

UTILITIES AND COMMUNITY FACILITIES ELEMENT

Introduction

One of the main duties of local government is to provide services to its citizens. Such services include police and fire protection, education, water, and sewer services among others. The purpose of this element is to take an inventory of existing utilities and community facilities within the Town of Garfield. The location, use, capacity, and future needs of these utilities and facilities will be analyzed as well as timetables for the rehabilitation or construction of related projects.

The utilities and community facilities of the Town of Garfield reflect those of many other rural municipalities with a few notable exceptions. As with most rural municipalities, residents rely on private wells and septic systems for their homes; except for homes around Lake Wapogasset, which use a community sanitary sewer system. The Town's parks and recreational areas are exceptional for a rural municipality. As with most rural municipalities, one of the main concerns is road improvements, maintenance and deteriorating street signs. Adequate snow removal has also been a concern in recent years as noted in the community survey. Please refer to the Community Facilities Map throughout this element.

Sanitary Sewer

The majority of residents in the Town rely on private onsite wastewater treatment systems (POWTS). In 1990, there were 12,292 private sewage systems in Polk County. This number has risen dramatically in the past decade and will continue to rise in the foreseeable future.

Homes and facilities located within 1000 feet of Lake Wapogasset are required to connect to the centralized sanitary sewer system owned and operated by The Lake Wapogasset and Bear Trap Lake Sanitary District. This facility has the capacity to serve the stated service area. The only Town facility that is connected to the central sanitary sewer system is the restroom facility at the Lake Wapogasset Park and Boating Facility.

Utilities and Community Facilities Element

A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

§ 66.1001(2)(d), Wis. Stat.

Long term impacts that POWTS have on ground water resources are a concern and have been discussed at the regional level including neighboring Counties. More dense development, such as cluster or conservation concepts, with centralized sewer systems will assist in relieving the pressure on the ground water sources. With any centralized sewer system land application of the treated effluent will be necessary and will likely be a topic of discussion as the Town develops.

According to the Polk County Land Use Plan, all land area in Polk County (595,840 acres) has either moderate (8,890 acres) or severe (586,950 acres) limitations for septic tank absorption fields.

