

Town of Holland, Wisconsin

Volume 2: Comprehensive Plan

Existing Conditions Report
January 2007



Town of Holland

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**Schreiber/Anderson Associates, Inc.
SAA Project Number 2127**

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Table of Contents

1. Introduction and Summary of Findings	1-1
About this Report.....	1-1
History and Setting.....	1-1
Summary of Key Findings	1-2
2. Demographic Trends and Projections.....	2-1
Population Trends and Forecasts	2-1
Age and Gender	2-1
Race	2-2
Income Levels	2-2
3. Land Use	3-1
Existing Land Use Patterns	3-1
Development Densities	3-2
Intensity of Non-Residential Use	3-2
Land Use Supply, Demand, and Projections	3-3
Future Land Use Projections.....	3-4
4. Agricultural Resources.....	4-1
Agricultural Lands	4-1
Soil Types.....	4-1

Soil Suitability.....	4-1
Agricultural Dependency.....	4-2
5. Natural Resources	5-1
Groundwater.....	5-1
Surface Water.....	5-1
Wetlands	5-2
Floodplains	5-2
Woodlands.....	5-2
Topography	5-3
Steep Slopes.....	5-3
Wildlife, Rare, Threatened, and Endangered Species.....	5-4
Open Spaces, Environmental Corridors, and Environmentally Significant Areas.....	5-4
Mining and Non-Metallic Mineral Resources	5-5
6. Cultural Resources	6-1
Historic Structures and Places.....	6-1
Archaeological Resources.....	6-1
7. Housing.....	7-1
Housing Units.....	7-1
Household Characteristics	7-1
Type of Housing Unit.....	7-2
Age of Housing Structures	7-2

Housing Values	7-2
Affordability of Housing	7-3
Housing Projections	7-3
Special Needs Housing	7-4

8. Transportation..... 8-1

Movement of Goods	8-1
Movement of People – Regional	8-2
Movement of People – Local	8-3
Commuting Patterns	8-5
Planned and Scheduled Improvements	8-5

9. Utilities and Community Facilities 9-1

Water Supply	9-1
Sanitary Sewer Service	9-1
Solid Waste Disposal and Recycling Facilities	9-1
Stormwater Management	9-2
Telecommunication Facilities	9-2
Power Plants, Electricity, and Transmission Lines	9-2
Libraries	9-3
Schools	9-3
Parks and Recreation	9-3
Police, Fire, and Rescue	9-4
Health Care Facilities	9-4

Child Care Facilities	9-5
Cemeteries	9-5
Timetable for the Expansion of Utilities and Community Facilities	9-5

10. Economic Development..... 10-1

Education of Labor Force	10-1
Participation in Labor Force.....	10-1
Employment Statistics	10-2
Economic Base	10-3
Commercial and Industrial Business Trends	10-4
Employment Projections	10-5

11. Intergovernmental Cooperation 11-1

La Crosse County	11-1
Surrounding Municipalities	11-1
Regional Planning Jurisdictions.....	11-2
State and Federal Agencies	11-2
School Districts.....	11-2
Existing or Potential Conflicts	11-2

APPENDICES

Appendix A: Maps

<u>Map Title</u>	<u>Map Number</u>
Regional Context	1.1
Existing Land Use	3.1
Zoning	3.2
Agricultural Land Use	4.1
Soil Classifications by Capability	4.2
Environmental Features	5.1
Road Network by Jurisdiction	8.1
Road Network by Type.....	8.2
Utilities	9.1
Community Facilities	9.2

APPENDIX B: SOURCES

Sources

A listing of sources used throughout the Existing Conditions Report.

I INTRODUCTION & SUMMARY OF FINDINGS

About this Report

This volume contains the statistical profile and background analysis prepared in advance of updating the Town of Holland Comprehensive Plan. Plan recommendations will be developed and placed in a separate volume. This volume looks at both existing conditions and future projections. Its purpose is to provide an understanding of where Holland is today, and, perhaps more importantly, to foster discussion and debate about the Town of Holland's future.

This volume is separated into chapters. Chapters include:

1. Introduction & Summary of Findings
2. Demographic Trends and Projections
3. Land Use
4. Agricultural Resources
5. Natural Resources
6. Cultural Resources
7. Housing
8. Transportation
9. Utilities and Community Facilities
10. Economic Development
11. Intergovernmental Cooperation

History and Setting

The Town of Holland was settled in 1850 and was given its name for the number of Dutch immigrants that had settled in the area. The history of the Town is rooted in agriculture, which to this day continues to be an important economic engine for the area.

The Town of Holland is located in the northwestern most corner of La Crosse County, Wisconsin. The Town is surrounded by Trempealeau County on the north, Town of Farmington to the east, Village of Holmen and the Town of Onalaska to the south and southeast, and the Mississippi River to the west. The Town is located 12 miles north of the City of La Crosse. The natural landscape of this region helps to define the Town. Holland enjoys a diverse range of topography and natural features, including the coulees, and access to various water sources.

Summary of Key Findings

Growth Projections

- Projections provide a baseline; however, local policy will help determine the amount and location of growth.
- Holland is projected to grow by approximately 1,100 people over the next twenty years (from 3,329 in 2005 to 4,447 by 2025).
- Approximately 450 new housing units are projected by 2025 (from 1,130 in 2005 to 1,577 in 2025).
- Town is projected to need 1,100 acres for development by 2025.
- 600 acres of new residential development would be needed by 2025.

Agriculture

- In 2000, 6% of Holland's population was living on farms (181/3,042).
- In 2000, 2% of Town's workforce was employed on local farms (35/3,042).
- Over 6,700 acres of land are used for agricultural purposes.

Housing

- The average household size is 3 people per household.
- Over 55% of Holland's housing units have been built in the past 20 years.
- The median home value in the Town was \$123,400 in 2000.

Employment

- The Town's unemployment rate is 3%.
- Over 20% of residents have a bachelor's degree or higher.
- Nearly one third of all residents work in management or professional occupations.

Natural and Cultural Resources

- The Town is located in the Black-Buffalo-Trempealeau River Basin, which is home to 26 endangered species.
- Over 7,500 acres are woodlands. 450 acres are enrolled in the state's Managed Forest Program.
- The Town has 7 sites listed on the National Register of Historic Places and 6 sites designated on the State Register of Historic Places.
- The Holland Sand Prairie is located just east of the Town Hall and is home to roughly 150 species of plants, some of which are threatened or species of special concern.

2 DEMOGRAPHIC TRENDS & PROJECTIONS

Population Trends and Forecasts

The Town of Holland has been increasing in population over the past twenty years. While the rate of growth is projected to decrease slightly over the next two decades, the population is still projected to grow. Holland is among the fastest growing communities within La Crosse County.

Historical measures are from the US Census. The projections provided for the next twenty years have been provided by the State of Wisconsin Department of Administration (DOA). The DOA considers and monitors changes and patterns in fertility, mortality, and migration.

Table 2.1: US Census Population Counts and Wisconsin DOA Projections

	Census			Projections				
	1980	1990	2000	2005	2010	2015	2020	2025
Town of Holland	1,776	2,175	3,042	3,329	3,609	3,867	4,134	4,447
Town of Onalaska	5,386	5,803	5,210	5,445	5,668	5,860	6,071	6,349
Village of Holmen	2,411	3,236	6,200	6,931	7,633	8,287	8,958	9,729
La Crosse County	91,056	97,904	107,120	110,302	113,211	115,538	118,246	122,291

Source: U.S. Bureau of the Census, 2000, Wisconsin Department of Administration

Age and Gender

The median age for the Town is 35.2 years old, which is slightly lower than the state median age of 36 years old and slightly higher than the County median age of 33.5. Table 2.2 outlines the age distribution for the population of Town of Holland residents. Just fewer than 50 percent of residents in the Town are between 25 and 54 years old. One third of Town of Holland residents are under age 20, which is similar to nearby Town of Onalaska and Village of Holmen, but is much higher than the rest of La Crosse County. In contrast, only 13 percent of Town of Holland residents are over 55 years old, compared to over 20 percent of all County residents.

When considering gender, 51% of the residents are male. For La Crosse County, only 48.5% of residents are male.

Table 2.2: Population by Age, 2000

	Total Population	Under 5 years (%)	5 to 19 years (%)	20 to 24 years (%)	25 to 44 years (%)	45 to 54 years (%)	55 to 74 years (%)	75 years and over (%)
Town of Holland	3,042	6.8	27	3.8	32.3	16.7	11.3	1.9
Town of Onalaska	5,210	7.4	25.4	3.9	31.6	17.8	12.1	1.9
Village of Holmen	6,200	8.6	25.1	6.1	33.6	12.3	10.9	3.4
La Crosse County	107,120	5.6	21.3	10.7	26.2	12.5	13.2	6.1

Race

The following table shows the race breakdown for Holland residents. Holland’s race composition is similar to that of nearby communities and La Crosse County.

Table 2.3: Percentage of Population by Race, 2000

	White (%)	Black or African American (%)	American Indian and Alaska Native (%)	Asian (%)	Native Hawaiian and Other Pacific Islander (%)	Some other race (%)	Two or more races (%)
Town of Holland	96.7	0.1	0.2	2	0	0.1	0.9
Town of Onalaska	97	0.2	0.6	1.3	0	0.1	0.7
Village of Holmen	95.3	0.3	0.3	3.2	0	0.3	0.6
La Crosse County	94.2	0.9	0.4	3.2	0.0	0.3	1.0

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

Income Levels

Table 2.4 depicts three measures of income for the Town and surrounding communities.

- ✓ Median Household Income considers income for all people who occupy a housing unit- related or not.
- ✓ Median Family Income considers income for people who reside together and are related by birth, marriage, or adoption. It is typically higher than the Median Household Income.
- ✓ Per Capita Income is the total income of the area divided by the total population.

Table 2.4: Income Analysis

	Median Household Income	Median Family Income	Per Capita Income
Town of Holland	\$55,846	\$57,383	\$20,126
Town of Onalaska	\$54,075	\$57,268	\$19,887
Village of Holmen	\$42,021	\$49,375	\$17,002
County	\$39,472	\$50,380	\$19,800
State	\$43,791	\$52,911	\$21,271

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

3 LAND USE

Existing Land Use Patterns

There are just over 29,000 acres of land within the Town of Holland’s boundaries. Over one quarter (26%) of the land is currently forest, 23% is agriculture and 6% is wetland or swampland. Residential uses in the Town account for nearly 5% of the total land. Commercial and manufacturing uses total 3% of the total land within the Town.

A detailed set of existing land use acreages has also been prepared by the University of Wisconsin – La Crosse. These estimates contain additional categories than those shown below. The existing land use map depicts this data.

Table 3.1: Existing Land Use Table

Land Use Type	Municipality					
	Town of Holland		Town of Onalaska		La Crosse County	
	Number of Acres	Percentage	Number of Acres	Percentage	Number of Acres	Percentage
Residential	1,398	5%	2,138	7%	20,233	7%
Commercial	273	1%	182	1%	6,119	2%
Manufacturing	627	2%	108	0%	2,346	1%
Agriculture	6,727	23%	9,542	33%	115,284	38%
Swamp and Waste	1,734	6%	305	1%	7,308	2%
Forest	7,642	26%	6,149	21%	89,743	29%
Other	185	1%	192	1%	2,305	1%
Private Forests Enrolled in Government Program	454	2%	762	3%	8,573	3%
Federal Lands	3216	11%	3,093	11%	9,762	3%
State Lands	3601	12%	146	1%	7,143	2%
County Lands	92	0%	39	0%	3,692	1%
Town Parks	35	0%	26	0%	1,917	1%
Other Public and Semi Public Use	410	1%	367	1%	5,176	2%
Open Water	1875	6%	5,110	18%	16,898	5%
Right of Way	795	3%	816	3%	10,775	4%
Total Acres	29,064		28,975		307,274	

Source: Mississippi River Planning Commission, 2000

Development Density

The Town of Holland has an average density of 71.6 people per square mile. Within the Town there are 24.8 housing units per square mile. Holland’s density is half of the Town of Onalaska which has an average of 140.8 people in 49.6 housing units per square mile.

Table 3.2: Population and Household Density

	Population	Housing Units	Area in Square Miles			Density (Sq. Mi of Land Area)	
			Total Area	Water Area	Land Area	Population	Housing Units
La Crosse County	107,120	43,479	479.92	27.18	452.74	236.6	96
Holland town	3,042	1,054	45.64	3.13	42.51	71.6	24.8
Holmen village	6,200	2,377	3.19	0	3.19	1,944.90	745.7
Onalaska town	5,210	1,834	44.9	7.9	37	140.8	49.6

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

Intensity of Non-Residential Use

Intensity refers to height, bulk, and use associated with non-residential development. In Holland, this is regulated through the County Zoning ordinance. The following zoning districts are located throughout the Town and are illustrated in Map 3.2.

Table 3.3: Non-Residential Intensity

Non Residential Zoning District	Summary and Description
Commercial A (CA)	Commercial A is the most restrictive district of non-agriculture / non-residential zoning districts in the County. A wide range of uses are allowed by right including small retail stores, gas stations, restaurants, grocery and motels. A maximum height limit of three stories or 45 feet is allowed.
Commercial B (CB)	This is the second most restrictive district of the three non-agriculture / non-residential zoning districts in the County. A wide range of uses are allowed by right including feed mills, hotels, newsstands, and animal hospitals. A maximum height limit of three stories or 45 feet is allowed.
Commercial C (CC)	This zoning district permits uses allowed in the Commercial B and more intensive uses including: a) Wholesale warehouses, truck terminals, and freight houses, b) Storage plants (not including junk yards), c) Bakeries, printing plants, laboratories, d) Woodworking and sheet metal fabrication plants. The maximum height allowed is three stories or 45 feet.
Industrial (I)	The industrial district allows a wide variety of industrial, warehousing, commercial and related uses. The maximum height for this district is 60’ or 5 stories. In addition, the ordinance specifically states that the following several uses are only allowed with additional hearing and review.

Land Use Supply, Demand, and Projections

Land Use Supply

The Town's land supply is based on several factors including physical suitability, local and county regulations, and community goals. Intergovernmental agreements and annexations are also considerations when looking at the available land supply at the community level. Based on physical suitability, there is a large supply of land that could be used to support development in the Town. Local policy will more closely determine how this supply is defined and how it is used.

Land Use Demand

As development pressures increase, the demand for developable land also rises. An analysis of building trends in the 1990s indicates that approximately 8% of the Town's farmland was converted out of an agricultural use between 1990 and 1997. Not surprisingly, this conversion factor was higher for Towns on the western side of the County.

The demand for residential land in the Town and region continues to grow. According to local records, the Town saw the construction of 210 new housing units during the highlighted seven-year period 1990-1997. Similar growth was realized in the period 1999-2005 when 219 housing units were constructed.

