide for adequate regulatory controls for new development.
2. Continue to manage the rate of development to maintain a distinctive small town community in the village.
3. Discourage land uses, which conflict with the village's limited utilities and community facilities.
4. Encourage the maintenance, rehabilitation and reuse of existing housing stock.
5. Encourage the redevelopment and reuse of existing commercial sites.
6. Promote the development or redevelopment of land already serviced by public sewer and other services.
7. Encourage new residential development that offers a range of housing options consistent with the goals, objectives and policies outlined in the housing element.
8. Encourage planned commercial districts in appropriate areas that are large enough to accommodate anticipated economic growth.
9. Encourage, protect and preserve parks, recreational opportunities and open space for the use and enjoyment of Deer Park's residents.
10. Safeguard natural areas, including wetlands, wildlife habitats, surface waters, woodland and groundwater resources as the village develops.
11. Encourage land use development at densities and in locations that promote efficient development patterns, particularly encouraging patterns that are compact and contiguous.
12. Promote limited residential and commercial development along STH 46 and coordinate with Wisconsin Department of Transportation's highway plans.



Community support for local events is very strong in Deer Park. Photo by Carolyn Mertz.

13. Coordinate road improvements based on current and future land uses and land use plans.

Policies:

1. Direct development in distinct areas through the use of zoning districts, focusing on areas where services exist or are planned.
2. Maintain and rehabilitate existing residential and commercial structures when possible.
3. Encourage housing redevelopment within the village in order to revitalize the downtown.
4. Promote residential development within the village in a manner that is carefully designed, located and planned, which also considers impacts on utilities and community facilities, public services, traffic volume and adjacent uses.
5. Develop a network of pedestrian routes between new neighborhoods and existing and future parks and village services.
6. Direct new development near existing neighborhoods when possible and promote integration of new development with the surrounding community.



The Deer Park Library and Village Office is centrally located to serve residents in the Village. Many programs and services are provided in the facility. Photo by Carolyn Mertz.

7. Encourage the orderly phasing of residential development in order to ensure available land for future residential development.
8. Assess the housing

needs of the elderly and special needs residents in the village and promote private housing development to meet those needs.

9. Promote the clustering of similar uses over time while also promoting community design.
10. Encourage land uses that create or preserve the varied and unique characteristics of Deer Park.
11. Review land use plan policies, subdivision and zoning ordinances prior to making a recommendation on a rezoning request. Rezoning will occur only in response to a proposal for an immediate change in land use.
12. Require developers to pay the costs associated with new roads or streets and to bond to pay for repairs from construction damage to existing streets. Research and consider other development impact fees if needed.
13. The Village of Deer Park does not provide municipal water service but does have a small, lagoon sewage treatment system. Therefore any new businesses need to be

compatible with the community's private water service, environmental concerns, waste-water treatment limitations and small village character.



Deer Park is a very small community with a friendly atmosphere that provides it with a unique identity. Photo by Carolyn Mertz.

14. Work with the Town of Cylon to coordinate land uses and to develop transition areas between the village and surrounding agricultural lands in order to preserve farming in the town.
15. Direct proposed development in areas that are compatible with the village's natural resources and to prevent negative impacts on those resources.
16. Conduct site reviews on proposed development and/or ask for sufficient documentation to ascertain potential impacts to the environment.
17. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.
18. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.
19. Evaluate official mapping as a tool. If supported, draft, adopt and record with the St. Croix County Register of Deeds an official map for the village that describes roads, sewer service, future recreation and future public facilities as allowed under Wisconsin Statutes 62.23(6).
20. Identify and maintain properly planned and zoned areas for residential development by utilizing the village codes. Review and update for consistency with this plan, the village's subdivision and zoning regulations.

DEER PARK FUTURE LAND USE

The Village of Deer Park's future land use and zoning map shows general land uses over the life of the plan. While the map does show specific or exact locations, it is meant to reflect the general areas where land use changes will occur. Exact dimensions of zoning districts will depend on each development proposal. The future land use categories are described as follows: Residential, Commercial, Utilities, Industrial, Institutional, Conservancy and Agriculture. They are described as follows:

Residential: The primary future land use in the Village of Deer Park will be residential. The village anticipates a variety of residential uses including half-acre sewer



Scenic fall colors are found on many properties in Deer Park.
Photo by Carolyn Mertz.