Water Supply

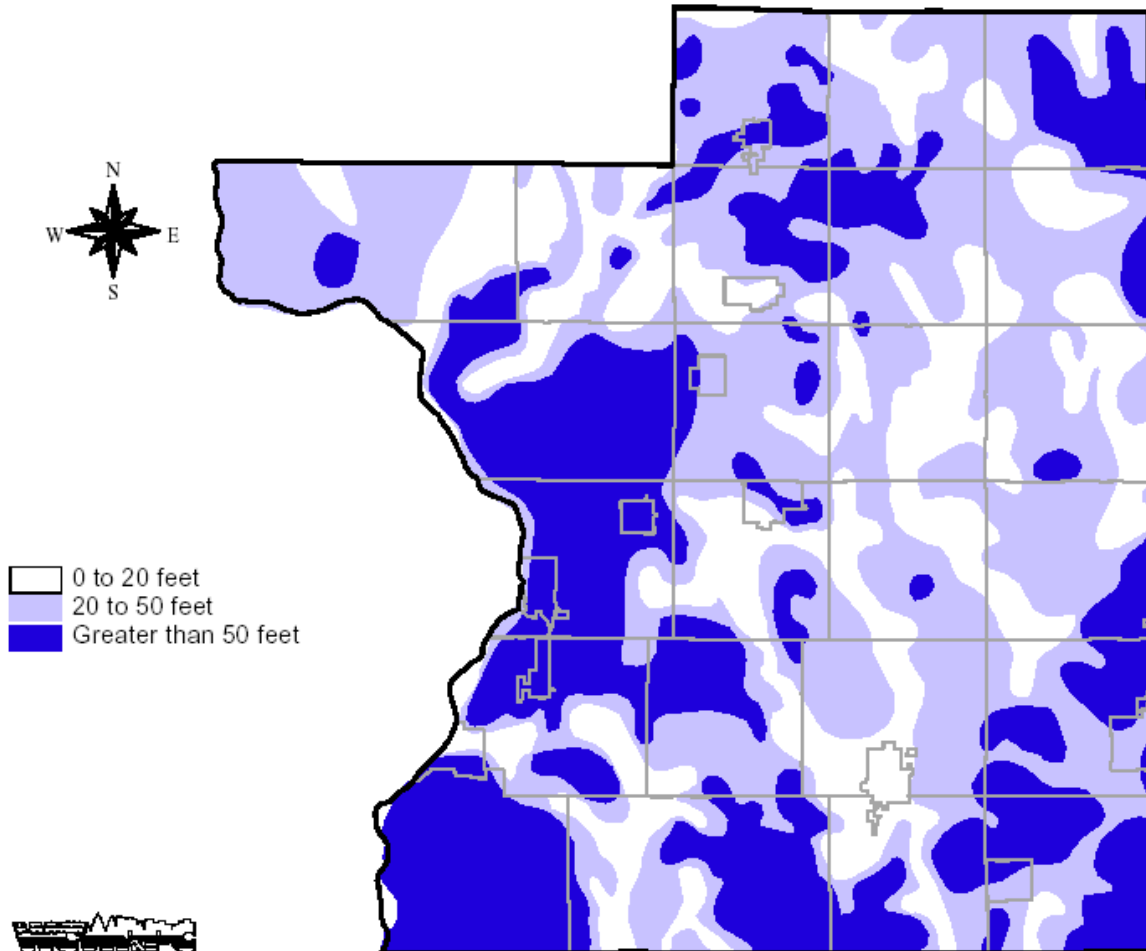
The majority of the residents in the Town rely on private wells for their domestic water source. The water quality of these private wells can vary depending on the area of the Town that they are located. According to the Polk County Land Use Plan, the principal sources of potable water supplies are the sand and gravel aquifer and the sandstone aquifer. Due to the abundance of water and depth of the sandstone, the aquifer is typically used for wells that require large amounts of water.

As mentioned in the Agricultural, Natural, and Cultural Resources Element, the depth to water-table is deepest (1120' deep) in the north central portion of the Town of Garfield, and most shallow (960' deep) in the south west portion near Big Lake.

Bedrock maps published by the Wisconsin Geological and Natural History Survey and the U.S. Geological Survey shows that the bedrock depth in the Town ranges from 50-100 feet deep in the east half of the Town and 100-200 feet deep on the west half of the Town. There may be some concern with well development where the bedrock depths are less than 100 feet.

According to the Polk County Land Information Department, the only known problems affecting groundwater in the Town of Garfield are high levels of nitrates. Wisconsin considers any water with levels of nitrates higher than 10 parts-per-million to be contaminated. The Wisconsin Department of Natural Resources recorded nitrate levels to be up to 80 parts-per-million in well water in Wanderoos. The most likely cause for such high levels was a former outdoor poultry farm that no longer exists.

According to the Wisconsin Department of Natural Resources, there have been 495 constructed wells in Township 33 N Range 17 W (Garfield lies in both Range 17 W and part of 18 W).



Source: Polk County Land Use Plan

Stormwater Management

Stormwater management is a growing concern for all communities. Local, State and Federal regulations regulate stormwater discharge not only to control erosion and sediment transport but to protect the water quality of our natural resources such as wetlands, streams, rivers, ponds, and lakes.

In general, for new development, State and Federal regulations require that amount of storm water leaving the site after the development is complete shall not exceed the amount that existed prior to development. Control of stormwater runoff is achieved through various "Best Management Practices" including wet and dry retention ponds, infiltration basins, bioretention basins, etc.