Land Prices

One method to analyze comparative land prices is to look at the cost of farmland for Towns in the area. Table 8.4 shows average farmland sales for the Towns of Holland and Onalaska and the average of all towns in La Crosse County from 1990-1997. In Holland, more acres were converted out of agriculture than remained in agriculture after sales. The opposite is true in the Town of Onalaska, where more than twice as many acres of land remained in agriculture than were converted out of agriculture. Land converted out of agriculture in the Town of Holland sold for a significantly higher value than land sold that remained in agriculture (approximately three times higher). However, in the Town of Onalaska, land converted out of agriculture sold for nearly the same amount as land that remained in agriculture.

Table 3.4: Average Farmland Sales for Selected Towns in La Crosse County, 1990-1997

	Number of parcels sold	Total acres	Acres continuing in agriculture	Acres converted out of agriculture	\$/acre of land continuing in agriculture	\$/acre of land converted out of agriculture	1990 acres of farmland	% sold and converted 1990-1997
T. Holland	36	1,494	733	761	\$1,378	\$3,959	9,820	7.8%
T. Onalaska	47	2,404	1,635	769	\$1,082	\$1,204	11,294	6.8%
All towns in La Crosse County	404	21,421	17,508	3,913	\$885	\$1,609	128,529	3.0%

Source: Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, UW-Madison

Future Land Use Projections

The following land use projections are based on state growth estimates and current Town development densities. Based on these figures, the Town is projected to need an additional 1,100 acres for new development over the next twenty years. It is assumed that this additional growth will utilize land that is currently in an agricultural or open space use. Approximately 600 acres of new residential land would be needed to meet the projected population and housing growth.

These projections are prepared for initial analysis and discussion. Local policy, adopted in this plan, will play an important role in determining whether or not more or less acreage is used for development purposes.

The calculations are based on the following sources and assumptions:

- a) State of Wisconsin- DOA Population and Household Growth Projections
- b) Residential density is based on number of housing units per acre, 2000
- c) Commercial and industrial uses are based on their 2000 ratio to residential development.

Table 3.5: Generalized Land Use Projections (New acres by 5-year increment)

	2010	2015	2020	2025	Estimated Total
La Crosse County					
Residential	956	787	841	933	3,517
Commercial	193	164	171	189	716
Industrial	186	163	169	183	701
Agriculture/Open Space	-1,335	-1,114	-1,181	-1,304	-4,934
Town of Holland					
Residential	154	139	145	155	593
Commercial	40	36	37	40	154
Industrial	92	83	86	92	353
Agriculture/Open Space	-285	-258	-268	-288	-1,099

Source: Schreiber/Anderson Associates, 2005

Note on land use data. In determining these ratios, land use estimates from the MRRPC and UW-La Crosse were considered. MRRPC data was ultimately utilized because it provided for a slightly larger demand for growth and developing acreage. For planning purposes, it was deemed appropriate to utilize the higher figure when creating general projections such as these.

4 AGRICULTURAL RESOURCES

Agricultural Lands

There are 6,727 acres of farmland within the Town of Holland. This accounts for nearly a quarter of all the land within the Town. Farming is a key part of the local economy and is also a way of life for many residents. Map 4.1 depicts where these uses are located and how these agricultural lands are utilized.

Soil Types

The following soils can be found within the Town of Holland. More detailed information on these soil types can be found in the La Crosse County Farmland Preservation Plan 1980.

- Marsh
- Alluvial
- Boone Sand
- Boon – Hixton Loamy
- Hixton Sandy Loam
- Plainfield Loamy
- Plainfield Fine
- Sparta Loamy Fine Sand
- Fayette Silt Loam
- Waukegan Silt Loam
- Dakota Sandy Loam
- Gale Hixton Complex Soil
- Gale Silt Loam Soil

Soil Suitability

Soil suitability is a key factor in determining the best and most cost-effective locations for new development. Soil types and capability also help determine the viability of land for agricultural purposes. Soil suitability is depicted on Map 4.2. Soil suitability classes for agriculture range from Class I to Class VIII, with I being most suitable and VIII being the least suitable soils for agriculture.

Table 4.1: Soil Suitability

Soil Classification	Acres	Description
Class 1	466	No significant limitations for raising crops.
Class II	1,012	Suited for cultivated crops but have limitations such as poor drainage, limited root zones, climatic restrictions, or erosion potential.
Class III	1,786	Suited for cultivated crops but have limitations such as poor drainage, limited root zones, climatic restrictions, or erosion potential.
Class IV	9,127	Suitable for crops but only under selected cropping practices.
Class V	9,500	Best suited for pasture and range
Class VI	5,969	Best suited for pasture and range
Class VII	3,668	Best suited for pasture and range
Class VIII	52	Suited only for wildlife habitat, recreation, and other nonagricultural uses
Urban- Developed	394	

Source: USDA Soil Survey

Agricultural Dependency

The following table depicts the number of Town residents living on and employed by farms.

Table 4.2: Dependence on Agriculture (2000 Census)

Town Name	Town Population	Population Living On Farms		Employed Adults Working on Farms	
		Number	Percent	Number	Percent
Town of Holland	3,042	181	6.0%	35	2.0%
Town of Onalaska	5,210	89	1.7%	54	1.9%
La Crosse County	27,698	1,394	5.0%	536	3.6%

Source: Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, UW-Madison

The U.S. Department of Commerce reported that farm earnings in La Crosse County decreased by 48 percent between 1990 and 1998, which was a greater decline than in the Mississippi River region (37 percent), the State of Wisconsin (26 percent) or the United States (2 percent).

According to the Wisconsin Agricultural Statistics Service, between 1992 and 1997 the following agricultural land trends occurred in La Crosse County:

- Land in farms decreased 7 percent from 182,339 to 169,543 acres
- Average size of farms decreased 3 percent from 231 to 223 acres
- Full-time farms decreased 21 percent from 507 farms to 403 farms
- Market value of agricultural products sold decreased 5 percent to \$45,758,000 (crop sales accounted for 20 percent of the market value and livestock sales accounted for 80 percent of the market value)
- Average market value of agricultural products sold per farm decreased slightly from \$60,843 to \$60,287

5 NATURAL RESOURCES

Groundwater

Groundwater resources are plentiful in La Crosse County and it is the source of residential water supply for Town of Holland residents. A sandstone and dolomite aquifer coupled with the soil geology of the area allow for rapid groundwater recharge, which supplies a constant supply of water. Groundwater in the area is generally considered to be of good quality; however, the area's porous soil geology, while allowing for rapid groundwater recharge, can also make the groundwater more susceptible to contamination. A groundwater study conducted for La Crosse County reported that there were over 160 groundwater contamination sites in La Crosse County in 2003, mostly in the vicinity of the Cities of La Crosse and Onalaska.

Surface Water

The region's surface waters are among the most popular environmental resources from a recreational and aesthetic perspective. There are few natural inland lakes in La Crosse County, but the adjoining surface waters of the Mississippi River, Black River, Lake Onalaska, and Lake Neshonoc are the biggest contributors to surface water recreation. Collectively these waterways cover over 16,460 acres of surface water in the County.

The Town of Holland is located within the Black-Buffalo-Trempealeau River Basin. This Black River is the northern border of the Town. Van Loon Lake and Fleming Creek are the other major surface water resources within the Town.

Table 5.1 outlines the various water sources within the Black-Buffalo-Trempealeau River Basin.

Table 5.1: Surface Water by Watershed

Lower Black River Watershed	
Black River	Long Coulee Creek
Fleming Creek	Sand Lake Coulee Creek
Halfway Creek	Lake Onalaska
Johnson Coulee Creek	
Big and Douglas Rivers Watershed	
Sand Creek	Burr Oak Creek
Davis Creek	Amborn Creek

Wetlands

A majority of Holland's wetlands are found near the Mississippi and Black Rivers on the western and northern borders of the Town.

Wetlands are defined in Wisconsin Statutes 23.32 as areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions. Wetlands are environmentally sensitive due to the many values and functions they provide, including:

- Filtering and replenishing groundwater.
- Flood protection – wetlands act like sponges by storing and slowly releasing rainfall and runoff, which reduces flood peaks and flood recovery costs.
- Filters for certain kinds of wastes and soluble contaminants generated from runoff, which protects water quality.
- Food and habitat for many plants and animals, which benefits hunting, fishing, sightseeing, and other recreational or tourism interests.
- Shoreline protection – wetlands protect shorelines from erosive wave action and enhance the quality of life by providing spacious and scenic open spaces.

Floodplains

Floodplains in the Town of Holland are located adjacent to the Mississippi and Black Rivers, as well as Van Loon Lake. The majority of the western and northern borders of the Town fall within a 100 year floodplain. Floodplains are land areas that have been or may be covered by floodwater during the "regional flood". The regional flood is a flood determined to be representative of large floods known to have occurred in Wisconsin or which may be expected to occur on a particular lake, river or stream. Floodplains are identified and mapped by the Federal Emergency Management Agency (FEMA). The Nation's annual flood recovery costs are high and the human hardship beyond this is immeasurable. It is for this reason that the federal, state, and local governments encourage hazard mitigation planning that discourages floodplain development. Counties, cities, and villages are responsible for administering floodplain zoning in accordance with regulatory standards of Chapter NR 116 of the Wisconsin Administrative Code and the standards of the National Flood Insurance Program.

Woodlands

As of 1999, there were 7,642 acres of woodlands within the Town of Holland. The Town and County are located in a region of the country known as the Prairie-Forest Border, which forms the transition zone between the plains to the south and west and the forests to the north and east. Wisconsin forest statistics published in 1996 by the U.S. Department of Agriculture reported 136,500 acres of forest land in the County. Before European settlement and the resulting fire suppression, the vegetation in this region consisted of oak savanna and southern oak forest. The remaining forest cover is generally broad-leaved deciduous forest. Oak is the predominant hardwood with maple replacing some of the oak stands following logging. Extensive stands of bottomland hardwoods such as elm and cottonwood are found in the vicinity of the Black and Mississippi Rivers. The State's Managed Forest Law (MFL) program is available to landowners with 10 or more contiguous acres of forestland. Participating landowners must agree to a forest management plan that includes harvesting at least 80 percent of their forest area. In exchange, their land is taxed at a rate below the state average. There are 454 private acres within Holland that area included within the program.

Woodlands perform important aesthetic, environmental, and ecological functions. The Town and County's scenic wooded covered hills and coulees are one of the most attractive features of the landscape and have a major impact on residents and tourists alike. Woodlands also provide important settings, backdrops, and screens for homes, businesses, farms, roads, and shorelines, which creates an attractive landscape that benefits the economy and aesthetics of the County. In addition woodlands generate or contribute to energy, oxygen, nitrogen, and carbon cycles. They also provide essential habitats for numerous varieties of plants and animals and can mitigate the destructive affects of erosion, pollution, and severe weather.

Topography

The Town and County lie in the heart of the driftless area, which covers southwestern Wisconsin, southeastern Minnesota, and northeast Iowa. This area was missed by the most recent glacial advance but was highly dissected by the glacial melt water created 11,000 years ago by the retreating glacier. The scenic ridges and valleys created by this melt water were named coulees by early French settlers resulting in this area becoming known as the "Coulee Region". Many of the ridges have bluffs of exposed limestone outcroppings. Kings Bluff and associated hills are located in the center of the Town and overlook the Amsterdam prairie.

Steep Slopes

The Environmental Features Map, Map 5.1, illustrates areas with slopes of 20 percent or greater. The Town of Holland has significant slopes throughout the eastern half of the Town that range from 20 – 90%.

Steep slopes are environmentally sensitive from a water quality perspective because increased erosion and stormwater runoff occurs when these slopes are developed. The detrimental effect of stormwater runoff from impervious surfaces such as rooftops and driveways increases greatly when such surfaces are constructed on steep slopes. La Crosse County has many creeks, some of which support trout fisheries. All of these creeks, as well as the larger rivers and lakes, are or could be recipients of runoff from development on steep slopes. The water quality of these rivers and creeks provides biologic, recreational, and aesthetic benefits. The creeks classified as trout streams, in particular, make handling of runoff from development on steep slopes especially critical if these sensitive aquatic environments are to be maintained or enhanced.

To protect the area's rivers, lakes, and streams from excessive stormwater runoff, the County Land Conservation Department and Committee enforce a construction site erosion control ordinance that calls for approval of an erosion control plan prior to construction activity taking place. This ordinance also prohibits construction activity from occurring on slopes of 30 percent or greater. Increased erosion control measures are called for in this ordinance when slopes of 20 percent or greater are to be disturbed. In addition, the Village of Holmen has stricter standards than the County and prohibits construction on slopes of 12 percent or greater.

In addition to erosion, sedimentation, and water quality problems, development on steep slopes can impair the natural beauty and viewsheds in the area. When development occurs on steep slopes, or on top of these steep slopes at higher elevations, it greatly impacts the visual character of the area as the development can dominate the viewshed.

Wildlife, Rare, Threatened, and Endangered Species

There are 26 species in the Black-Buffalo-Trempealeau River Basin that are currently endangered and 34 species that are considered to be threatened. The species include certain plants, fish, birds, and amphibians. Over the last few decades the communities within the County have experienced changes in the composition of their animal and plant life. Historically the majority of changes occurred through human encroachment and consequent disturbance to the wildlife and its habitat. Land uses that have drastically altered the natural environment such as the cutting of forests, wetland drainage, agriculture, and increased urbanization have resulted in the reduction of the quantity and quality of habitat for many species. This reduction in habitat has also resulted in the near extirpation of some species.

The U.S. government, in an attempt to protect biological resources, enacted the Endangered Species Act (ESA) of 1973. The Act essentially prohibits the taking of a threatened or endangered species or its habitat. Wisconsin, in accordance with the ESA, has developed the Wisconsin Natural Heritage Working Lists. The Wisconsin Natural Heritage Working Lists contains species known or suspected to be rare in the state. The list and a map depicting the general location of these rare species can be viewed on the DNR website.

Open Spaces, Environmental Corridors, and Environmentally Significant Areas

Environmental corridors are continuous systems of open space that include environmentally sensitive lands, floodplains, wetlands, and natural resources requiring protection from disturbance and development, and land specifically designated for open space or recreational use. Important environmental corridors that are suitable for preservation include the river and stream corridors, the bluffs, the coulees, and the important wildlife habitats located throughout the Town. The Environmental Features Map, Feature 5.1, shows these important environmental areas.

There is one State natural area within the Town of Holland. State Natural Areas are formally designated sites devoted to scientific research, the teaching of conservation biology, and the preservation of natural values and genetic diversity for future generations. The Great River Trail is located along the Black River in the southwest corner of the Town.