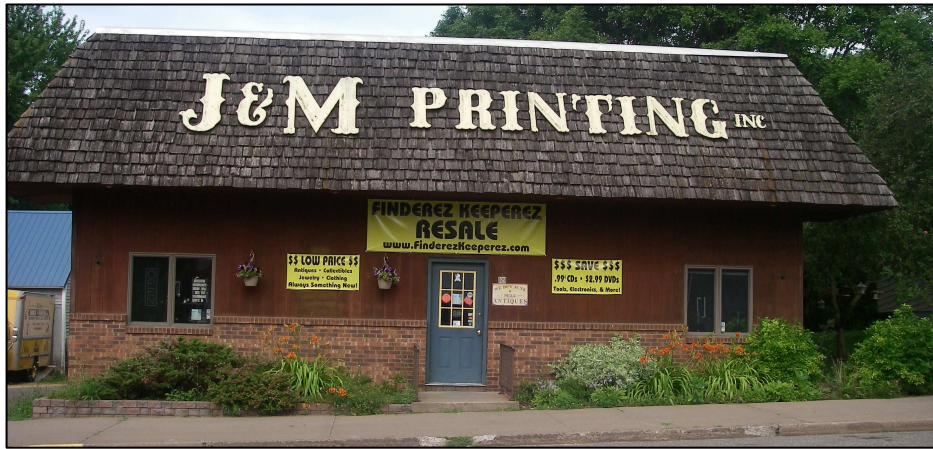
development on the edges of the village, traditional small lot, 8,750 square feet, residential infill development on existing platted lots in the older part of the village and multifamily development in appropriate amounts and locations determined on a case-by-case basis by the Plan Commission and Village Board. The village allows, but does not encourage, large suburban lots of three acres with private onsite waste-water treatment (private septic). These lots are expected only when connection to the village's sewage treatment facility would prove problematic or cost-prohibitive. The residential areas will also include compatible institutional uses such as the library, fire hall, community center, recycling drop-off, village storage, village park and local churches.

The existing and future residential land uses are presently zoned residential. Based on population projections and the expected rate of development not

all of this area will be needed for residential development. The rate of this development will depend on a variety of economic factors over the next 25 years.

Commercial: Commercial development that is compatible with and supports the small-community character of the Village of Deer Park will be encouraged to locate in the corridor along Main Street/STH 46. The village is planning for redevelopment of existing commercial sites, infill commercial between existing commercial and new commercial development between North Street west and CTH H on the west side of Main Street/STH 46. All proposed commercial is expected to connect to the village's sewage treatment facility.

Existing commercial land uses are zoned commercial. Future commercial land uses are also zoned commercial. Based on the projections and the expected rate of development



Redevelopment of existing commercial sites, like the reuse of this former printing shop is encouraged in the Deer Park. Photo by Carolyn Mertz.

not all this area will be needed for commercial development. The rate of this development will depend on a variety of economic factors over the next 25 years.

Industrial: Future industrial development is not compatible with the

small community character of Deer Park or with the sewage treatment facilities within the community. It is anticipated that the existing industrial, which consists of a County-owned non-metallic mining operation, will not expand but rather will be reclaimed in the future and the site will revert to residential use. The existing industrial use is presently zoned residential. There are no industrial projections.