For Towns and rural communities, the largest hurdle to overcome is not determining whether or not to treat stormwater and how to perform the treatment, but rather how to regulate the on-going maintenance that is required for these facilities to operate properly. Currently, most stormwater treatment facilities for new developments are located on private property and covered by a drainage easement. The residents are essentially responsible for maintaining these facilities. Discussion

should continue at the Town level on how best to maintain these facilities in the future and possible even consider a storm water utility that provides funding for operating and maintaining the facilities.

The Town has several storm water treatment systems located on Town property. A storm water retention pond is located at the Lake Wapogasset Park and Boating Facility and infiltration basins are located in the road right-of-way at the Basswood Estates subdivision. These facilities require annual monitor and will required sediment removal on an as needed basis.

Solid Waste Disposal

Waterman Sanitation and Waste Management are both available in the area to pick up solid waste. These services are paid for by the individuals who use them. There is no public solid waste disposal, which causes a lot of residents to dispose of their own trash, often in the form of burning it in a steel drum barrel. This is strongly discouraged as the burning of some of the trash releases toxic chemicals into the air. This activity will probably continue, though, as there is no enforcement to burning trash and too few options available for solid waste disposal. Perhaps the Town of Garfield could add a dumpster for solid waste next to the current recycling facilities to allow residents to dispose of solid waste when they bring in their recycling.

The Polk County solid waste office is open Monday through Friday from 8:00 a.m. to 4:30 p.m.

Recycling Facilities

The Town of Garfield has public recycling facilities located next the Town Hall which are available at certain times during the year.

When asked if within the next 20 years, the Town will need to build or expand the recycling center, over 37% were in favor while over 28% of residents opposed. Almost 24% had no opinion.

The Polk County Recycling Center is located on State Trunk Highway 8 in St. Croix Falls, WI and open Monday through Friday from 6:30 a.m. to 4:30 p.m. and also on every 1st Saturday from 9:00 a.m. to Noon (2nd Saturday in July and September). The center is not co-mingled and separates into aluminum, tin, plastic, glass by color, newspapers, shiny paper, and corrugated cardboard.



Parks

Community parks are a serious matter to the Town of Garfield. Because of the abundance in resources, the town sees a lot of tourism and outdoor recreation in the area. Having park facilities can be the deciding factor when tourists decide where to stay. Besides tourism, homeowners can take parks into consideration. Living nearby a public park can increase property taxes and supply a homeowner with open space that won't be developed. Furthermore, parks allow the opportunity for citizens to enjoy a healthier lifestyle.

Lake Wapogasset Park

Lake Wapogasset Park is located on the central east side of Lake Wapogasset. Back in the early 1940's, land was deeded to Garfield in order to provide public access to Lake Wapogasset and a park was constructed. A pavilion and dance hall were constructed on the site, but supposedly residents didn't like it and burned it to the ground. In 1942, a tornado came through and destroyed what was left of the park.



Today, this park has been improved to provide outstanding facilities to the public. The park includes a boat landing, playground equipment, trail development, a walking bridge, trash cans, picnic tables, restrooms, parking, fishing piers, and an additional 189 acres of open space available for future park development. This park sufficiently meets the needs of the Town of Garfield.

When asked if the Town of Garfield will need to build or expand parks/open space within the next 20 years, 16% of residents strongly agreed, 39% agreed, 23% disagreed, 7% strongly disagreed, while 16% had no opinion on the subject.

Village Park

This park, also known as the Wanderoos Ball Park, is maintained by the Wanderoos Area Lions Club, Inc. and was dedicated in memory of Elton Taylor on July 6th, 1985. The park centers on a complete softball field and includes bleachers, a basketball court, playground equipment, concession stand, as well as additional shelter and parking space. The





popular park is used numerous nights a week during the summer and has become a popular community social hub. The park is currently owned and maintained by the Lions Club.