The Town of Holland, in conjunction with the DNR and the Mississippi Valley Conservancy, is working to preserve the natural prairie that was once part of a vast series of sand prairies on terraces of the Upper Mississippi River and is one of the last large sand prairie remnants to its kind remaining. The 60 acre parcel, known as the Holland Sand Prairie, is located just east of the Town Hall and is home to roughly 150 species of plants, some of which are State threatened species or species of special concern.

Van Loon Wildlife Area, a DNR Public Wildlife Recreation Land, is located within the Town and is approximately 4,000 acres and is located northwest of Holmen.

Another significant open space and environmental corridor in the region is the Upper Mississippi River National Wildlife and Fish Refuge. The Refuge is the western border of the Town of Holland. The refuge was established in 1924 and is one of the country's largest and most visited refuges with 3.5 million visitors annually. Lake Onalaska is part of this refuge, which hosts more than 265 species of birds, 57 species of mammals, 35 species of reptiles and amphibians, and more than 100 species of fish. The entire refuge encompasses nearly 200,000 acres and is over 260 miles long.

Mining and Non-Metallic Mineral Resources

There are 15 registered non-metallic mine sites with La Crosse County, there is one active site located within the Town of Holland—King Bluff Quarry. The quarry is part of the Milestone Materials / Mathy Construction site. There is also one inactive quarry site located off Flaten Road and CTH ‘V’.

6 CULTURAL RESOURCES

Historic Structures and Places

There are numerous historic properties and sites in the Town of Holland. In fact, one of the oldest assessor’s plats in La Crosse County, recorded on May 9, 1956, is located in Holland and is home to the New Amsterdam Presbyterian Church, constructed in 1873. As of 2005, there were 7 sites listed on the National Register of Historic Places in the Town of Holland and 6 sites designated on the State Register of Historic Places. In addition to these sites, there are 25 sites in the Town that are listed as local historic resources in the Wisconsin Historical Society’s Architecture and History Inventory (AHI) database.

These include, but are not limited to, the following:

Table 6.1: Summary of Registered Historic Places

Feature	Location
Van Loon Wildlife Area Truss Bridges (6)	Van Loon Wildlife Area
Small School House	CTH V, North of Gaarder Road
Small School House	CTH V
Long Coulee Cemetery	CTH V & Keppel Road
Holland Cemetery	CTH HD and Old 53
Farm Outbuilding- Utilitarian Buildings	CTH TT South of Thompson Road
Agricultural Complexes (4)	Various
Homes- Various Styles	Various

Source: Wisconsin Historical Society’s Architecture and History Inventory (AHI) database

Archaeological Resources

Native Americans inhabited the La Crosse County area for twelve thousand years prior to the arrival of the first white settlers. Survey and excavations have documented the presence of Paleoindian and Archaic camps, Woodland villages and mounds, and extensive Oneota agricultural villages. The latter includes cemeteries, long houses, and an elaborate ridge field system. Many of the archaeological sites have been documented by the Mississippi Valley Archaeology Center (MVAC), which has displays open to the public at the University of Wisconsin-La Crosse. As of 2005, over 1,000 archaeological sites have been recorded in La Crosse County, and 24 are listed on the National Register of Historic Places. Under Wisconsin law, Stat. 157.70 all burial sites, including Native American mounds, and both marked and unmarked burials, are protected from encroachment by any type of development.

7 HOUSING

Housing Units

Table 7.1 depicts the number of housing units within the Town of Holland. The table also outlines the percentage of housing units that are occupied by the home owner, the percentage of units that are renter occupied, and the percentage of units that are vacant. In the Town, there are 952 housing units that are owner occupied, 62 units that are rental occupied, and 40 that are vacant.

Table 7.1: Housing Occupancy, 2000

	Total Housing Units	Owner Occupied	Renter Occupied	Vacant Units
Town of Holland	1,054	93.9%	6.1%	3.8%
Town of Onalaska	1,834	91.6%	8.4%	3.1%
Village of Holmen	2,377	79.2%	20.8%	5.0%
La Crosse County	43,479	65.1%	34.9%	4.3%

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

Household Characteristics

A “household” is an occupied housing unit. Table 7.2, below, outlines the average size of both households and families within the Town. It also identifies the percentage of households that consist of family versus non-family households. The average household in the Town of Holland consists of 3 people, while the average family in the Town consists of 3.23 people. The majority, 96.4%, of households in the Town consist of related families.

The majority of households in all communities have at least one household member that is either under 18 years old or is above 60 years old.

Table 7.2: Household Characteristics, 2000

	Average Household Size	Average Family Size	Family Households	Non-family Households
Town of Holland	3.00	3.23	96.4%	3.6%
Town of Onalaska	2.93	3.17	96.0%	4.0%
Village of Holmen	2.74	3.17	94.6%	5.4%
La Crosse County	2.45	3.02	89.9%	10.1%

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

Type of Housing Unit

Table 7.3 outlines the composition of housing unit type, by number of units. In the Town of Holland, single family detached homes are the most common type of housing. Mobile homes are the second highest type of unit, with 7% of all units falling into this category.

Table 7.3: Type of Unit in Structure by Percentage, 2000

	Total Occupied Units	1-Unit, Detached	1-Unit, Attached	2 Units	3 or 4 Units	5 to 9 Units	10 or More Units	Mobile Home
Town of Holland	1,020	90.1%	1.8%	1.2%	0%	0%	0%	7%
Town of Onalaska	1,682	91%	1.2%	2.3%	1.1%	1.3%	0%	3.2%
Village of Holmen	2,311	60.3%	1.8%	5.1%	2.2%	5.1%	3.8%	21.9%
La Crosse County	41,599	60.9%	3.1%	9.5%	4.4%	5.0%	11.0%	6.1%

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

Age of Housing Structures

Table 7.4, below, represents the percentage of homes that were constructed within each decade over the past fifty years. Over 55% of the homes in Holland have been constructed within the past twenty years. To compare, just fewer than 30% of homes throughout the County were constructed in the past 20 years.

Table 7.4: Age of Housing Structures, 2000

	Total Housing Units	1939 or earlier	1940-1959	1960-1969	1970-1979	1980-1989	1990-1998	1999- March 2000
Town of Holland	1,020	10.3%	4.3%	4.5%	24%	18.8%	33.1%	4.9%
Town of Onalaska	1,682	9.5%	9.7%	14.2%	29.4%	13.9%	21%	2.3%
Village of Holmen	2,311	5.4%	5.7%	7.6%	20.5%	16.8%	37%	7.2%
La Crosse County	41,599	20.8%	19.4%	11.0%	18.6%	12.8%	15.2%	2.2%

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

Housing Values

Table 7.5 (below) outlines the values of owner occupied housing units within the Town of Holland. In 2000, the median home value in the Town was \$123,400. The Town’s housing unit median value is \$26,500 higher than the County’s. The Wisconsin Realtor’s Association (WRA) also keeps track of housing property value on a countywide basis. In 2000, the WRA reported a median housing value of \$97,600. By the fourth quarter of 2005, median housing value had increased in the county to \$131,800. One can surmise that as county values increased so too has the value for Holland’s housing stock. If median housing value increased at the same rate (approximately 35%), the median home value in the Town of Holland may be close to \$165,000 in 2005.

Table 7.5: Value of Owner Occupied Housing Units, 2000

	Total Owner Occupied Units	Median (dollars)	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 or More
Town of Holland	698	\$123,400	1.4%	28.2%	40.4%	18.5%	11.5%	0%
Town of Onalaska	1,291	\$111,100	0%	39.8%	42.1%	6.5%	10.3%	1.2%
Village of Holmen	1,330	\$106,700	2.1%	42.8%	33.6%	20%	1.5%	0%
La Crosse County	21,881	\$96,900	5.1%	49.0%	28.2%	10.8%	5.3%	1.7%

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

Affordability of Housing

The two tables, 7.6 and 7.7, below outline how much residents in the Town of Holland spend on home related expenses. The first table relates to owner occupied units and the second concerns renters in the Town. In the Town, the majority of people who own the unit they live in spend between 15 to 30% of their income on housing. Only 16.7% of owners pay more than 30% of their income towards housing expenses. Renters in the Town of Holland tend to pay more than owners on housing expenses, as 23.5% of renters pay more than 30% of their income towards their housing costs.

Table 7.6: Percent of Income Spent on Owner Occupied Units, 2000

	Total Owner Occupied Units	Less than 15 percent	15 to 30 percent	30 percent or more	Not computed
Town of Holland	698	27.2%	55.6%	16.7%	0.6%
Town of Onalaska	1291	30.8%	53.1%	15.1%	1%
Village of Holmen	1330	20.6%	51.2%	28.2%	0%
La Crosse County	21,881	37.5%	45.2%	16.8%	0.5%

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

Table 7.7: Percent of Income Spent on Renter Occupied Units, 2000

	Total Occupied Rental Units	Less than 15 percent	15 to 30 percent	30 percent or more	Not computed
Town of Holland	51	27.5%	33.3%	23.5%	15.7%
Town of Onalaska	139	7.2%	75.5%	2.9%	14.4%
Village of Holmen	455	15.6%	53.6%	29.7%	1.1%
La Crosse County	14,358	21.1%	42.2%	33.6%	3.2%

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

Housing Projections

The Town of Holland is projected to gain 563 housing units by 2025. This will increase the current supply 55.5% between 2000 and 2025. To compare, the Town of Onalaska will see a 30% increase in households, while the Village of Holmen will see an increase of 67%.

The table below outlines the number of households currently in the County as well as the projected growth in households there is expected to be over the next twenty years. The projections provided for the next twenty years have been provided by the State of Wisconsin Department of Administration (DOA). The projections have been reached by closely monitoring past growth trends within the Town, County, and surrounding areas.

Table 7.8: Wisconsin DOA Housing Projections to 2025

	Total households	Projected Households				
	2000	2005	2010	2015	2020	2025
Town of Holland	1,014	1,130	1,246	1,351	1,460	1,577
Town of Onalaska	1,777	1,892	2,002	2,095	2,194	2,304
Village of Holmen	2,258	2,570	2,879	3,163	3,457	3,771
La Crosse County	41,599	43,452	45,215	46,713	48,286	49,958

Source: Wisconsin Department of Administration

Special Needs Housing

The State of Wisconsin lists two housing locations for persons with special needs within the immediate vicinity of the Town of Holland—both sites are located in the Village of Holmen. They include:

- The Deerfield (811 Deerfield St.), which provides adult family home services for the advanced aged and development disabled.
- Bethany Hearten House III (101 Juniper Lane), which provides community based residential facilities for irreversible and dementia/Alzheimer's residents.

8 TRANSPORTATION

This section is divided between the movement of people and goods, with the movement of people organized by trip type. Within the movement of people, first reviewed is regional travel – the interstate system and state routes, airport, intercity transit, and passenger rail service. This section then examines local transportation opportunities, County and local streets, local transit services, bicycling facilities, and pedestrian facilities.

Movement of Goods

A 1996 study showed that Wisconsin’s freight movements were accommodated through three modes: trucks on highway (58 percent), rail (33 percent), and water (9 percent). All three cargo modes are available in La Crosse County. The convergence of highway, rail, and water cargo facilities in La Crosse County provides the opportunity for a fully intermodal terminal for freight distribution. The County’s closest intermodal terminals are in Minneapolis/St. Paul and Chicago.

Highways

The officially designated state trucks routes within the Town are USH 53 and STH 35. The east-west route is STH 35 from through the Town, and south of Holland it connects in a north-south direction to the City of La Crosse. USH 53 runs north-south through the center of the Town from the City of La Crosse to Trempealeau County.

Water

Direct water access for waterborne freight is available through both public and private terminals in the City of La Crosse and the Town of Campbell. The Port of La Crosse serves incoming and outgoing barge traffic on the Mississippi River. The port handles nearly 1.2 million metric tons of commodities annually and offers connections to the Upper Midwest and the world, including Russia, South America, Mexico, China, and other regions.

Rail Freight

La Crosse County has rail cargo service through three Class I railroad companies, all of which provide direct access to Chicago and connections to eastern points. The Canadian Pacific Railway connects La Crosse to Milwaukee and Minneapolis/St. Paul. This company provides service, or potentially could provide service, to Rockland, Bangor, West Salem, and the north side of La Crosse. The Union Pacific Railroad operates with trackage rights on the Canadian Pacific between Tomah and Winona. The Burlington Northern & Santa Fe operates in the far western part of the County in a north-south orientation and provides service to industries on the south side of La Crosse and Onalaska. The Wisconsin Rail Issues and Opportunities study in 1996 forecasted that rail cargo lines that serve La Crosse County will continue to serve as higher density lines.

Air Cargo

The La Crosse Municipal Airport serves as an air cargo facility. The airport is not one of the state’s six primary air cargo airports, but it does function as a feeder air service. Rather than maintain and operate a fleet of small aircraft, the integrated express carriers contract for on-demand service with a variety of aircraft operators.

The Wisconsin State Airport System Plan 2020 forecasts for all-cargo aircraft operations at La Crosse Municipal Airport to continue to grow. In 2020, state forecasts predict that the La Crosse Municipal Airport will have the second highest aircraft operations by commercial air cargo carriers, second to General Mitchell International in Milwaukee, but that the La Crosse Municipal Airport’s share of the state’s air cargo operations will be less than 12 percent.

Movement of People - Regional

Highways

The Town of Holland has easy access to many of the highways that run throughout La Crosse County. Interstate 90 serves long distance, intercity trips to Minneapolis/St. Paul, Minnesota and areas west, and areas to the east including Madison and Chicago, Illinois. USH 14 and 53, STH 35 and 16 provide north-south travel parallel to the Mississippi River. See the Road Network by Type and Road Network by Jurisdiction Maps for a depiction of the highway and roadway system in the Town of Holland. The roadways designated as state routes and the interstate are used for intercity travel.

Air Transportation

The La Crosse Municipal Airport, located south of the Town, is one of nine Wisconsin airports that have commercial air passenger service on a year-round basis. The airport is located on French Island and it serves passenger air travel through connections to regional hubs. American Eagle serves the airport with three flights per day every day of the week, connecting through Chicago. Northwest Airlines has eight flights per day, connecting through Minneapolis. Skyway Airlines, with service to Milwaukee and a connection to Midwest Airlines ended its service on October 31, 2005. At the airport, the multimodal connection opportunities are to rent a vehicle from three national car rental companies (Avis, Hertz and National), or to use local city bus Route 4 (French Island/Industrial Parks).

The Wisconsin State Airport System Plan 2020 forecasts an increasing number of enplanements. The plan forecasts 201,000 thousand enplanements in 2010 and 231,000 enplanements in 2020.