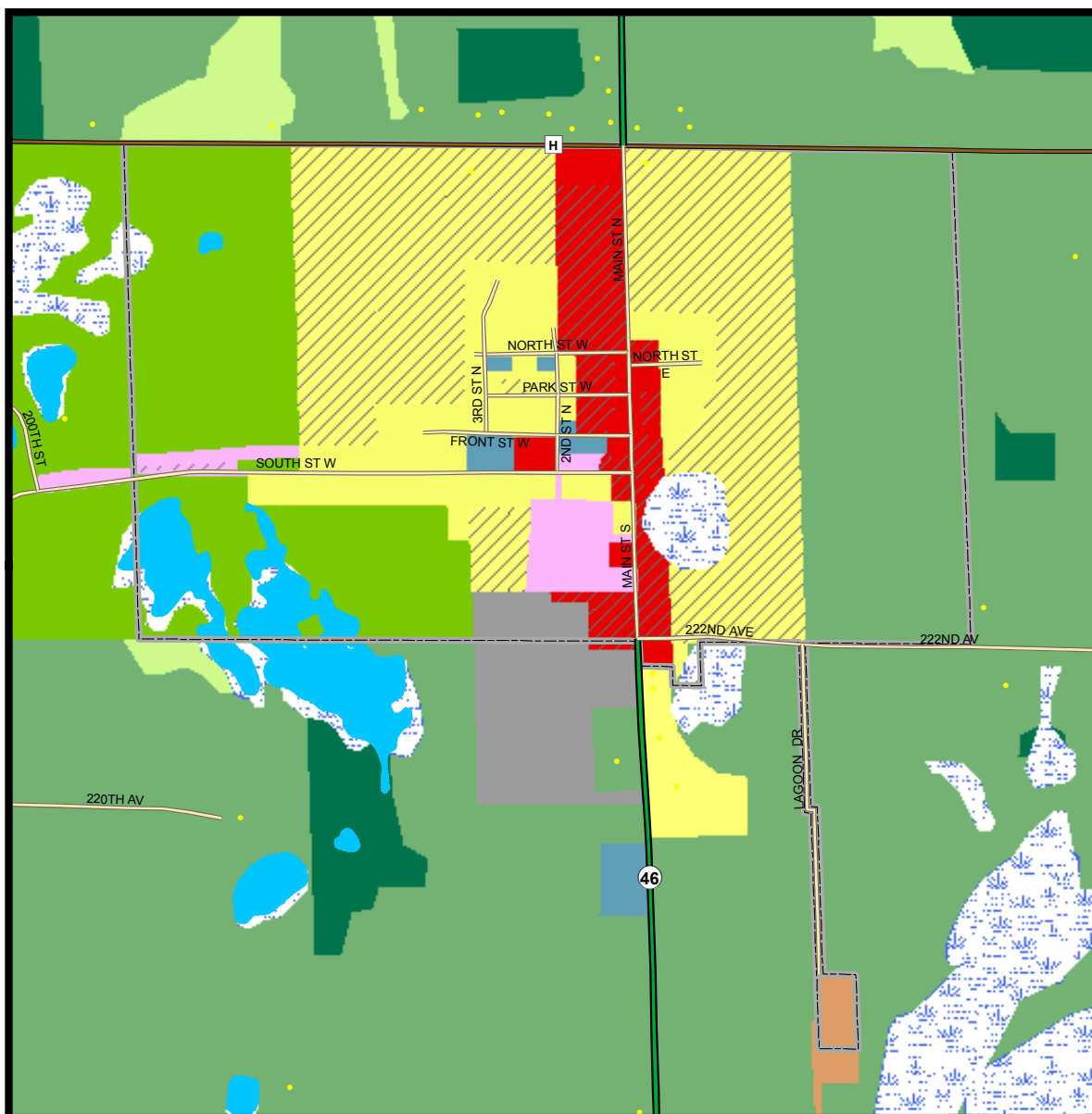
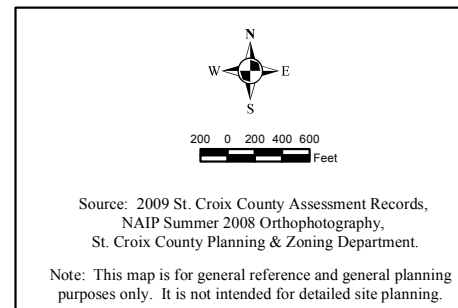
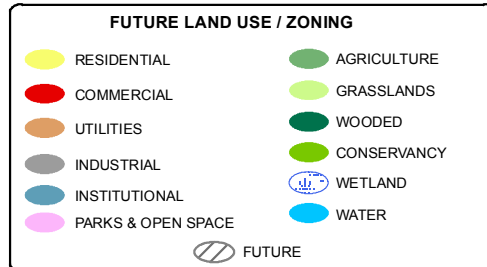
Parks, Recreation & Open Space, Grassland: Expansion of park and recreation land in the future is not anticipated in the Village of Deer Park unless significant residential growth were to occur. There is a large village park for active recreation and extensive U.S. Fish and Wildlife land for passive recreation within the village. This is anticipated to meet future needs so there is no change in this category. The existing village park property is zoned residential. The USFW land is zoned conservancy.