DD Kennedy Environmental County Park

Also located in the town is the DD Kennedy Environmental Area County Park. This 106 acre preserve is located along the Balsam Branch, which runs through central Polk County. The park includes a prairie restoration that is used as an outdoor classroom for schools as well as a dam and millpond. Interpretive hiking trails and campgrounds complete with shelter, electricity, and restrooms are also located at the park.

Balsam Branch Wildlife Area

Finally, the Wisconsin DNR runs the Balsam Branch Wildlife Area, located less than a mile south of the DD Kennedy County Park. It consists of 180 acres of state-owned property. Principal wildlife includes waterfowl, ruffed grouse, deer, and furbearers. Habitats include stream, potholes, brush, and marsh. All Wildlife Areas allow hunting, fishing, trapping, hiking, nature study and berry picking. Birdwatching is an additional form of recreation allowed in this area.

Garfield Recreation Area

These 188.72 acres of land is located just east of the Lake Wapogasset Lutheran Bible Camp. These lands, along with the DD Kennedy Environmental County Park share the Balsam Branch Cross Country Ski Trails. These include 11 km of groomed trails which offer three levels of difficulty and can be skied in either direction. The Nordic Ski Club of Amery manages the trails. Shelter, food, and nearby lodging are both offered at the facility and there are no fees.

Telecommunications Facilities

Amerytel and Centurytel provide phone service to the Town of Garfield.

Power Plants/Transmission Lines

The Town of Garfield has two suppliers of electricity; Xcel Energy and Polk-Burnett Cooperative. Hook up rates for Polk-Burnett are listed as the following:

Non-Commercial Single-Phase Rates

Service requirements and fees are subject to change at any time.

Polk-Burnett will furnish, install, own, and maintain the electric distribution system to the metering point for the following fees:

Installation charge.....	\$350
Line extension	\$4.50/ft
Double run of secondary wire (additional fee per foot)	\$2/ft
Installation of secondary wire in conduit (if desired - additional)	\$1/ft

Construction service (Polk-Burnett-provided)	\$300
<i>(12 month limit to make service permanent)</i>	
Construction service (Customer-provided)	\$200
<i>(12 month limit to make service permanent)</i>	
Extra trip charge for service not being ready or not prepared to Polk-Burnett or NEC requirements	\$200/trip

Additional Fees

- If a new service is connected to an existing installed line of less than five years of age, the new member may be required to pay a share of the initial cost of installing the original line.
- In addition to normal line extension rates, any fees such as local permits charged to Polk-Burnett for extending and constructing the electric service to a new location will be passed on to the member requesting the service.
- There may be an additional charge for boring under obstructions (i.e. roads, driveways, waterways) for underground installations.
- Services to signs, traffic lighting, and storage rental units may incur additional charges dependent upon construction requirements.
- For underground service performed after November 15 and until winter conditions cease, the following additional charges and requirements will apply :
 1. There is an additional charge of \$6 per foot for winter conditions that impede progress of the installation. There also may be an additional labor and/or equipment charge associated with digging our lines into equipment that is required due to frost such as transformers, enclosures, or the meter socket.
 2. Other options are available such as temporary overhead installation.

Once full payment is received and all service requirements are met, extensions are scheduled on a first-come, first-served basis. For emergency requests of installation of electric service, there will be a three business-day minimum wait for locating underground utilities through Digger’s Hotline.

Security Light Installation

Fees and requirements are subject to change at any time.

- Installation of a security light on an existing Polk-Burnett pole (excluding a transformer or underground riser pole)no charge
- Installation of a security light requiring overhead or underground service and a pole (Polk-Burnett supplies and owns the pole)\$250 pole setting fee plus \$1 per foot from the Polk-Burnett power source (as determined by Polk-Burnett) to the security light location.
- In those instances where the member requires a meter pole for electric service and it is used for the security light installationno charge
- After initial installation requests to change a security light location and/or directioncost of time and material

Churches/Cemeteries

There are three churches in the Town of Garfield; Trinity Lutheran, Deronda Lutheran, and El Salem Baptist Twin Falls Christian Center. Trinity Lutheran and Deronda Lutheran have cemeteries; El Salem Community Cemetery exists on its own. All three of the cemeteries in the Town are over 100 years old.