Passenger Rail

Intercity passenger rail is available through Amtrak service in the City of La Crosse. The Amtrak Empire Builder serves La Crosse, with regional connection to Chicago, Milwaukee, Columbus, Portage, Wisconsin Dells, Tomah, Winona, Red Wing, and St. Paul. The Empire Builder also connects to the West Coast (Seattle, WA and Portland, OR). Through a connection in Chicago, the national Amtrak network is available. The passenger rail station is located at St. Andrew and Caledonia Streets (601 St. Andrew Street in the City of La Crosse).

WisDOT has been studying ways in which Wisconsin's intercity passenger rail system could be expanded and developed into a more robust component of the state's overall transportation system. WisDOT, along with Amtrak and eight other Midwestern state DOTs, is currently evaluating the Midwest Regional Rail System, a proposed 3,000-mile, Chicago-based passenger rail network in the Midwest. The regional rail system would provide 6 round trips at peak times between Chicago, Milwaukee, Madison, La Crosse, and St. Paul. Modern trains operating at peak speeds of up to 110-mph could produce travel times competitive with driving or flying.

Bus

Intercity passenger bus service in the La Crosse area was provided by Greyhound Lines; however, in August 2004, Greyhound discontinued service to the La Crosse area as part of its route restructuring. Intercity bus transportation is now provided by Jefferson Lines, a connecting carrier to Greyhound Bus Lines. Jefferson Lines runs daily scheduled bus service that connects to Greyhound's national service in Madison and Minneapolis/St. Paul. The intercity bus terminal is located at 601 St. Andrew Street in the City of La Crosse.

Movement of People – Local

Local Roadway Network

The street network shapes access and circulation through the Town. Public streets in the area are classified by their primary function, as described below:

- Principal Arterials – Serve longer intra-urban trips and traffic traveling through urban areas. They carry high traffic volumes and provide links to major activity centers.
- Minor Arterials – Provide intra-community continuity and service to trips of moderate length, with more emphasis on land access than principal arterials. The minor arterial system interconnects with the urban arterial system and provides system connections to the rural collectors.
- Collectors – Provide both land access and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. These facilities collect traffic from local streets in residential neighborhoods and channel it onto the arterial system. In the central business district, and in other areas of like development and traffic density, the collector system may include the street grid which forms the basic unit of traffic circulation.
- Local Streets – Local streets primarily provide direct access to adjacent land and access to higher order systems. Local streets offer the lowest level of mobility and through traffic movement on this system is usually discouraged.

Rustic Roads

The Town of Holland has one designated Rustic Road. Rustic Road 64 makes a loop off US 53/STH 93, following Amsterdam Prairie Road and Old 93 (2.7 miles). Located near the Van Loon Wildlife Area, this route offers a rather unique combination of historic transportation architecture and scenic views. From Amsterdam Prairie Road, it is possible to enter historic McGilvray Road, also know as 7-Bridges Road, by foot. McGilvray Road is on the National Register of Historic Places because of its rare bowstring arch bridge construction.

Public Transportation and Transit

While the Town of Holland has no formal public transportation services, there are two services located in La Crosse County, one is the La Crosse Municipal Transit and the other is the Onalaska/Holmen Public Transit Taxi.

The La Crosse Municipal Transit Utility (MTU), operated by the City of La Crosse, provides the only standard mass transit service in the County. Six bus routes serve virtually the entire City with a connection to the City of La Crescent. Four of the routes serve the City of La Crosse, one serves the Onalaska/La Crosse Shopping District, and one serves La Crescent.

The Onalaska/Holmen Public Transit Taxi Program is a demand response door-to-door transportation system. The shared ride taxi service provides transportation to all citizens and meets Americans with Disabilities Act accessibility requirements. The program is administered by the Onalaska City Council, and it contracts with a private transit company to provide the service.

Paratransit

Paratransit, in its broadest sense, includes all modes of “public” or “mass” passenger transportation systems other than privately driven automobiles or regularly scheduled bus/train service. La Crosse County Department of Aging contracts with a private operator to provide “mini-bus” service to all residents of La Crosse County age 60 or over, or 18 and over who are self-defined disabled, or otherwise unable to use conventional mass transit if it is available. In the Town of Holland this service is available certain days of the week on a demand response door-to-door, with a hierarchy of trip purposes determining the priority for space and time.

To meet the special needs of persons with disabilities and to comply with the Americans with Disabilities Act, MTU operates lift-equipped buses on its regular fixed route system. MTU also provides complementary Paratransit Service. Disabled persons who, by reason of their disability cannot get to a bus stop from their home, from the bus stop to their destination, or who require more assistance in using transit service than that provided by a driver operating a lift-equipped MTU bus, may qualify for ADA Paratransit Service.

Air Transportation

There is one paved runway in the Town of Holland located at the Holland Air Park, which is located off Hanson Drive. There is a second air park (Parkway Farm Strip) located off Amsterdam Prairie Road that features a grass runway.

Biking

The Town of Holland has access to multiple off-road multipurpose facilities. The 2030 Metropolitan Area Transportation Plan describes in detail each of the off-road bicycling facilities. Off-road multipurpose facilities have both local and state significance and take advantage of abandoned railroad alignments and scenic marsh views. The Town of Holland recently completed a new off-road facility, the Holland Bluff Trail featuring a crushed limestone surface along 4.5 miles. One new off-road facility in the northern portion of the planning area is currently in planning stages in the Village of Holmen.

The Great River State Recreational Trail runs through the western edge of the Town. This former rail corridor stretches from the City of Onalaska to Trempealeau County. It is a 22.5 mile trail that is constructed out of crushed stone.

Walking

Pedestrian facilities are not mapped by most local governments in La Crosse County, including the Town of Holland. However, the 2030 Metropolitan Area Transportation Plan makes the following generalizations about the pedestrian network:

- For the most part, the roadways in suburban and urban-fringe areas of the planning area are constructed with curb and gutter; yet, these roads generally lack sidewalks, and have a narrow, 3-ft gutter pan and/or a wide curb lane within which a pedestrian might travel (not recommended). The lack of sidewalks forces pedestrians to walk in the roadway, increasing the likelihood of pedestrian/motor vehicle crashes.
- The cities and villages have gaps in the sidewalk system or lack sidewalks entirely in their fringe areas. This is due mainly to the incorporated areas annexing unincorporated areas that were not under development requirements to provide sidewalks.

Commuting Patterns

Over 80% of workers in the Town of Holland drive alone to work as is described in the table below. It takes the average worker 23 minutes to travel to work, which is higher than the surrounding towns, village and the County on the whole. The second most common way to travel to work was by carpool, almost 10 percent of workers traveled in this fashion.

Table 10.1: Commuting Patterns

	Workers 16 years and over	Car, truck, or van – drove alone	Car, truck, or van – carpoled	Public transportation (including taxicab)	Walked	Other means	Worked at home	Mean travel time to work (minutes)
Town of Holland	1,749	85.9%	9.3%	0.2%	0.5%	0%	4.1%	23
Town of Onalaska	2,769	87.9%	4.4%	0%	0.8%	0.4%	6.5%	19.4
Village of Holmen	3,403	85.8%	11.8%	0%	0.7%	0%	1.7%	19.4
La Crosse County	55,971	81%	8.8%	1.3%	4.9%	1.0%	2.9%	17.3

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

Planned and Scheduled Improvements

There are currently no major transportation construction projects that are scheduled for the Town of Holland.

9 UTILITIES & COMMUNITY FACILITIES

Water Supply

The Town's water supply comes entirely from groundwater, primarily through private wells. The water supply in the County, as well as most of Wisconsin, is truly an invaluable treasure because of its cool, clean, and clear characteristics. The vast majority of Southwestern Wisconsin's groundwater comes from a sandstone and dolomite aquifer that was deposited 425-600 million years ago. The area's mid-continent climate ensures an abundant supply of groundwater by providing over 30 inches a year of precipitation. This groundwater recharge capability allows the area's population a plentiful supply of safe water.

The Town's precipitation and soil geology allow for rapid groundwater recharge, it also allows for groundwater contamination from surface activities. There are many contaminated groundwater sites within the area and with continued growth in population and economic activity, the demand on groundwater supplies will continue to increase. To assist in preventing further groundwater contamination, a groundwater modeling study of La Crosse County was completed in 2003. This study assessed the effects of recent and potential future groundwater withdrawals and provides a suitable tool to evaluate the effects of proposed water management programs. The plan identifies the extent of contamination on existing sites and the direction in which these contaminated sites are flowing.

Sanitary Sewer Service

The disposal of wastewater in the Town is handled through the use of individual on-site wastewater disposal systems, often referred to as septic system. Septic systems discharge wastewater to underground drainage fields or septic tanks. There are currently six types of on-site disposal system designs authorized for use in the state: conventional (underground), mound, pressure distribution, at grade, holding tank, and sand filter systems. The Wisconsin Department of Commerce (COMM) regulates the siting, design, installation and inspection of most private on-site sewage systems. Recent changes to the State's Plumbing Code (COMM 83) allow for both conventional and advanced pre-treatment systems for residential development. The changes allow properties that have soil depths or soil types that were once unsuitable for conventional septic systems to now be developed and serviced by advanced pre-treatment sewage systems. This could result in widespread areas of scattered non-farm related residential development in the Town unless sound land use planning principles and policies are followed. Scattered non-farm residential development is both costly and inefficient to serve and it often leads to increased conflicts between agricultural operations and non-agriculture uses. If not properly located or maintained, on-site sewage disposal systems can significantly pollute groundwater. Some community members in Holland are concerned that sandy soil conditions that exist throughout the town may predispose the town to increased occurrences of groundwater pollution in the future.

Solid Waste Disposal and Recycling Facilities

A majority of solid waste from the Town is disposed of through Xcel Energies (90%). La Crosse County is under contract with Xcel Energy (formerly Northern States Power Company) until 2008 to provide sufficient quantities of solid waste to economically run Xcel's refuse to energy facility located on French Island in the City of La Crosse. In 1988 La Crosse County and Xcel Energy entered into a contract calling for the burning of solid waste to produce energy and extending the life and use of the County's regional landfill. The remaining portion of the solid waste produced in Holland is disposed of at the La Crosse County Landfill (10%), which is located east of I-90 and south of Highway 16 as shown on the Utilities Map. Glass, aluminum, and tin are collected for recycling at this facility.

La Crosse County recently entered into a contract to mine an estimated 2 million cubic yards of waste that was buried in the landfill in the 1970s and 1980s and rebury it in a new section designed to better prevent groundwater contamination. The old landfill has been leaking contaminants into the groundwater for years and the plume of contaminants threatened the wells of residents to the south. The project could extend the life of the landfill by up to 40 years, which is well beyond the planning horizon of this Comprehensive Plan.

The Household Hazardous Materials (HHM) Program located at 6502 State Road 16 in La Crosse opened its doors in October 2001. The HHM facility collects hazardous household materials from La Crosse County residents free of charge and for a minimal fee for individuals who reside outside of La Crosse County.

Stormwater Management

Stormwater management has gained attention in recent years as an environmental concern because of its impacts on flooding, property damage, and surface water quality issues. Similar to water supply and wastewater treatment, stormwater management is an important part of municipal infrastructure. The Town of Holland, pursuant to La Crosse County Code are responsible for collecting, storing, and conveying rainfall and snowmelt runoff in a manner that is safe for the public and does not harm the environment.

In addition, the Wisconsin Department of Natural Resources (DNR) requires an erosion control plan and permit for all projects that disturb one or more acres of land. The landowner is required to ensure that a site specific erosion control plan and stormwater management plan are developed and implemented at the construction site. Also, the La Crosse County Subdivision and Platting Ordinance requires subdividers to provide a soil erosion plan subject to Chapter 21 of the La Crosse County Code of Ordinances and a stormwater management plan that meets the appropriate post-construction water quality requirements of NR151 of the Wisconsin Administrative Code and the water quantity requirements set forth in the La Crosse County Code of Ordinances.

Telecommunication Facilities

CenturyTel provides the County with local telephone service; long distance service is available through several providers. Charter Communications provides cable television service and both CenturyTel and Charter Communications offer high-speed Internet access.

High speed Internet access and fiber optic connections are available in the Town of Holland. The region is connected to the Midwestern fiber optic network via CenturyTel. Fiber optics allow for the high-quality transmission of large volumes of information at an affordable rate. However, this technology is not available throughout the entire Town and certain residents in rural areas within the Town have limited capabilities for high-speed Internet services.

There are two cellular towers located within the town to enhance telecommunication capabilities.

Power Plants, Electricity, and Transmission Lines

There are no power plants or transmission towers within the Town of Holland. The nearest plants are located on French Island in the Cities of La Crosse and Genoa. It is important to note that overall, according to Wisconsin's Citizen Utility Board, the electrical system in western Wisconsin is congested. As the area considers energy needs over this planning horizon, it will be important to coordinate their transmission planning with Minnesota and also to consider opportunities for utilizing alternative energy sources, such as wind and solar.

Libraries

The Town of Holland is serviced by the La Crosse County Public Library System. These libraries serve residents throughout the County. A main branch is located in the City of La Crosse and five other branches are located throughout the County. The Holmen Area Library is housed in a former grocery store in downtown Holmen. This 4,500 square foot building was renovated in 1988 to accommodate the Library, which was moved from its former location in the Village Hall. In addition to the extensive resource collection, one or more public computers with Internet access are available for use. All of the La Crosse Libraries belong to the Winding Rivers Library System which gives residents access to a seven county interlibrary loan system including: Buffalo; Jackson; Juneau; La Crosse; Monroe; Trempealeau; and Vernon counties.

Schools

The Town of Holland is served by the Holmen School District. The Holmen School District serves six (6) municipalities, including: the Village of Holmen, the Town of Holland, and parts of the Town of Farmington, Town of Hamilton, Town of Onalaska, and the City of Onalaska.

The Holmen School District operates the Oak Grove Family Learning Center (in the Town of Onalaska) for adult education, early childhood and preschool. The three (3) elementary schools: Viking Elementary School; Sandlake Elementary School; and Evergreen Elementary School serve K-5. The Holmen Middle School serves 6-8, and the Holmen High School serves 9-12. The district is considering plans for adding a middle school and an elementary school.

In addition, the County has 16 private schools that provide additional educational choices for residents.

Within the County, town residents also have access to several post-secondary education schools, including the following:

University of Wisconsin-La Crosse was founded in 1909 and is now one of the 13 four-year campuses in the University of Wisconsin System with enrollment around 9,000 students. UW-L has joined the City's other two institutions of higher education and the region's medical facilities to form a consortium to bring cutting-edge health care to the region, along with a state-of-the-art health research and education facility for professionals and students.