The ballfield is one of several active recreation facilities at the Village park. Photo by Carolyn Mertz.

Agricultural: Approximately 220 to 250 acres of land in the Village of Deer Park is expected to remain as agricultural in the future. The land is not needed for residential or commercial development. The land is zoned residential or agricultural.

Future Land Use / Zoning **Village of Deer Park, 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.

CONSISTENCY OF PLAN ELEMENTS

The state comprehensive planning statute requires that the implementation element describe how each of the elements is integrated and made consistent with the other elements of the plan. Because the various elements of this document were prepared simultaneously there are no known internal inconsistencies between the different sections on the elements of this plan. Also all elements of the plan were given a final review once the plan was completed to evaluate consistency between elements before the public hearing.

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. The third step is to hold a public hearing. The Village of Deer Park and Town of Emerald have each held a public hearing on the comprehensive plan. Amendments to the plans were made based on comments provided at the hearings. The final step was the Village Board and Town Board adopting the plan by ordinance. Certified copies of each community's ordinance adopting the Comprehensive Plan are provided in the Public Participation section.

IMPLEMENTATION RECOMMENDATIONS

The following charts depict a listing and timeline of the implementation actions for Deer Park and Emerald. 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 Village of Deer Park

ELEMENT	RECOMMENDATIONS	TIMEFRAME
<i>Utilities & Community Facilities</i>	1. Continue to provide only limited public facilities and services for residents.	Ongoing
	2. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new village services or expansions may be appropriate in the future.	Ongoing
	3. If appropriate, work with St. Croix County and state agencies to develop appropriate recreational facilities within the village.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
<i>Transportation</i>	1. Require new roads serving more than two residences to be built to village road specifications.	Ongoing
	2. Ensure road connectivity between new and future developments with a future road plan.	2012
	3. Require developers to pay the costs associated with new roads or streets and to bond to pay for repairs from construction damage to existing streets.	Ongoing
	4. Integrate future roadway improvements and road maintenance equipment into a capital improvement plan.	2012
	5. Stay involved with WisDOT plans for State Highway 46.	Ongoing
	6. Consider placing bicycle signage on the designated streets to direct bicycle traffic to the Deer Park Library and the Deer Park Village Park.	2012
	7. Support the recommended future bicycle route changes in the Village of Deer Park, including: paved shoulder on 222nd Ave. from the east edge of the village to Lagoon Drive, and on the rest of South Street East to STH 46, paved shoulder on STH 46/Main Street to the former railroad grade near the village park, off-road bicycle path on the former railroad grade and shared roadway on South Street West from the former railroad grade to the village limits. CTH H would continue to be designated a shared roadway.	When road improvements occur.
	8. 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.	When road improvements occur.
	9. Promote transportation services for the elderly and those with special needs. Encourage St. Croix County to continue to provide transportation services for elderly and disabled residents.	Ongoing