Health Care Facilities

No health care facilities exist in the Town of Garfield. The Town relies on Amery and Osceola for such services.

The Amery Regional Medical Center contains a hospital, two nursing homes and two assisted living in a 120,000 square foot facility on a 28 acre lot. The facility boasts a handful of "green" amenities including rain gardens, green roofs, trails, a raptor nest, pervious surfaces, and plenty of landscaping. As stated on their website, the facility has 42 exam rooms, 3 mental health rooms, and 2 chiropractic treatment rooms along with 25 private patient rooms.

The Osceola Clinic is a non-profit facility which includes a clinic, hospital, and nursing home all in one independent facility.

St. Croix Falls also has a hospital, one nursing home, and one assisted living.

Child Care Facilities

The Polk County Child Support Agency is located Balsam Lake and offers child support determination, collections, and establishing paternity.

Police, Fire, Rescue

The town relies on Polk County Sheriff for police support. The Dresser Osceola Garfield Fire Association (DOG Fire) was created in 1960 under the ownership of the Towns of Garfield and Osceola and the Village of Dresser. The DOG Fire association consists of two fire stations. The first located in downtown Dresser and the second in the Town of Garfield. Currently we operate 14 trucks, ranging from pumpers to rescue units.



The DOG Fire Association provides services of not only fire suppression, but also Emergency Medical First Responders. Our volunteers consist of individuals with various backgrounds, and all are trained to perform many types of operations when called upon.

Emergency services are provided by Amery, Osceola, and St. Croix Falls depending on location.

When asked if they agreed that the Town will need to build a new fire/EMS station within the next 20 years, 14% of residents strongly agreed, 34% agreed, 24% disagreed, 5% strongly disagreed, while 23% had no opinion.

Libraries

No libraries exist within the Town of Garfield, but there are a number of resourceful libraries within a twenty minute drive from the Town of Garfield.

The Amery Public Library is located in the City of Amery and is open six days a week. The library is currently located in the Excel Energy building, but is moving to the old hospital clinic within a year. The library needed space to grow, but couldn't come up with enough money to build a new building. When the hospital clinic decided to build a new building, the Village of Amery decided to rent space in the old building and move the library there. The library has five public computers with DSL internet and is known for an excellent summer reading program. They plan on going wireless within the next few years. This library should be able to meet the needs of the Town of Garfield for the next twenty years.

The Osceola Public Library is located in downtown Village of Osceola. This library is open six days a week and offers internet access, book and audio books, DVD's and videos, magazines and newspapers, interlibrary loans, special programs, local history collections, and special collections.

The Balsam Lake Public Library is located in the Village of Balsam Lake and open five days a week. The library offers books and audio books, videos and DVD's, computer software, internet access, reference materials, magazines and newspapers, local history, and interlibrary loan.

The Dresser Public Library is located in the Village of Dresser. The library is open 4 days a week and offers internet access, copy fax services, books, DVD's and videos, magazines and newspapers, local history collections, and interlibrary loans.

Schools

The Town of Garfield is split into three school districts: Amery on the east, Osceola on the west, and St. Croix Falls in the northwest (see School District Map).

Amery School District

Enrollment in the Amery School District in 2007/08 is 1,764 students PK-12. Of this enrollment, there are 238 students from the Town of Garfield. The districts maximum capacity is approximately between 2,250 and 2,400.

St. Croix Falls School District

Total enrollment in the St. Croix Falls School District for the 2007/08 school year was 1,086. The maximum capacity of the district is about 1,200. At the time, there were

no projections made about future enrollment. The number of students that lived in the Town of Garfield was unknown, but it was thought to be few if any.