Western Technical College is a public two-year college with a focus on technical education. The college has an annual enrollment of approximately 9,400 credit students and 12,900 non-credit students. The average age of WWTC's credit and non-credit student is 33.

Established in 1890, Viterbo University is a co-educational Catholic University founded in the Franciscan tradition. Viterbo offers undergraduate and graduate degrees and has an enrollment of approximately 2,100 students.

Parks and Recreation

The Town of Holland has 127 acres of County and Town Parks and over 6,800 acres in Federal and State Parks, accounting for nearly one quarter of the land within the Town. The recreational lands have great diversity in the types of experiences they provide and include federal and state wildlife refuge areas, trails, county parks and forests, town parks, school district parks, university and college recreation areas, campgrounds, rod and gun clubs, an alpine ski area, golf courses, rivers, lakes, and over 100 miles of trout streams.

There are local 10 parks within the Town of Holland. These parks provide a wide range of recreational opportunities for Town residents, including golf, hiking, and camping. In addition to providing recreation, there are certain parks within the community that preserve existing native habitat, such as the Native and Natural Prairies. The parks within the Town are:

- Country Estates Park
- Gaynor’s Rolling Hills Addition Park
- Holland Town Park
- Holland Estates Park
- Gunslick Trap Club
- Holmen Rod and Gun Club
- Drugan’s Castle Mound Golf Course
- Gateway Area Council Boy Scout Camp
- Whispering Pines Campground
- Holland Sand Prairie

The federal and state owned lands that supplement the area’s park and recreation system include the Upper Mississippi River National Wildlife and Fish Refuge, Van Loon Wildlife Refuge, Lytle’s Landing, and the Great River State Trail.

During the winter months, well-groomed trails provide excellent snowmobiling and cross-country skiing opportunities. Eight miles of cross country ski trails are provided along the Great River State Trail.

A complete discussion of the County’s park and recreation facilities is provided in the 1998 La Crosse County Outdoor Recreation Facility Plan.

Police, Fire, and Rescue

The Town of Holland is currently served by the La Crosse County Sheriff’s Department, which is located in the City of La Crosse and serves the entire County. At the time of this writing, the Department has 109 employees.

The Town is served by the Holmen First Responders for Fire and EMS Services. The La Crosse County 911 Emergency Dispatch Center is located in the La Crosse County Law Enforcement Center in La Crosse. The boundaries of these districts are in the Fire District Map.

In addition to providing emergency telephone answering service, the La Crosse County 911 Emergency Dispatch Center telecommunicators are the radio and multiple computer system operators. This fully integrated system allows the department to provide full emergency and non-emergency service to each of the eight Law Enforcement Departments, the eight Fire Departments, the nine First Responder organizations, Emergency Government, and Search and Rescue throughout the entire County.

Health Care Facilities

No health care facilities are located in the Town of Holland. The nearest health care facilities to the Town are located in the City of Onalaska and the Village of Holmen. Gundersen Lutheran and Franciscan Skemp Healthcare, Mayo Health System are two (2) large medical centers that operate in the region, each with a hospital and large clinic in the City of La Crosse. In addition, both Gunderson Lutheran and Franciscan Skemp Healthcare, Mayo Health System operate health care facilities in the city and village.

Gundersen-Lutheran Medical Center is the area's recognized leader in heart, trauma and cancer care, births, business services, research and health education, with over one million clinic, hospital, and emergency room visits each year. Gundersen Lutheran operates a 325-bed teaching hospital with a Level II Trauma and Emergency Center in La Crosse.

Franciscan Skemp, MHS La Crosse Campus operates a 250 bed hospital with a 24-hour Emergency Trauma Center. Franciscan Skemp Healthcare, partnered with world-renowned Mayo Clinic, offers excellent specialty services including cardiology, neurology, nephrology, oncology, orthopedics and many others, as well as comprehensive, compassionate primary care throughout an 11-county region in Wisconsin, Minnesota, and Iowa. Franciscan Skemp is a leader in women's health, having established the area's first Women's Health Center in 1983. Construction is underway for a 100,000 sq. ft. expansion to the Franciscan Skemp, MHS facility.

A health care education consortium that includes Viterbo University, Western Wisconsin Technical College and the University of Wisconsin at La Crosse exists in the region.

Child Care Facilities

The child care options within the Town of Holland are limited to private home-based child care facilities. Additionally, the La Crosse County Family Resource Center helps to connect parents and children to childcare providers. La Crosse County has 33 regulated full day group child care centers and 254 regulated full day family child care homes. 212 child care facilities offer infant care and 47 offer care during second and third shift.

Cemeteries

There are three cemeteries located within the Town. Green Mound (located at Hwy 35-53 and Hwy 93) and Long Coulee (located on CTY V, north of CTY DH) are the two active cemeteries within the Town. The Sacia Family Cemetery (located on CTY T at CTY TT) is now inactive and is located on private property.

Timetable for the Expansion of Utilities and Community Facilities

An important part of this planning process is to determine what upgrades or expansions to the Town's utilities and community facilities are needed, and when. This analysis will be completed throughout this planning process and upgrades and expansions will be identified as needed.

10 ECONOMIC DEVELOPMENT

Education of Labor Force

Table 10.1 outlines the highest education attained by adults over age 25 in the Town. Just over thirty (30) percent of all Town residents have completed high school. Over 22.7 percent of Holland adults over the age of 25 have a bachelor's or graduate/professional degree, which is similar to the state of Wisconsin average of 22.5 percent.

Table 10.1: Education Levels, 2000

	Population Over 25 Years	Less than 9 th grade (%)	9 th to 12 th grade, no diploma (%)	High school graduate - includes equivalency (%)	Some college, no degree (%)	Associate degree (%)	Bachelor's degree (%)	Graduate or professional degree (%)
Town of Holland	1,921	3.2	6.7	31.7	21.4	14.3	16.8	5.9
Town of Onalaska	3,208	1.9	5.9	29.4	21	14.1	18	9.7
Village of Holmen	3,782	1.4	7	36.2	22.4	12.1	16.4	4.4
La Crosse County	63,308	4.1%	6.2%	31.9%	21.7%	10.6%	16.3%	9.1%

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

Participation in Labor Force

Nearly 80 percent of the population over 16 years old is involved in the work force. Of those that are active in the labor force only 3 percent are currently without a job. The Town's unemployment rate is lower than surrounding areas and the County's as a whole.

Table 10.2: Workforce Participation, 2000

	Population 16 years and over	Civilian labor force	Employed	Unemployment Rate	Not in labor force
Town of Holland	2,237	81.3%	78.9%	3.0%	18.7%
Town of Onalaska	3,668	79.4%	76.7%	3.5%	20.6%
Village of Holmen	4,539	78.5%	75.9%	3.3%	21.5%
County Total	84,831	70.2%	67.3%	4.1%	29.8%

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

Three quarters of men over the age of 16 are involved in the labor force, while less than two-thirds of women involved. Just over 1% of the Town's female labor force is unemployed. This is smaller than female unemployment for the County (3.3%), Town of Onalaska (4.6%) and the Village of Holmen (3.4%)

Employment Statistics

Holland’s labor force is largely employed through private companies. Statistics for the Town are very similar to that of the County, Village of Holmen, and the Town of Onalaska.

Table 10.3: Employment by Employer Type, 2000

	Private Company	Government	Self-Employed	Unpaid Family Worker
Holland	79.9%	13.4%	6%	0.6%
Onalaska (T)	79.4%	11.9%	8.4%	0.3%
Holmen	87.2%	8.0%	4.6%	0.2%
La Crosse County	81.5%	13.5%	4.8%	0.2%

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

Over thirty percent of employees are participating in management or professional occupations, which is also the most common occupation type within La Crosse County. Sales and office are the second most frequent occupation, with just under thirty percent of Town residents participating in related occupations. Nearly twenty percent of the Town is in production, transportation, and material moving, which is similar to the Town of Onalaska and La Crosse County.

Table 10.4: Employment by Occupation

	Employed civilian population 16 years and over	Management, professional, and related occupations	Service	Sales and office	Farming, fishing, and forestry	Construction, extraction, and maintenance	Production, transportation, and material moving
Town of Holland	1,765	31.4%	13.2%	27.8%	0.2%	10.1%	17.3%
Town of Onalaska	2,812	29.1%	15.8%	25.9%	0.4%	9.9%	19%
Village of Holmen	3,443	25.3%	15%	24.8%	0.1%	9.8%	25%
La Crosse County	57,073	30.8%	16.8%	27.4%	0.3%	7.6%	17.0%

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

Table 10.5: Average Annual Wages- La Crosse County Employees

	Average Annual Wage
All Industries	\$29,982
Natural Resources	\$29,952
Construction	\$36,917
Manufacturing	\$37,342
Trade, Transportation, Utilities	\$26,404
Information	\$40,021
Financial Activities	\$35,861
Professional & Business Services	\$31,815
Education & Health	\$34,901
Leisure & Hospitality	\$9,588
Other Services	\$17,483
Public Administration	\$32,509

Source: State of Wisconsin Department of Workforce Development, 2003

Economic Base

When considering economic base, it is important to look at regional economic drivers. Table 10.6 lists the top ten industry groups by employment for La Crosse County in March 2003.

Table 10.6: Top Industry Groups for La Crosse County

Industry Group	March 2003		Number change 2002-2003
	Employers	Employees	
Educational Services	30	5,428	-64
Food Services and Drinking Places	205	4,977	-5
Hospitals	(x)	(x)	(x)
Ambulatory Health Care Services	103	4039	472
Machinery Manufacturing	(x)	(x)	(x)
Administrative and Support Services	97	2421	-78
Merchant Wholesalers, Nondurable Goods	54	2139	-312
Credit Intermediation and Related Activity	45	2013	216
General Merchandise Stores	12	1955	-152
Nursing and Residential Care Facilities	16	1805	-78

Source: State of Wisconsin Department of Workforce Development, 2003
(x): data suppressed to maintain confidentiality

Table 10.7: Top Employers in La Crosse County

Private		
Gundersen Lutheran	5,000 FTE employees	Health Care
Trane	2,500 FTE employees	Manufacturer
Franciscan Skemp Healthcare/Mayo Health System	2,350 FTE employees	Health Care
Kwik Trip	900 FTE employees	Convenience Store
CenturyTel	830 FTE employees	Telephone Utility
The Company Store	567 FTE employees	Manufacturer
APAC Customer Service	500 FTE employees	Telephone & Telecommunications
Dairyland Power Cooperative	425 FTE employees	Electric Utility
Bethany-St. Joseph Corp.	420 FTE employees	Nursing Home
Burlington Northern Santa Fe Railroad	400 FTE employees	Rail Transport

Government/Education		
County of La Crosse	1,100 FTE employees	Government
School District of La Crosse	1,060 FTE employees	Education
University of Wisconsin-La Crosse	1,000 FTE employees	Education
City of La Crosse	525 FTE employees	Government
School District of Holmen	449 FTE employees	Education
Western Wisconsin Technical College	418 FTE employees	Education

Source: La Crosse Area Chamber of Commerce, 2005

Commercial and Industrial Building Trends

Table 10.8 outlines where the industrial and business parks are located in La Crosse County. The table also provides the size of the parks. The Town of Holland has one business park consisting of 35 acres of land. The Village of Holmen has three (3). Eleven of fifteen parks have vacancies available.

Table 10.8: Industrial and Business Parks in La Crosse County

Name	Location	Size (acres)
French Island Multi-Modal Facility	Campbell	N/A
Holland Business Park	Holland	35
Cedar Creek Business Center	Holmen	25
Holmen Business Park	Holmen	12
Northstar Business Park	Holmen	22
La Crosse Airport Industrial Park	La Crosse	94
Coulee Sites Industrial Park	La Crosse	135
Grand Crossing Industrial Park	La Crosse	125
La Crosse International Business Park	La Crosse	85
La Crosse Interstate Business Park	La Crosse	92
Onalaska East Gate Addition Business Park	Onalaska	38
Onalaska Elmwood Business Park	Onalaska	130
Onalaska Riders Club Road Addition Business Park	Onalaska	70
Onalaska Valley View Business Center	Onalaska	40
Lakeview Business Park	West Salem	150
Blackwelder Business Park	Holland	17

Source: La Crosse Area Development Corporation, 2005

Environmentally Contaminated Sites

The Comprehensive Planning Law requires communities to evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The Wisconsin Department of Natural Resources (DNR) Environmental Remediation and Redevelopment Program maintains a list of contaminated sites, or brownfields. The DNR identifies brownfields as “abandoned or under-utilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination.”

As of January 2006, one site in the Town was listed on the Bureau for Remediation and Redevelopment Trading System (BRRTS). The site listed on the BRRTS is the H-LX Airpark, which is located at N8723 Hanson Road. However, the site was listed with a No Action Required status, which means that there was, or may have been, a discharge to the environment and, based on the known information and that the DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge.

Employment Projections

The State of Wisconsin’s Department of Workforce Development’s “La Crosse County Workforce Profile” provides insight into the regional employment forecast for the County. This section illustrates employment forecasts for the La Crosse County area and for the entire State of Wisconsin.

Table 10.9 lists the top 10 occupations experiencing the fastest growth rates and the most job openings in Western Wisconsin. Many of the fastest growing occupations fall into either the “management, professional or related occupations” category or the “service” category, and there is a particular growth trend in computer software and support occupations as well as medical support occupations. The areas with the most openings are generally “service occupations,” with some exceptions.

Table 10.9: Western Region Occupation Projections: 2010

Top Ten Occupations		Education & Training Typically Required*	Average Wage**
Fastest Growth	Computer Support Specialists	Associate degree	\$16.65
	Network Systems/Data Communications Analysis	Bachelor's degree	\$23.49
	Medical Records/Health Info Techs	Associate degree	\$11.43
	Medical Assistants	1-12 mo. on-the-job	\$10.61
	Personal and Home Care Aides	1-month or less training	\$8.25
	Computer/Information Systems Managers	Work experience & degree	\$29.77
	Social/Human Service Assistants	1-12 mo. on-the-job	\$12.30
	Computer Systems Analysts	Bachelor's degree	\$24.14
	Home Health Aides	1-month or less training	\$9.03
	Dental Assistants	1-12 mo. on-the-job	\$10.93
Most Openings	Combination Food Preparation/Service Workers Including Fast Food	1-month or less training	\$6.91
	Cashiers	1-month or less training	\$7.60
	Retail Salespersons	1-month or less training	\$9.04
	Waiters/Waitresses	1-month or less training	\$7.55
	Registered Nurses	Bachelor's degree	\$20.23
	Truck Drivers/Heavy/Tractor-Trailer	1-12 mo. on-the-job	\$20.88
	Janitors/Cleaners, Maids/Housekeepers	1-month or less training	\$9.42
	Office Clerks/General	1-month or less training	\$10.27
	Bartenders	1-month or less training	\$7.41
	Nursing Aids/Orderlies/Attendants	1-month or less training	\$9.95

Source: WI DWD, Bureau of Workforce Information, 2002

Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse, Monroe, Trempealeau and Vernon counties.