ELEMENT	RECOMMENDATIONS	TIMEFRAME
Housing	1. Promote the development of workforce housing stock in the village, particularly single-family residences and duplexes..	Ongoing
	2. Encourage housing redevelopment within the village in order to revitalize the downtown.	Ongoing
	3. Increase resident awareness of property maintenance standards in order to enhance and improve the environment and aesthetics of neighborhoods in the village and to protect the private property values of its residents.	Ongoing
	4. Identify and maintain properly planned and zoned areas for residential development by utilizing or updating the village zoning code as needed.	Ongoing
	5. Work to address violations of land use, zoning and other appropriate ordinances on existing residential or commercial properties.	Ongoing
	6. Enforce the Uniform Dwelling Code.	Ongoing
	7. Update land use regulations to require that relocated houses, manufactured housing, and mobile homes are sited on freestanding, separate parcels, are placed on permanent foundations and are brought into compliance with the Uniform Dwelling Code to provide safe, quality housing.	2012-2014
ELEMENT	RECOMMENDATIONS	TIMEFRAME
Economic Development	1. Focus downtown redevelopment efforts on beautification, residential redevelopment and businesses servicing residents	Ongoing
	2. Utilize the Village of Deer Park's Zoning Ordinance to regulate the type, location and basic appearance of new businesses	Ongoing
	3. Require new businesses be compatible with the community's private water service, environmental concerns, waste-water treatment limitations and small village character	Ongoing
	4. Strongly encourage infill; direct the location of new businesses to the existing commercially-zoned property on Main Street/STH 46.	Ongoing
	5. Require the disclosure of any soil or groundwater contamination on sites before approving development proposals and work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
Agricultural Resources	1. Encourage a farmer's market in the village to support farmers in neighboring towns and provide fresh local foods and products to village residents.	Ongoing
	2. Require that new residents receive a copy of St. Croix County's "Rural Living Guide" that outlines the traditional community norms and expectations for rural residents.	Ongoing
	3. Require that new residents also receive a copy of Deer Park's "Small Town Guide" insert which will assist them in understanding the expectations for village residents.	Ongoing

ELEMENT	RECOMMENDATIONS	TIMEFRAME
Natural Resources	1. Development shall only be allowed where best management practices for erosion and sediment control and storm water management can be implemented successfully	Ongoing
	2. Discourage and, where possible, prevent the filling or developing of wetlands and floodplains. Consider restoring degraded resources, such as wetlands and woodlands, where possible.	Ongoing
	3. Promote development and agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.	Ongoing
	4. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.	Ongoing
	5. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.	Ongoing
	6. 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.	Ongoing
	7. Consider implementing a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.	
ELEMENT	RECOMMENDATIONS	TIMEFRAME
Cultural Resources	1. Maintain an inventory of historic, archaeological and scenic resources.	Ongoing
	2. Provide the inventory for reference and discussion before and during consideration of land development proposals.	Ongoing
	3. 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.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
Intergovernmental Cooperation	1. Provide a copy of this comprehensive plan to all surrounding local governments and encourage St. Croix County, state agencies and other interested governmental units to consider this plan's policies and recommendations in making future decisions about land use within or affecting the village.	2011
	2. Work to resolve actual and potential conflicts between the village plan and other local plans through open dialogue, cooperative initiatives, and amendments to the Village of Deer Park Plan where appropriate	Ongoing
	3. Work with St. Croix County, Amery School District, and local, state and federal agencies to implement policy recommendations outlined in this comprehensive plan.	Ongoing
	4. Work with the Wisconsin Department of Transportation to ensure that the Village of Deer Park's transportation system is coordinated with surrounding systems and that Deer Park's interests, especially regarding STH 46, are well served when major transportation facility improvements are proposed.	Ongoing