Osceola School District

Enrollment in the Osceola School District towards the end of 2007 was 1,815, but because of open enrollment, there are actually 1,878 students in the district. At the time, there were no projected enrollments made and the district capacity was unknown. The possibility of a new facility within 5 to 10 years had been discussed within the district. The number of students that live in the Town of Garfield was unknown. However, the districts tax base in 2007 was \$912,392,985. Of this, the Town of Garfield accounted for only 2.78%, or \$25,391,669, and had experience significant growth in the past year.

Secondary Education Institutions

There are also a handful of distinct higher education facilities not too far away including the University of Minnesota, University Wisconsin-River Falls, Wisconsin Indianhead Technical College in New Richmond and Rice Lake, Chippewa Valley Technical College in River Falls and Menomonie, and University Wisconsin - Stout.

Including higher college or graduate school, there were 354 students within the Town of Garfield in 2000.

Table 4.1

School Enrollment in Town of Garfield	Number in 2000
Total (3 years and over enrolled in school)	354
Nursery school, preschool	24
Kindergarten	25
Elementary school (grades 1-8)	183
High school (grades 9-12)	101
College or graduate school	21

Source: 2000 Census

Other Government Facilities

The town currently uses an old school house located in Wanderoos as a Town Hall. There have been many improvements to this building, but the building still lacks restroom facilities and additional office space. The town also has no Town Shop. Because of the projected growth in the area, the Town of Garfield has recognized the need for a new Town Hall/Town Shop to meet the growing demand within the next 5 years. According to the Public Facilities Needs Assessment written by Stevens Engineers, Inc., the cost of such a building would be



about \$350,000 plus engineering, design, and legal fees.

One question on the survey asked residents if they agreed that within the next 20 years, the Town of Garfield will need to build or expand the town hall. 8% strongly agreed with this, 34% agreed, 29% disagreed, 6% strongly disagreed, while 23% had no opinion.

The residents were also asked if the Town would need a new town shop within the next 20 years. 39% agreed to some degree with this statement, 29% disagreed to some degree, while 33% had no opinion.

SWOT Analysis ~ Utilities and Community Facilities

On July 12th, representatives met with the Town Plan Commission and conducted a SWOT analysis on the Utilities and Community Facilities element.

Table 4.2

<p>STRENGTHS</p> <ul style="list-style-type: none"> • Addressing stormwater through design standards • Parks • Proximity to health care • School districts • Churches • Fire association/Rescue • EMT's 	<p>WEAKNESSES</p> <ul style="list-style-type: none"> • Inconsistent technology providers • Lack of access to high speed internet • Child care • Police protection • No facilities for tourists to lodge and eat.
<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Shared sewer/water • Stormwater run-off • Available land for parks • Maintenance personnel • Update Town Facilities – Develop Parks and Trails • Promote sewer and water in new developments 	<p>THREATS</p> <ul style="list-style-type: none"> • Individual sewers • STH 65 • Transmission lines • Water and air pollution

Goals, Objectives, Policies, Programs

Goal: Meet the community services and facility needs for the residents of the Town of Garfield.

Objective

- Provide cost effective services and facilities.

- Combine services and facilities with neighboring municipalities, when appropriate
- Invest in the future infrastructure of the Town without compromising the budget
- Continue to offer and maintain an effective park system

Policy

- Ensure stormwater management for agricultural, residential, and commercial development
- Provide efficient and effective snow plowing services
- Continue to utilize neighboring municipality's libraries, health care, and child care facilities
- Maintain relationship with Polk County Sheriff Department for police protection services
- Continue contracting with private entities for solid waste disposal.

Program

- Complete a Capital Improvements Program
- Construct a Town Shop
- Utilize DNR Urban Nonpoint Source and Targeted Runoff Grants for stormwater management facilities
- Update Park Plan every 5 years
- Create long-term contact for snowplowing services received in the Town to ensure consistent service over the next five year