*The most common way to enter the occupation, not the only way

** Wages from Occupation Employment Statistics survey responses for region, 2001

II INTERGOVERNMENTAL COOPERATION

Intergovernmental cooperation is a critical component of this planning effort and the future well-being of the Town of Holland. Local services and planning strategies can be strengthened by cooperative relationships with neighboring communities. This chapter contains an overview of the Town's intergovernmental relationships and identifies known existing or potential conflicts between this Comprehensive Plan and the plans of local cities, villages, towns, School Districts, the State of Wisconsin, and important federal agencies that maintain a presence in the area.

La Crosse County

La Crosse County encompasses 481 square miles and is located in western Wisconsin along the Mississippi River. The County's 2004 population was estimated at 109,616. La Crosse County is approximately 150 miles southeast of Minneapolis/St. Paul, MN, 175 miles from Waterloo, Iowa, and 145 miles from Madison, WI. The County is comprised of 18 local units of government: 12 towns, 4 villages, and 2 cities. Interstate 90 and the La Crosse River bisect the County from east to west. Trempealeau and Jackson County border La Crosse County to the north, Monroe County lies to the East, Vernon County lies to the south, and the Mississippi River and Minnesota lie to the west. The County is currently working on an updated Comprehensive Plan, which is an update to the County's existing plan, the La Crosse County Development Plan 2020. In addition, the County has adopted numerous other plans, studies, and ordinances that provide policy and direction to local communities, such as Holland, including:

- La Crosse County, Wisconsin Farmland Preservation Plan, 1980
- La Crosse County Comprehensive Outdoor Recreation Plan, 1998
- La Crosse County Land & Water Resource Management Plan, 1999
- Zoning Ordinance
- Land Division Ordinance

La Crosse County is also party to general cooperative agreements for fire, police, rescue, road maintenance, solid waste, recycling, and other services with several towns, villages, and cities in the County. Recently, the County has been working with the Town of Holland on extraterritorial jurisdictions and discussions about boundary agreements.

Surrounding Municipalities

Village of Holmen

The Town of Holland surrounds much of the Village of Holmen to the north and the majority of the Town is currently served by the Holmen School District. The Town of Holland and the Village of Holmen also operate a joint fire department with the Town of Onalaska.

Town of Onalaska

The Town of Onalaska borders the southern portion of the Town of Holland. The towns of Onalaska and Holland operate a joint fire department with the Village of Holmen and the Town of Holland contracts with the Town of Onalaska for street maintenance.

Town of Farmington

The Town of Farmington borders the western edge of the Town of Holland. The two towns have an agreement for road plowing and some road maintenance on bordering roads.

Regional Planning Jurisdiction

The Town of Holland is located within the Mississippi River Regional Planning Commission's (MRRPC) jurisdiction. The MRRPC prepares and adopts regional or county-wide plans and represents Pierce, Pepin, Buffalo, Trempealeau, La Crosse, Vernon, Crawford, Jackson, and Monroe counties. The RPC was established to:

- Carry out comprehensive and intergovernmental planning;
- Have jurisdiction throughout the seven-county area, including incorporated and unincorporated areas;
- Meet area-wide requirements so local jurisdictions could receive federal grants;
- Provide an organization to receive federal grants.

The MRRPC is currently working with La Crosse County to update their Comprehensive Plan and the Outdoor Recreation Plan. Both of these documents will include specific information pertaining to the Town of Holland. Holland is also located within the Western Wisconsin Technology Zone which allows up to \$5M in state income tax credits and is administered by the MRRPC. The MRRPC also administers the La Crosse County Business Fund.

Important State and Federal Agency Jurisdictions

There are many state and federal agencies that affect planning in La Crosse County. The Wisconsin Department of Transportation (DOT) District 5 plays a critical role in many aspects of the County's transportation system, from highway design and development to bicycle and pedestrian facilities and networks. The Wisconsin Department of Natural Resources (DNR) also has a prominent role in the County because of the many DNR-owned land and facilities that are located here. The University of Wisconsin Extension office is located in the City of La Crosse and serves as an educational resource for County residents. The U.S. Fish and Wildlife Service maintains a presence in the County because of the Upper Mississippi River National Wildlife and Fish Refuge. The U.S. Army Corps of Engineers also maintains a presence in the County because of their ownership and management of locks and dams along the Mississippi River, which borders the western edge of the County. The County and its local units of government recognize the importance of working with these state and federal agencies, and are committed to continuing an ongoing dialogue with these agencies, both during and after the development of this Comprehensive Plan.

School Districts

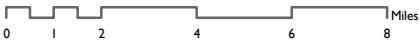
The Town of Holland is included within the boundaries of the Holmen School District. There are no apparent existing or potential conflicts between the Town and Holmen School District.

Existing or Potential Conflicts and Processes to Resolve Conflicts

The loss of tax base is the primary source of conflict for Holland. The Town would like to improve the relationship with the Village of Holmen through the development of a boundary agreement.

APPENDIX A: MAPS

Regional Context Map



Map I.1

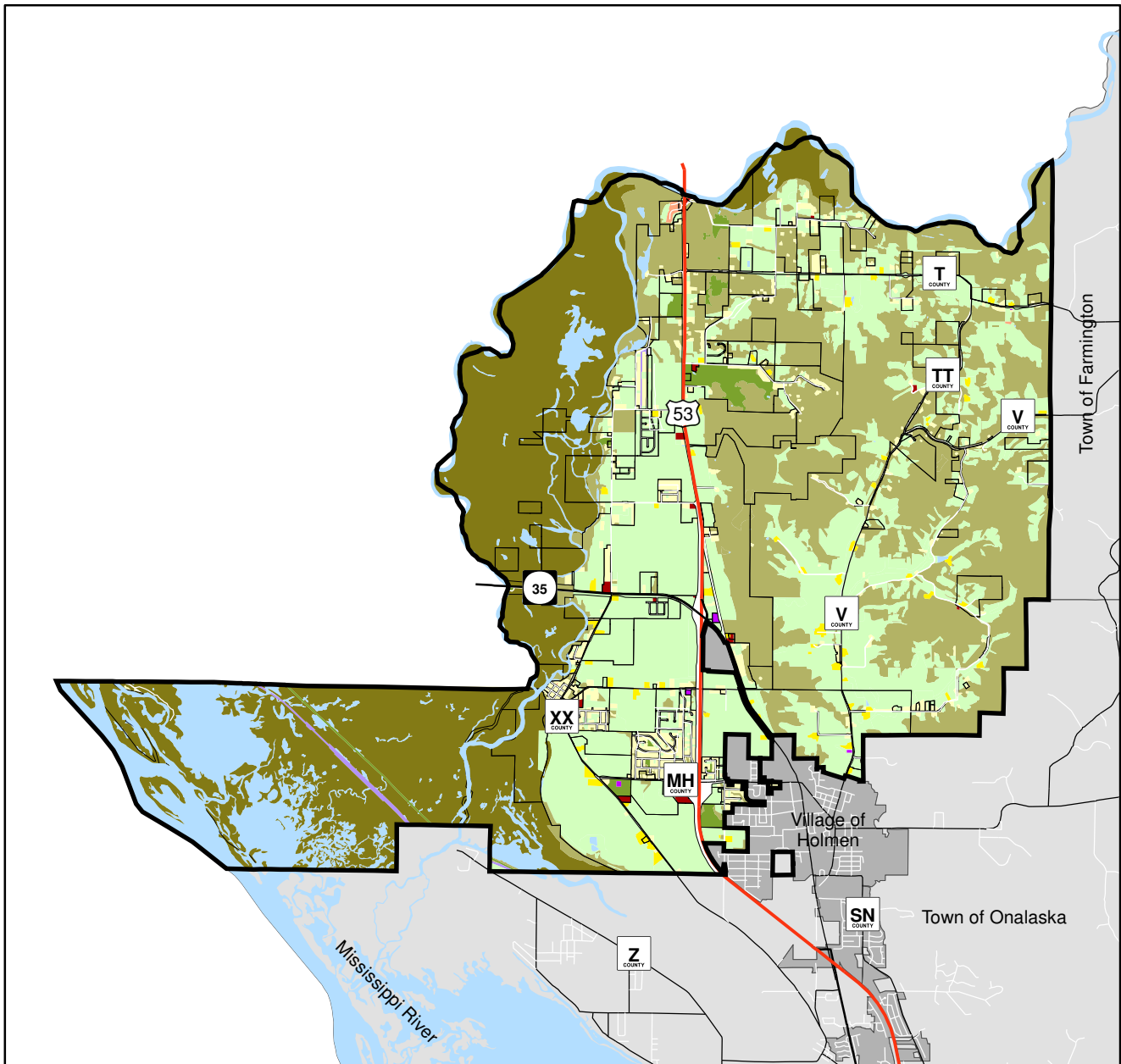
Town of Holland Comprehensive Plan

February 2007













Source: ESRI Data & Maps CD, 2005
Created in ArcGIS 9 using ArcMap

Existing Land Use



Legend

- | | |
|---|--|
|  Single Family |  Transportation |
|  Multi-Family |  Recreation |
|  Mobile Home |  Woodlands |
|  Farmstead |  Wetlands |
|  Commercial |  Agriculture |
|  Institutional |  Water |



Project # 2127

Map 3.1

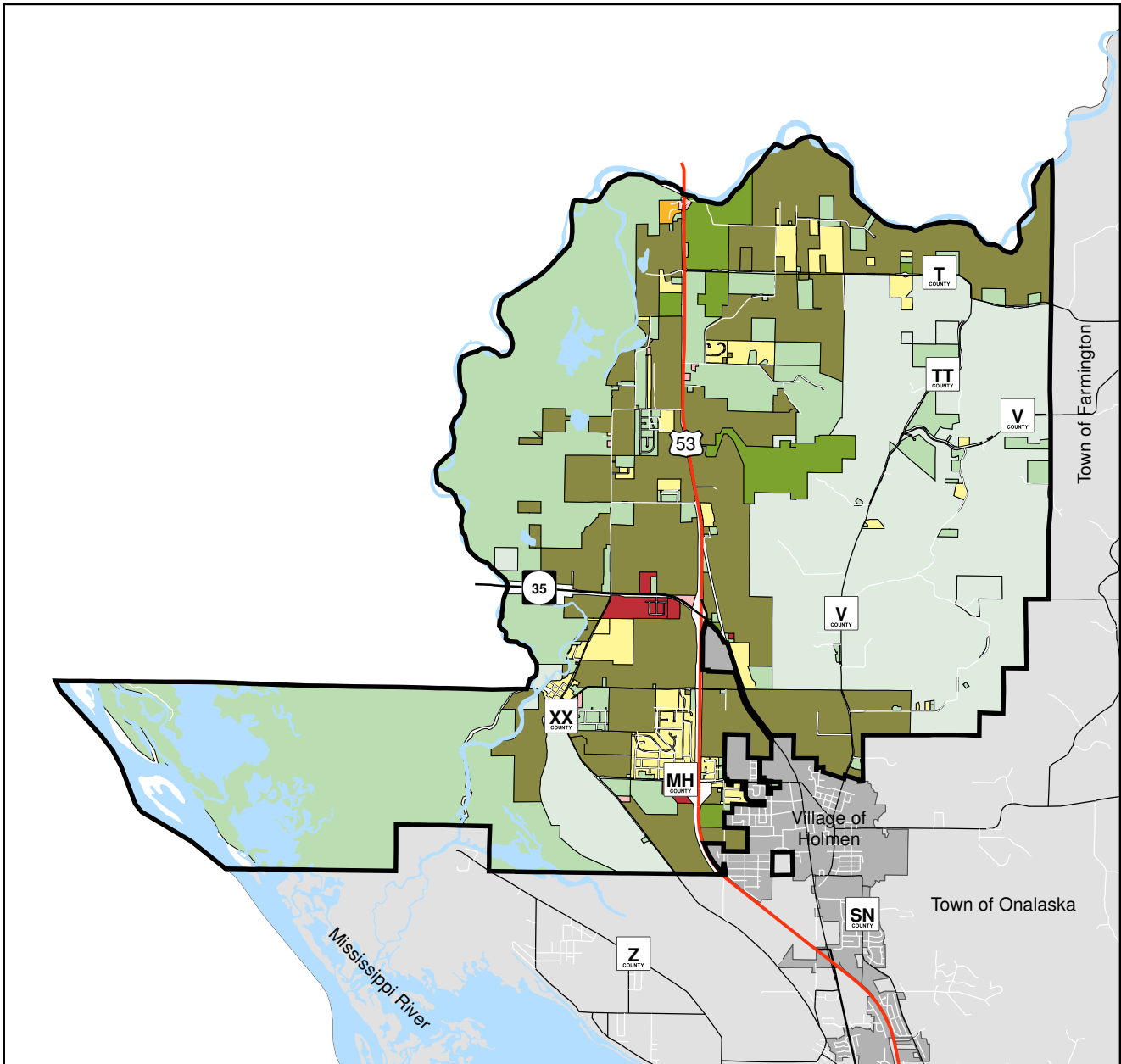
Town of Holland Comprehensive Plan

February 2007



Source: La Crosse County Png, Dept. Created in ArcGIS 9 using ArcMap

Existing Zoning



Legend

- | | |
|---------------------------|-------------------|
| zoning | Commercial "B" |
| Exclusive Agriculture | Commercial "C" |
| Agricultural "A" | Residential "A" |
| Agricultural "B" | Mobile Home Court |
| Transitional Agricultural | |