ELEMENT	RECOMMENDATIONS	TIMEFRAME
	5. Work with the Town of Cylon and St. Croix Economic Development corporation to site appropriate commercial businesses, which will benefit both the village and town.	Ongoing
	6. Work with the Town of Cylon to coordinate land uses and to develop transition areas between the village and surrounding agricultural lands in order to preserve farming in the town.	2012-2015
	7. Work with US Fish & Wildlife Service (USFWS) to improve the safety of village residents near the USFWS land during hunting season. Educational signage would be one option.	2012-2015
ELEMENT	RECOMMENDATIONS	TIMEFRAME
Land Use	1. Direct development in distinct areas through the use of zoning districts, focusing on areas where services exist or are planned.	Ongoing
	2. Maintain and rehabilitate existing residential and commercial structures when possible.	Ongoing
	3. Promote residential development within the village in a manner that is carefully designed, located and planned, which also considers impacts on utilities and community facilities, public services, traffic volume and adjacent uses.	Ongoing
	4. Direct new development near existing neighborhoods when possible and promote integration of new development with the surrounding community.	Ongoing
	5. Assess the housing needs of the elderly and special needs residents in the village and promote private housing development to meet those needs.	Ongoing
	6. Review land use plan policies, subdivision and zoning ordinances prior to making a recommendation on a rezoning request.	Ongoing
	7. Conduct site reviews on proposed development and/or ask for sufficient documentation to ascertain potential impacts to the environment	Ongoing
	8. Evaluate official mapping as a tool. If supported, draft, adopt and record with the St. Croix County Register of Deeds an official map for the village that describes roads, sewer service, future recreation and future public facilities as allowed under Wisconsin Statutes 62.23(6).	2012-2015
	9. Identify and maintain properly planned and zoned areas for residential development by utilizing the village codes. Review and update for consistency with this plan, the village's subdivision and zoning regulations.	2011-2013

PLAN MONITORING, AMENDMENTS, AND UPDATE

The Town of Emerald and Village of Deer Park should regularly evaluate their progress towards achieving the recommendations of their plan and amend and update the plan as appropriate. This section suggests recommended criteria and procedures for monitoring, amending and updating the plan.

PROCEDURES

The town and village should continuously evaluate its decisions on private development proposals, public investments, regulations, incentives and other actions against the recommendations of this plan.

Amendments may be appropriate in the years following initial plan adoption, particularly in instances where the plan is becoming irrelevant or contradictory to emerging policy or trends. Amendments are generally defined as minor changes to the plan maps or text. The plan will be specifically evaluated for potential amendments at least every three years and at most in 10 years. Frequent amendments to accommodate specific development proposals should be avoided or else the plan will become meaningless.

The State comprehensive planning law requires that the community use the same basic process to amend the plan as it used to initially adopt the plan. This does not mean that new surveys need to be conducted. It does mean that the procedures defined under § 66.1001(4) Wis. Stats., need to be followed. The town and village can work with St. Croix County in monitoring the state law for any changes that may clarify the amendment process. Before town or village adoption, any plan amendment should be forwarded to neighboring municipalities and the County for review and comment.

APPENDIX

RESOLUTION 05 - 05 - 08

ESTABLISHING PUBLIC PARTICIPATION PROCEDURES FOR THE WEST CENTRAL WISCONSIN MULTIJURISDICTIONAL PLANNING PROJECT

- WHEREAS,** the (Town, Village) or City of Deer Park has decided to prepare a comprehensive plan under the authority and procedures of §62.23 (3) and §66.1001, Wisconsin Statutes; and
- WHEREAS,** §66.1001 (4) (a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments; and
- WHEREAS,** the (Town Board, Village Board) or City Council of the (Town, Village or City) of Deer Park has designated a plan commission for the purposes defined in §62.23 (1), (2), (4) and (5), Wisconsin Statutes; and
- WHEREAS,** the (Town, Village) or City of Deer Park plan commission has received, reviewed and recommended approval of the *Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project*; and
- WHEREAS,** the agreement between the (Town, Village) or City of Deer Park and its hired planning consultants will include written procedures to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on draft plan materials, and provide mechanisms to respond to such comments in a document called *Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project*; and
- WHEREAS,** the (Town, Village) or City of Deer Park believes that regular, meaningful public involvement in the West Central Wisconsin Multijurisdictional Planning Project process is important to assure that the resulting plan meets the wishes and expectations of the public.

NOW, THEREFORE BE IT RESOLVED, that the (Town Board, Village Board) or City Council of the (Town, Village) or City of Deer Park hereby ordain and resolve as follows: to approve the written procedures included in *Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project* as its public participation procedures meeting the requirements of §66.1001 (4) (a), Wisconsin Statutes.

Dated this 5 day of May, 2008.

