



David Jankoski, Stanley's Mayor, points out where additional wells will be placed once the city gets funding.

The USDA Rural Development tagline, "Committed to the future of rural communities," expresses its vision to build stronger rural communities that provide the necessary infrastructure on which communities can grow and thrive. Considering in 2008 the organization invested over \$547 million in rural communities in Wisconsin, it's safe to say this tagline is something its employees strive to fulfill, not just have on their stationary. And it's also a living, breathing reality in the rural town of Stanley, about a half hour east of Eau Claire. Perhaps in no other town has USDA Rural Development been more involved in the future of a community than in Stanley. From a wastewater treatment facility to a nursing home to Wisconsin's first ethanol plant, USDA Rural Development has been instrumental in their existence by providing funding in grants and loans; building the community from the ground up.

USDA Rural Development builds city from the ground up

- More improvements upcoming

Story and Photos by Kevin Tuttle
USDA Rural Development

Starting in 1979, then known as Farmers Home Administration, USDA Rural Development funded a Community Facility Loan for \$1,225,000 for the renovation of Victory Medical Center to include a general surgical unit. Next was an Industrial Development Grant in 1981 for \$49,000 to extend the water and sewer to the industrial park in the south side of Stanley, and creating a road that now houses several businesses that are important to Stanley's economy.

"We've stemmed the tide of out-flow," said the Honorable David Jankoski, Stanley's mayor.

"This built our tax-base, provided jobs and provided shopping for people."

Next was a loan/grant combination for \$1,596,000 in 1994 for the wastewater treatment facility.

Another \$750,000 grant was provided the next year for expansion of its capacity.

Additionally, the precursor to the current assisted living facility received a \$2.5 million loan for expansion.

"It was a community hospital," Jankoski said.

"What your [USDA Rural Development] money really did was brought to the hospital the funding for a modern surgical unit so they could do more surgeries locally. Then when you expanded the nursing home, the occupational and recreational

activities for them increased – giving stimulation to their lives instead of allowing them to become depressed.”

The hospital eventually became outdated and moved to its current campus. The old facility was turned into an assisted living facility and family restaurant. In fact, Jankoski’s own mother-in-law was the first resident of The Homeplace Senior Healthcare Apartments after it opened in November of 2005. The remodeling of the facility utilized two nursing home rooms by combining them into a one-bedroom apartment for the tenants, providing privacy. Furthermore, The Haven, for people with Alzheimer’s was created on the upper floor of the building, providing additional nursing care for those members. However, it was the wastewater treatment facility that propelled Stanley to an elite status in terms of development.

“Planning was such that the capacity of that [wastewater treatment facility] was twice as big as the community was utilizing. As a result of that, when the private developer of the prison came, we were the only community that could house a prison of 1540 people and have the capacity without overloading our plant,” Jankoski said.

And Stanley Correctional Institution did come, doubling Stanley’s population and thereby also doubling its water usage. The population is nearly 3,400 individuals who have to be served, which is a tremendous increase in the water usage since its inception, Jankoski said. Without the larger infrastructure, the city would have been unable to support such an influx of personnel.

The prison not only brought an increase in water usage, it also brought jobs to the city. Eighty-five people out of the 365 employees of the prison have Stanley zip codes. Additionally, local businesses benefit from the prison since its employees visit local establishments.

“The impact of community development efforts undoubtedly requires many years to recognize. The City of Stanley can be proud of its current and former community leaders for positioning the City to be able to recognize growth and sustainability. Rural Development is happy to be a financing partner in these efforts for the past 30 years,” said Brian Deaner, Menomonie Area Director for USDA Rural Development.

Because of the infrastructure, Stanley also became home to Wisconsin’s first ethanol plant, Ace



Helen Shewczyk, the first resident at The Homeplace Senior Healthcare Apartments, spends time sewing. She has lived in the apartments for nearly four years.

Ethanol, which was also funded through USDA Rural Development with a \$10 million Business and Industry Loan. The loan has since been paid in full.

Multi-family homes have also been funded through USDA Rural Development, with Brookwood Glen and Moon Park Apartments each providing 16 units of living space. Multi-Family Housing loans of \$675,000 and \$639,000, respectively, funded the apartment complexes. Not only multi-family homes have been funded, however. Twenty-four Single Family Housing dwellings have been financed through various USDA Rural Development programs.

“It gives you a pretty good idea of all that’s happened here in terms of development,” Jankoski said.

With the three large facilities – new hospital, prison and ethanol plant – having moved into Stanley, the water output has jumped from 200,000 gallons per day in 1998 to over 800,000 gallons per day today. This increase accounted for the necessity of four additional wells and a new water treatment facility. Currently, an application for \$4 million to install two additional wells and



USDA Rural Development's mission is to deliver programs in a way that will support increasing economic opportunity and improve the quality of life of rural residents. This past year, USDA Rural Development returned over \$547 million to rural Wisconsin communities. The funding supports a wide variety of loan, guaranteed loan and grant programs to rural residents in the areas of housing, community facilities, business development, infrastructure, and other development needs. Further information on USDA Rural Development programs is available by visiting USDA's website at <http://www.rurdev.usda.gov/wi>. USDA Rural Development is an equal opportunity provider, employer and lender.

Ace Ethanol, Inc., Wisconsin's first ethanol plant, has received funding through USDA Rural Development since 2003. More funding is expected in the near future.



Committed to the future of rural communities.

provide a water softening plant has been submitted to USDA Rural Development. By creating a city that had a vision for the future and working with USDA Rural Development, who is committed to the future of rural communities, Stanley has risen from a small town that commuters might not notice to a city of destination. Not wanting to rest on their laurels, the city has purchased 420 acres of land that they're currently leasing out to farmers, but will eventually be used for more industrial development, mixed business and residential housing. Already in the works is a new assisted living facility with 14 units coming soon.

"Rural Development has utilized the full range of financing tools to assist the City of Stanley grow and prosper," Deaner said. "All three mission areas within Rural Development have been utilized to address business, community services, and housing needs in the City. We are happy to be a financing partner with this vital rural Wisconsin community."



Stanley's wastewater treatment facility, located in the eastern part of the city, was the foundation for numerous large-scale projects to locate in Stanley, including Stanley Correctional Institution, which employs over 350 employees and houses 1,540 inmates.