Project # 2127

Map 3.2

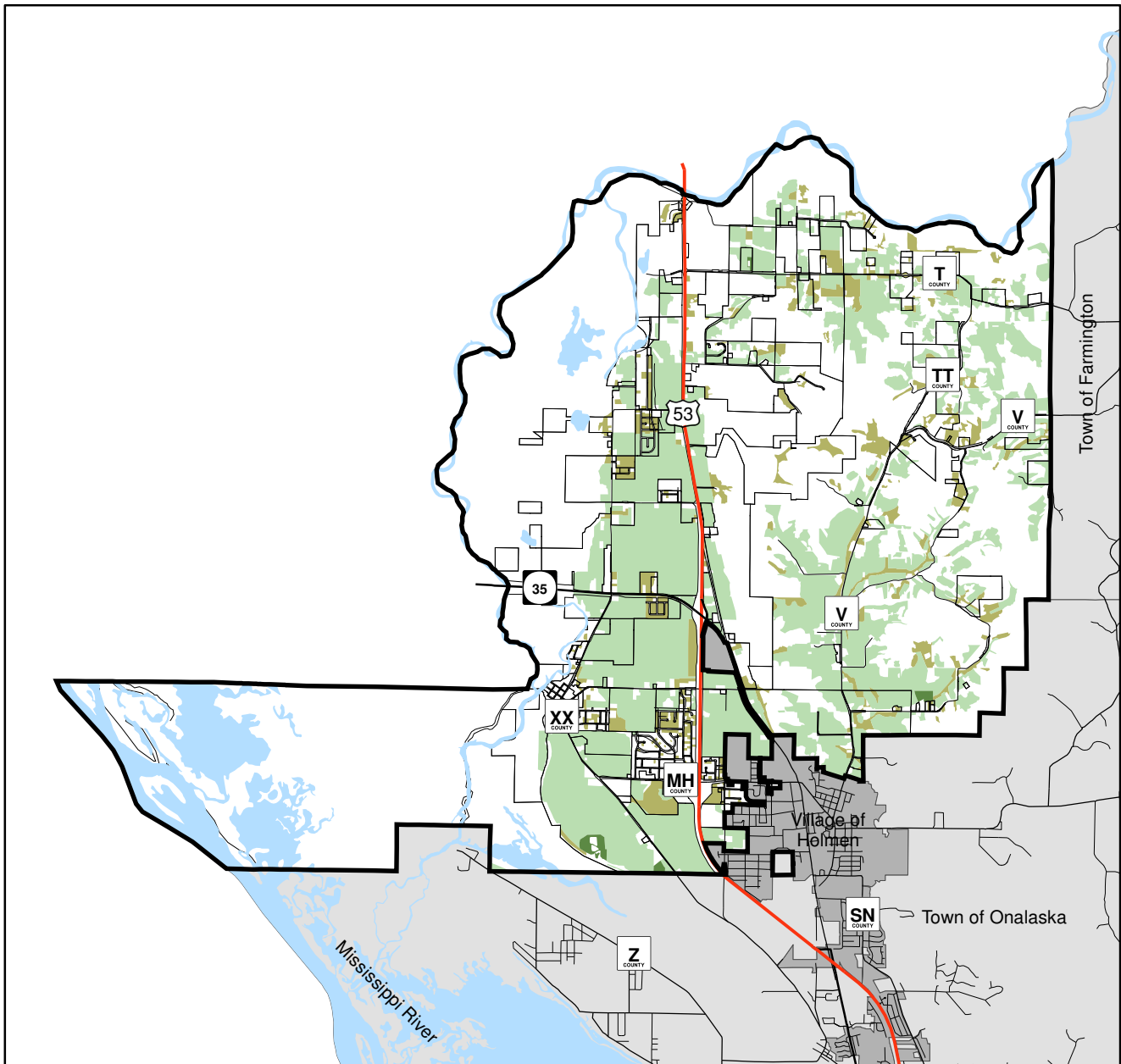
Town of Holland Comprehensive Plan

February 2007



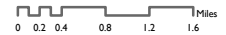
Source: La Crosse County Plng. Dept.
Created in ArcGIS 9 using ArcMap

Agriculture Land Use



Legend

- Agricultural Activities - Crops, Nurseries, Orchards
- Livestock Related Activities
- Pasturing, Grazing



Project # 2127

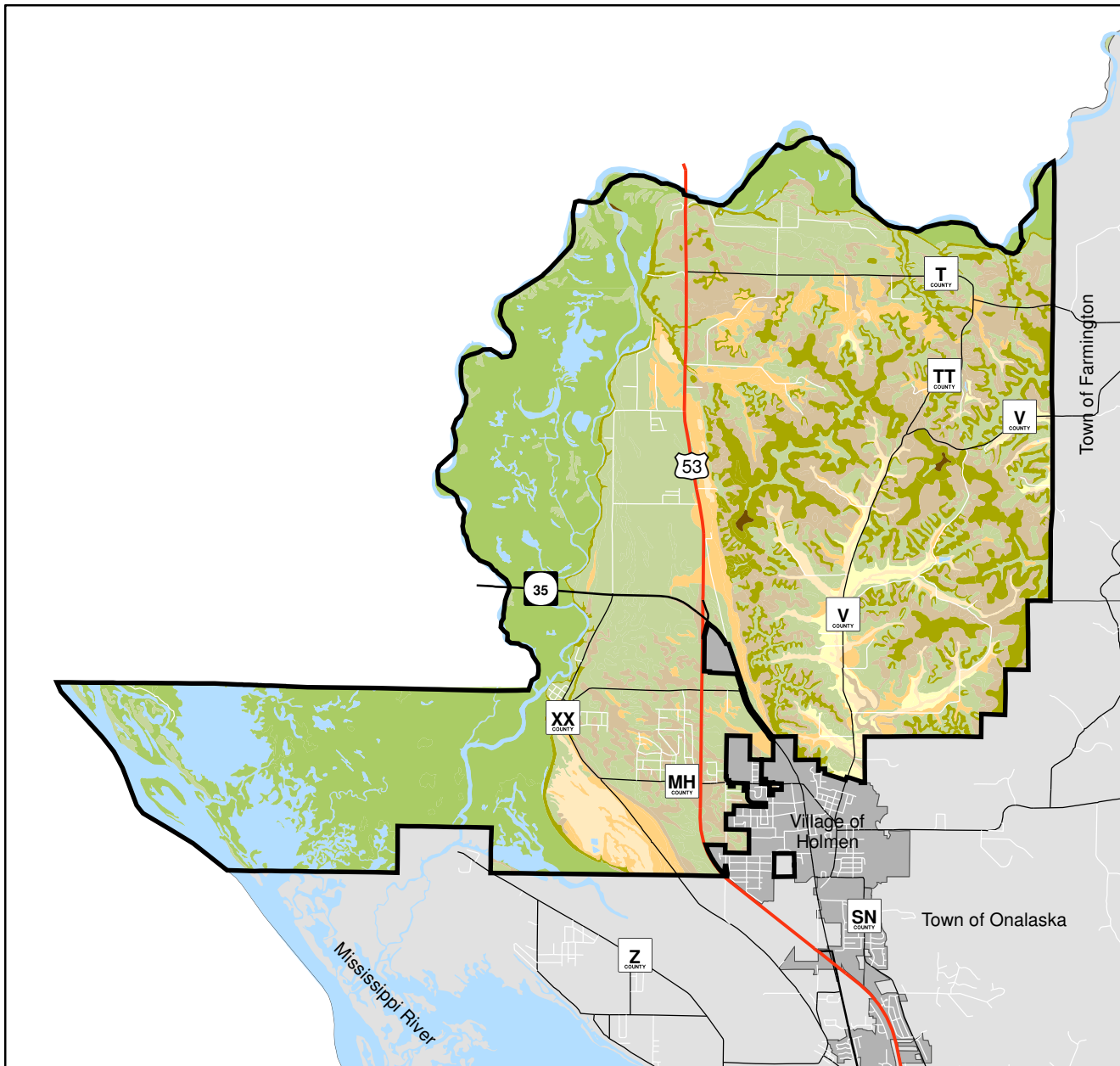
Map 4.1

Town of Holland Comprehensive Plan

February 2007

Source: La Crosse County Plng. Dept.
Created in ArcGIS 9 using ArcMap

Soil Classification by Capability



Legend

Soil Capability		Class V
		Class VI
		Class VII
		Class VIII
		Water



Project # 2127

Map 4.2

Town of Holland Comprehensive Plan

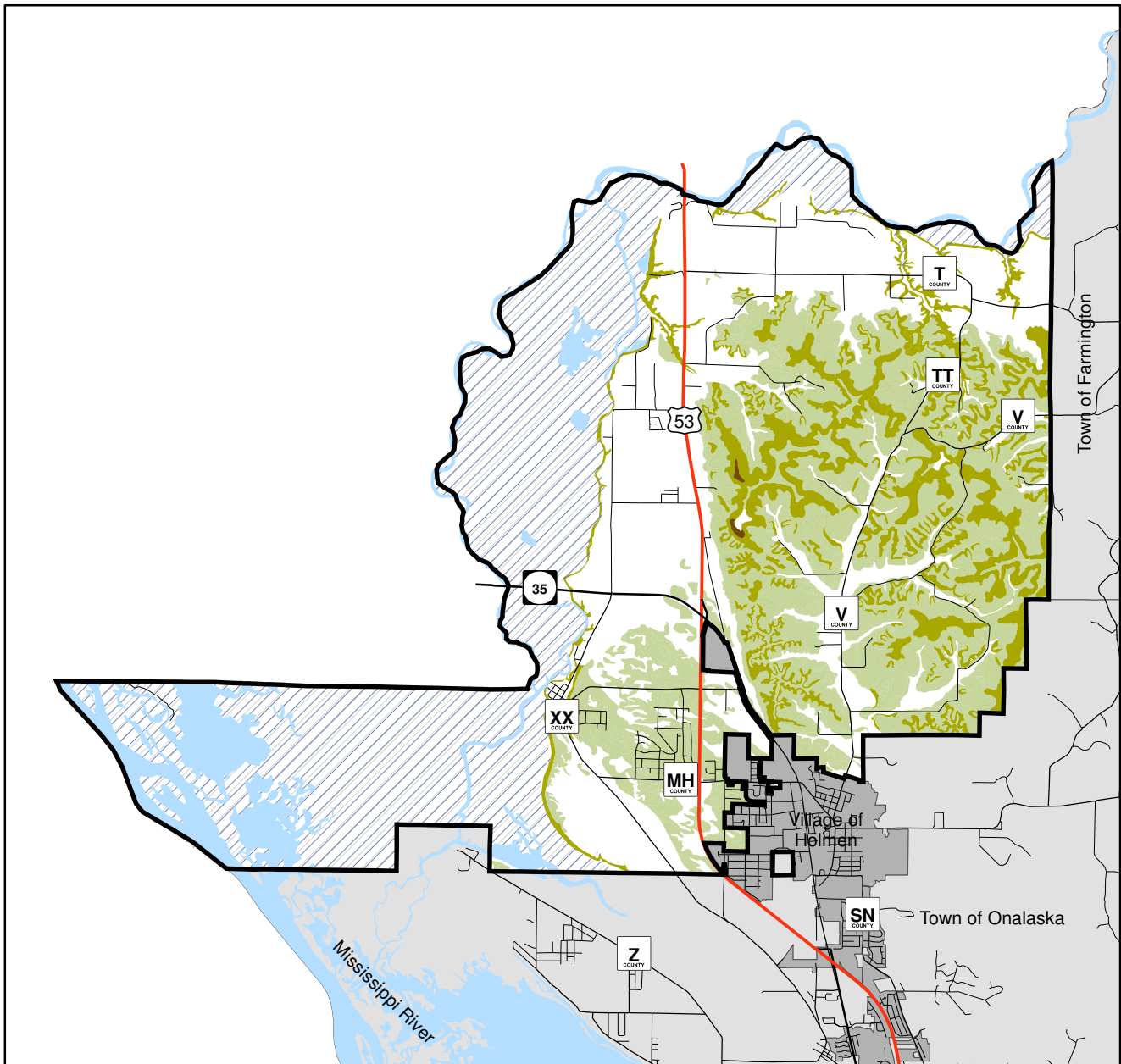
February 2007



Source: La Crosse County Plng. Dept.
Created in ArcGIS 9 using ArcMap

Soil Data Source: USDA, Richland Center, WI

Environmental Features



Legend

- | | |
|---------------|---------------------|
| Percent Slope | Floodplain |
| 20% - 60% | Erosion Prone Areas |
| 60% - 90% | Water |



