



Acknowledgments

Thank you to the following elected officials and staff that participated in the development of the 2024 Town of Kinnickinnic Comprehensive Plan. Thank you to the community members who took the community survey and provided comments that informed the Comprehensive Plan.

Town of Kinnickinnic Board of Supervisors

Jerry Olson, Chairman Axel Bogdan Dave Nelson Alex Williams Mae Wolfe

Town of Kinnickinnic Plan Commission

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Introduction

Plan Purpose

In accordance with Wisconsin Statutes, the purpose of this Town of Kinnickinnic Comprehensive Plan is to guide and accomplish a coordinated, adjusted, and harmonious development of the community which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development. The plan provides an inventory of community assets and issues to determine the local needs, set goals and priorities, and develop a guide for action. This Town of Kinnickinnic 2024 Comprehensive Plan is an update of the adopted 2008 Comprehensive Plan.

Plan Update Process

The Town of Kinnickinnic Comprehensive Plan update was prepared under the guidance of the Town Board of Supervisors, Plan Commission, and staff that reviewed the plan and conducted meetings between February 2024 and November 2024 with the St. Croix County facilitator as shown in the project schedule on the next page.

On February 6, 2024 the Town Board adopted Resolution No. 2024-01 approving the public participation plan as required by Wisconsin Statutes sec. 66.1001(4). The Town and County worked together to implement the public participation plan strategies listed below. A public vision session was held on April 17, 2024 and a public survey was administered March – May 2024. Results of the public vision session and survey can be found in Appendix A Public Participation Summary.

Town of Kinnickinnic Public Participation Plan

- 1. Develop and administer the 2024 Town of Kinnickinnic comprehensive plan update survey both online and paper copies.
- 2. Host a public meeting to introduce the comprehensive plan update process, promote the survey, facilitate discussion of the Town issues and opportunities, and answer questions.
- 3. Promote the 2024 Town of Kinnickinnic comprehensive plan update survey and public meeting through a webpage that provides updates.
- 4. Report the results of the survey and public meeting.
- 5. Review and consider the results of the survey and public meeting in the development of the 2024 Town of Kinnickinnic comprehensive plan update
- 6. Make the draft 2024 Town of Kinnickinnic comprehensive plan available for public review and comment 10 days prior to the public hearing
- 7. Hold a public hearing to accept public comment on the draft 2024 Town of Kinnickinnic comprehensive plan.

Comprehensive Plan Elements

As set forth in Wisconsin Statutes §66.1001 comprehensive planning, the Town of Kinnickinnic comprehensive plan is organized by and addresses the nine elements:

- 1) Issues & Opportunities
- 2) Housing
- 3) Transportation
- 4) Utilities & Community Facilities
- 5) Agricultural, Natural, & Cultural Resources
- 6) Economic Development
- 7) Intergovernmental Cooperation
- 8) Land Use
- 9) Implementation

Town of Kinnickinnic 2024 Compr	ehensive Plan Project Schedule	
Meeting or Task	Description	Date
Staff	DRAFT schedule, survey/ public participation plan (PPP) required under SS 66.1001.4.a, develop meeting materials	February 2024
Meeting 1: Town Board	Discuss schedule, survey, public vision session, outreach strategies, PPP	February 6, 2024
Staff	Launch plan website, implement online survey	
Meeting 2: Town Board /Plan Commission Joint Meeting	Review previous plan issues, Draft Introduction	March 20, 2024 5:30 pm
Staff	Develop meeting materials	
Meeting 3: Public Vision Session	Staff facilitate discussion	April 17, 2024 5:30 pm
Staff	Monitor survey – Closed survey May 1, 2024 Develop meeting materials	March-May 1, 2024
Meeting 4: Town Board /Plan Commission Joint Meeting	Review public participation results (survey and vision session) Draft Introduction	May 15, 2024 5:30 pm
Staff	Develop meeting materials	
Meeting 5: Town Board /Plan Commission Joint Meeting	Review DRAFT plan 3 chapters: Housing, Transportation, Utilities & Community Facilities	June 19, 2024 5:30 pm
Staff	Draft plan with required elements	
Meeting 6: Town Board /Plan Commission Joint Meeting	Review DRAFT plan 3 chapters: Agricultural, Natural, & Cultural Resources, Economic Development, Intergovernmental Cooperation	July 17, 2024 5:30 pm
Staff	Draft plan with required elements	
Meeting 7: Road Committee Meeting	Review DRAFT Transportation chapter	August 21, 2024 4:00 pm
Meeting 8: Town Board /Plan Commission Joint Meeting	Review DRAFT plan chapter: Land Use	August 21, 2024 5:30 pm
Staff	Draft plan with required elements	
Meeting 9: Town Board /Plan Commission Joint Meeting	Review DRAFT full plan with Implementation chapter, schedule-confirm Oct meeting and Nov public hearing	September 18, 2024 5:30 pm
Staff	Draft plan with required elements	
Meeting 10: Town Board /Plan Commission Joint Meeting	Review DRAFT full plan	October 16, 2024 5:30 pm
Staff	Draft plan with required elements, draft resolution adoption, prepare public hearing materials	
Meeting 11: Plan Commission	Plan Commission hosts public hearing	November 12, 2024 5:30 pm
Meeting 12: Plan Commission	Plan Commission consider resolution recommendation to Town Board	November 20, 2024 7:00 pm
Meeting 13: Town Board	Town Board considers plan, adoption ordinance	December 3, 2024 7:00 pm

Location, History and Landscape

The Town of Kinnickinnic is located in St. Croix County, Wisconsin (See Town Map next page). The Town is bordered by the Towns of Hudson and Troy to the west, Warren and Hammond to the north, Pleasant Valley to the east, River Falls and Martell to the south, and the City of River Falls to the southwest. The land use within the Town of Kinnickinnic is primarily agricultural production, open space, forestlands and wetlands. Numerous non-farm rural residential developments are scattered throughout the Town with the highest density areas near City of River Falls.