Village President

Ellen Spencer

Village Clerk

Poland Thompson

Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project

INTRODUCTION

§66.1001 (4) (a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, at every stage of comprehensive plan preparation, and that such written procedures provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments.

THE GOVERNING BODY OF EACH LOCAL GOVERNMENTAL UNIT PARTICIPATING IN THE WEST CENTRAL WISCONSIN MULTIJURISDICTIONAL PLANNING PROJECT RECOGNIZES THE NEED FOR AN OPEN AND ACTIVE PUBLIC PARTICIPATION PROCESS TO FOSTER A STRONG COMMUNITY COMMITMENT TO THE DEVELOPMENT AND IMPLEMENTATION OF A COMPREHENSIVE PLAN TO GUIDE THE COMMUNITY'S FUTURE GROWTH AND DEVELOPMENT. TO ENSURE THAT THE PUBLIC HAS AN OPPORTUNITY TO BE INVOLVED IN EVERY STAGE OF THE PREPARATION OF THE COMPREHENSIVE PLAN, THE PARTICIPANTS IDENTIFY THE FOLLOWING ACTIONS TO PROMOTE AN ACTIVE PUBLIC INVOLVEMENT PROCESS THAT PROVIDES COMPLETE INFORMATION, TIMELY PUBLIC NOTICE, FULL PUBLIC ACCESS TO KEY DECISIONS, AND SUPPORTS EARLY AND CONTINUING INVOLVEMENT OF THE PUBLIC IN DEVELOPING THE PLAN.

PUBLIC PARTICIPATION PROCEDURES

- Each participating local governmental unit shall have a duly appointed Plan Commission pursuant with §66.23 (1) and/or §60.62 (4), Wisconsin Statutes.
- All Plan Commission meetings are open to the public and are officially posted to notify the public as required by law. A period for public comment is provided.
- One Issues and Opportunities Identification workshop where the Plan Commission and the public will participate in a facilitated session to develop and prioritize key issues to be considered in the planning process, explore community values and problems, as well as strengths and weaknesses in being able to address the issues. The workshop is noticed and the public is invited to participate.
- One statistically valid Community Opinion Survey developed with consideration of the Issues and Opportunities Identification workshop outcome.
- One Community Vision and Development Design workshop where the Plan Commission and the public will participate in roundtable discussions, design preference activities and develop a community vision. The workshop is noticed and the public is invited to participate.
- At least one Open House and Information/Education meeting where information about planning activities and plan products will be presented. The meeting is noticed and the public is invited to participate.
- The governmental units of adjacent or overlapping jurisdiction will be notified of the community's undertaking of the preparation of the Comprehensive Plan and their input sought on interjurisdictional issues concerning land use, municipal boundaries and service provision.
- The governing body of the local governmental unit will receive periodic reports from the Plan Commission during the preparation of the plan and will have the opportunity to review and comment on materials developed for incorporation into the Comprehensive Plan.
- Where practicable, provide information about planning activities and plan outcomes on an Internet website. (WCWRPC will assist participants lacking such resources)
- All meetings of the governing body of the local governmental unit are open to the public and are officially posted to notify the public as required by law.
- Draft copies of the recommended Comprehensive Plan will be available at offices of the local governmental unit and other public places for the public to review and to submit written comments.

- A joint Plan Commission and governing body Public Hearing will be conducted on the recommended Comprehensive Plan prior to Plan Commission recommendation and the governing body enacting the plan by ordinance. The Public Hearing will be preceded by Class 1 notice under Chapter 985, Wisconsin Statutes, published at least 30 days before the hearing is held. Additional notice will be provided pursuant to §66.1001 (4) (e), Wisconsin Statutes. The public is invited to comment and submit written comments.
- The governing body will consider and respond to written comments regarding the plan before enacting it by ordinance.
- The adopted comprehensive plan will be distributed to:
 1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
 2. The clerk of every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan.
 3. The Wisconsin Land Council.
 4. The Wisconsin Department of Administration.
 5. The West Central Wisconsin Regional Planning Commission.
 6. The public library that serves the area in which the local governmental unit is located.