Map 5.1

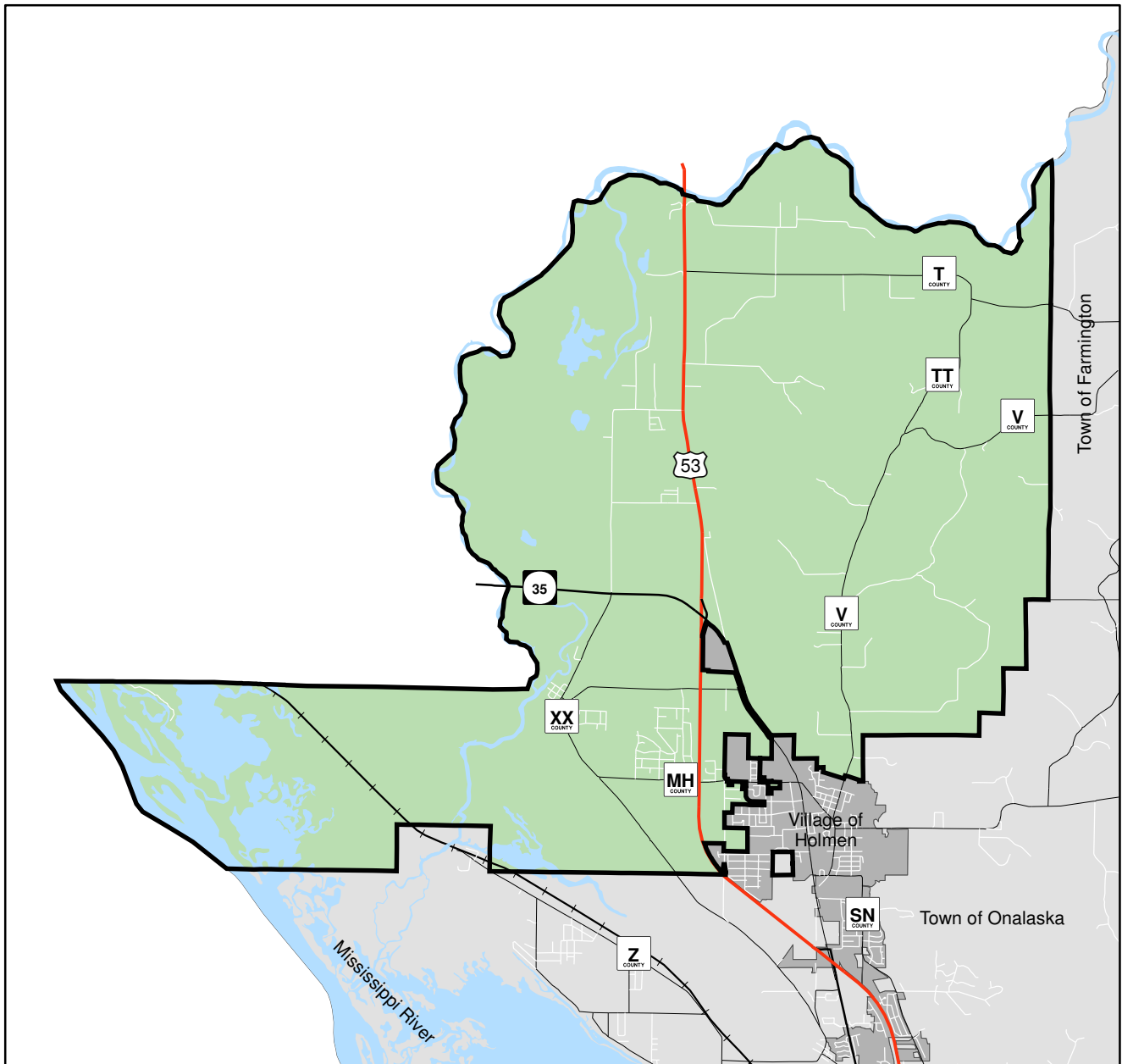
Town of Holland Comprehensive Plan

February 2007

Source: La Crosse County Png, Dept. Created in ArcGIS 9 using ArcMap

Slope Data Source: USDA, Richland, WI
Floodplain Data Source: FEMA, 2001

Road Network by Jurisdiction

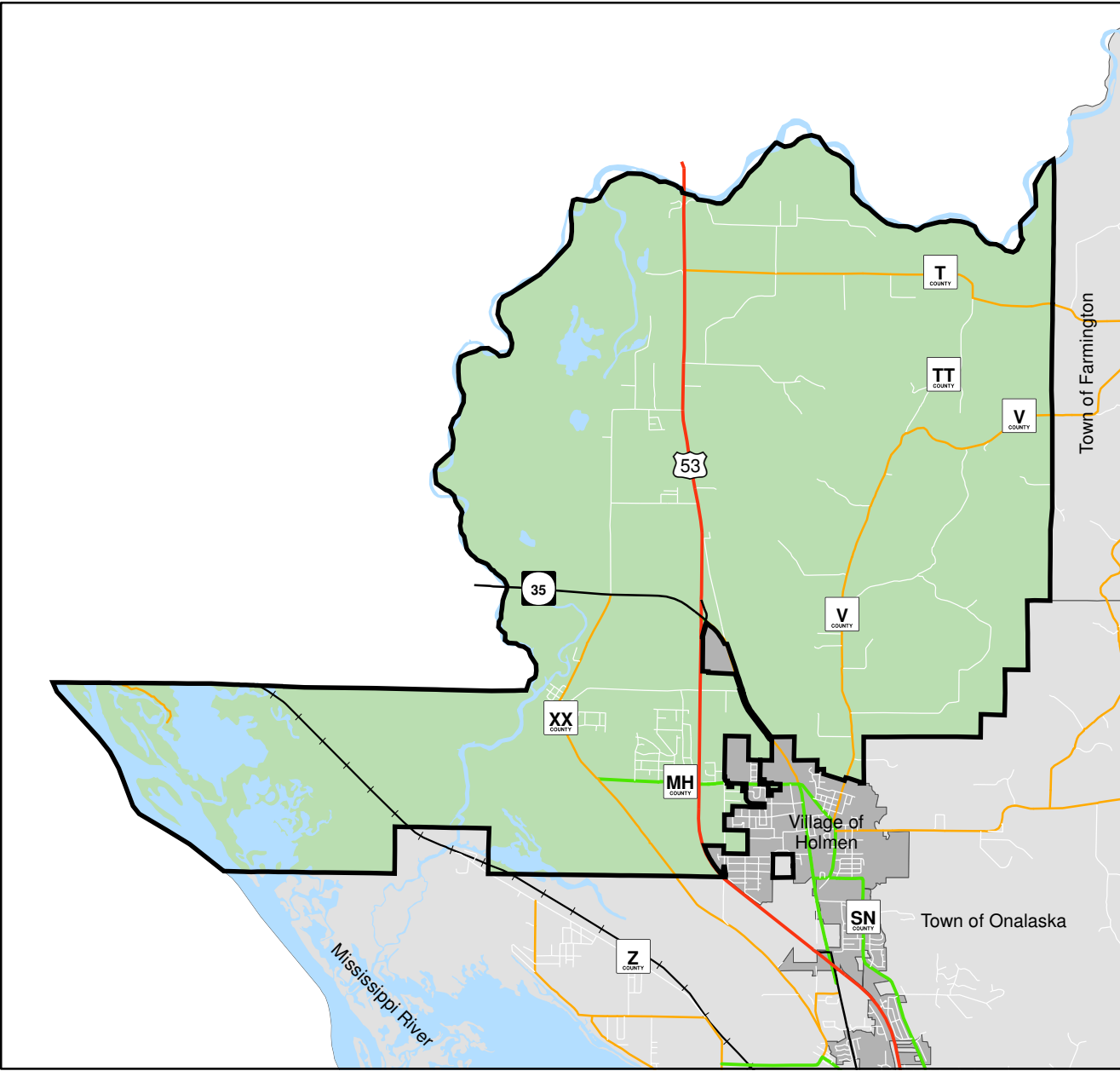


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
- National Highway
- State Highway
- County Highway
- Local Road
- Rail Road

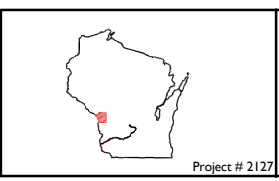


Road Network by Type

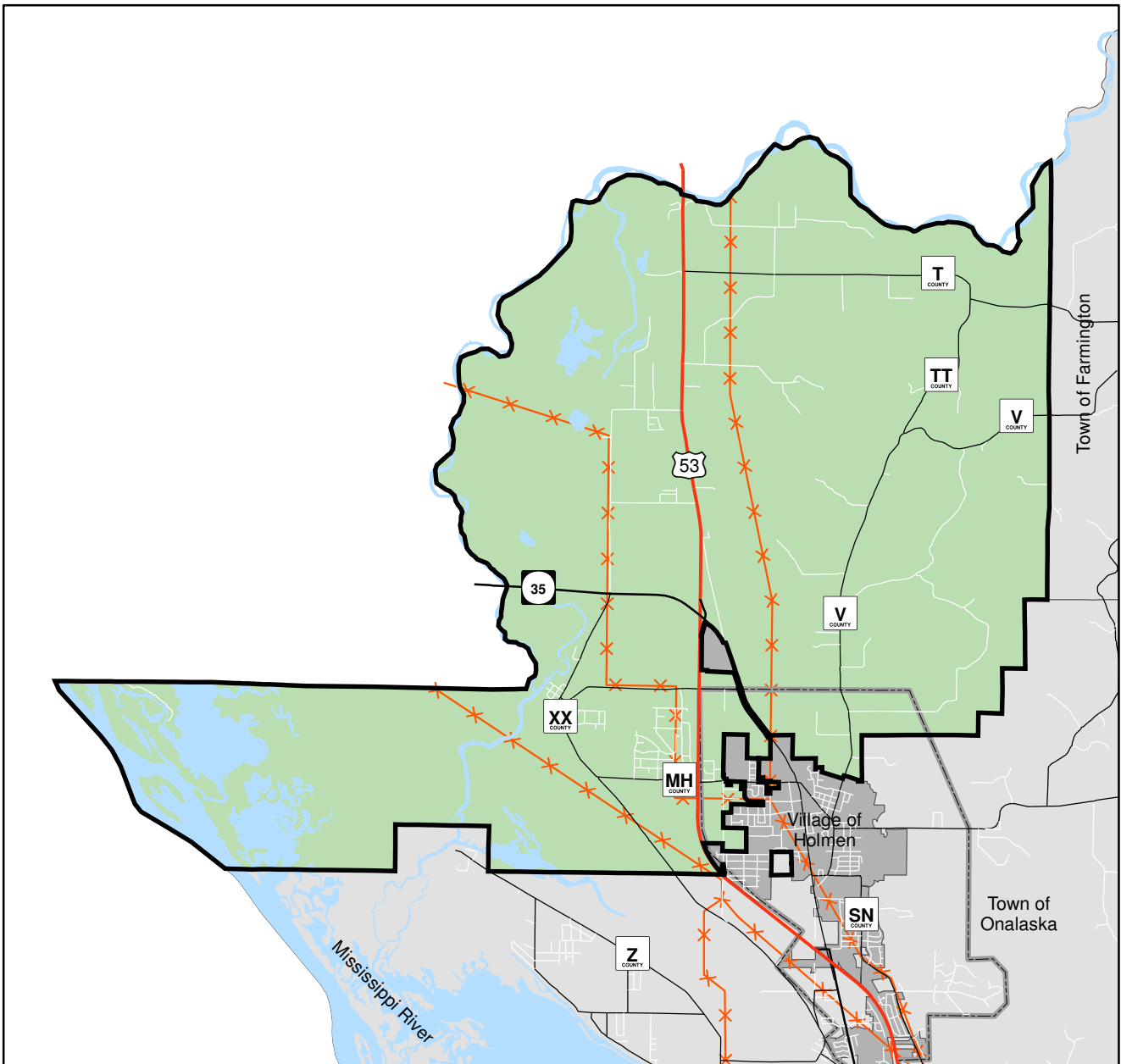


Legend



-  Rail Road
-  National Highway
-  State Highway
-  Arterial
-  Collector
-  Local



Existing Public Utilities



Legend

-  Sewer Service Boundary
-  Transmission Line



Project # 2127

Map 9.1

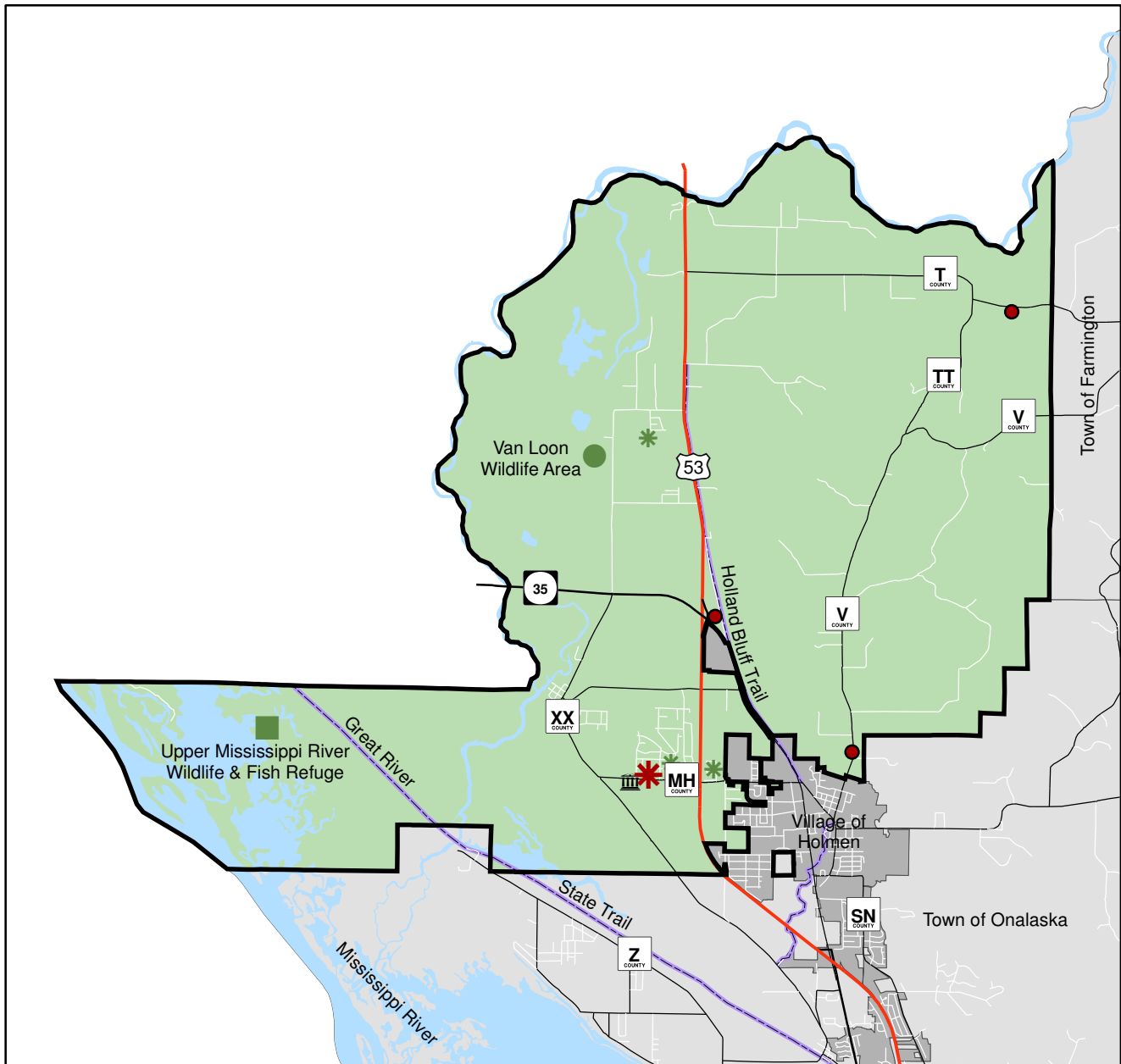
Town of Holland Comprehensive Plan

February 2007



Source: La Crosse County PING, Dept. Created in ArcGIS 9 using ArcMap

Community Facilities



Legend

- Federal Lands
- State Lands
- Major Local Park
- Local Park
- Town Hall
- Cemeteries
- Off-Road Multipurpose Trails
- National Highway
- State Highway
- County Highway
- Local Road



Map 9.2

Town of Holland Comprehensive Plan

February 2007

Source: La Crosse County Planning Dept.
Created in ArcGIS 9 using ArcMap

APPENDIX B: SOURCES

Sources

2030 La Crosse and La Crescent Metropolitan Area Transportation Plan
Black-Buffalo-Trempealeau River Basin Website, 2005
La Crosse Area Chamber of Commerce
La Crosse Area Development Corporation
La Crosse County Development Plan 2020
La Crosse County Economic Development Plan 2020
La Crosse County Farmland Preservation Plan 1980
La Crosse County Land and Water Conservation Plan 1999
La Crosse County Land Conservation Department
La Crosse County Outdoor Recreation Plan 1998
Mississippi River Regional Planning Commission
Numerical Simulation of Ground-Water Flow in La Crosse County, Wisconsin, and into Nearby Pools of the Mississippi River, USGS 2003
Port of La Crosse Harbor Plan
State of Wisconsin Department of Administration
State of Wisconsin Department of Natural Resources
State of Wisconsin Department of Workforce Development
State of Wisconsin Department of Transportation
Town of Holland
University of Wisconsin - La Crosse Land Use Inventory
United States Bureau of the Census
United States Census of Agriculture 1992, 1997, 2002
Wisconsin Agricultural Statistics Service
Wisconsin Historical Society Architecture and History Inventory Database
Wisconsin State Airport System Plan 2020
Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, UW-Madison