Kinnickinnic is an Ojibwe word meaning "what is mixed" and describes the landscape and residents of this St. Croix County, WI township. The Kinnickinnic River, nationally known for trout fishing, runs through town before flowing through River Falls and into the St. Croix River. Farmland, pasture, streams and rocky bluffs make up the landscape that is home to approximately 1,815 residents (2020 Census); some tracing their roots back to early settlers and others who are newer to the area, drawn by its natural beauty and close proximity to the Minneapolis/St. Paul metropolitan area. It's the best of both worlds.¹

The original natives of the area were, for the most part, people of the Dakota and Ojibwe Native American tribes. European fur trappers and explorers used the St. Croix River as a travel route as early as the 17th century, and the beauty of the valley was noted in their journals and records.

Early County - State Settlement:

1838 - St. Croix County organized, extended into MN 1844 - Stillwater designated as the county seat 1848 - Wisconsin Territory became a state, St Croix River became the western border for the State and St. Croix County

In 1856, early town settlers organized the Kinnickinnic Methodist Church and built the church building in 1868 (pictured right). The building still stands today, near town hall on County Hwy J. The building was sold to the Congregational Society in 1892. The Kinnickinnc Historical Society, who seeks to preserve the church, now owns the building and hosts events such as ice cream socials. An old cemetery accompanies the church and contains the remains of many of the early settlers and some mysterious graves dated 1820.²



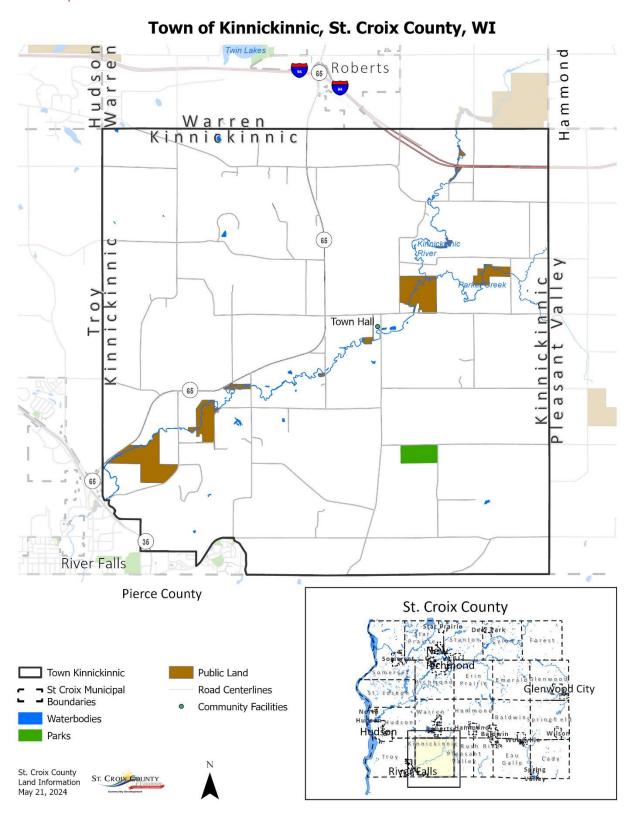


The famous humorist Edger Wilson "Bill" Nye grew up in the Town of Kinnickinnic and practiced public speaking in the Kinnickinnic Church. After moving to Indiana, Nye was known as the "Hoosier Humorist", yet, he often mentioned his boyhood home in his many books. A historic monument was erected on Hwy 65 in the Town in 1968 in his honor (pictured left).

¹ Source: Town of Kinnickinnic website, January 2024

² Source: 2008 Town of Kinnickinnic Comprehensive Plan, Appendix G

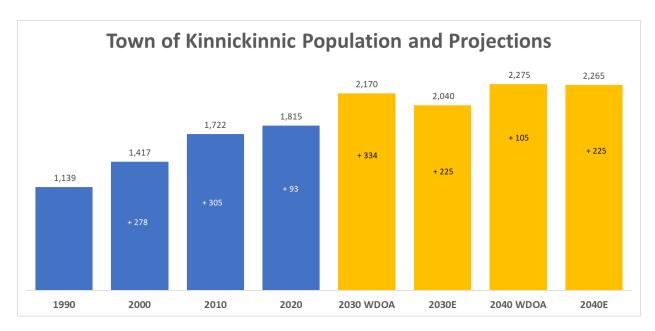
Town Map



Population Demographics

To properly plan for the Town of Kinnickinnic's future requires an understanding of the community's population and demographic trends. Population trends influence all other plan elements, such as the demand for community services, economic development policy, and land use. According to the 2020 US Decennial Census, the Town of Kinnickinnic has 1,815 residents. According to WI Department of Administration, the Town of Kinnickinnic's most current population estimate for election purposes was 1,832 as of January 1, 2023. The graph below shows population from 1990 to 2020 and projections to 2040. The Town of Kinnickinnic experienced population growth from 1990 - 2020 with the greatest population increase from 2000-2010.

Two sets of projections for 2030-2040 are shown in the graph and table below. The Wisconsin Department of Administration (DOA) provided projections in 2013 utilizing weighted average projected annual change from 1990 to 2010 with most recent change weighted more heavily. The DOA projection for 2020 was a population of 1,930, 115 more than the actual 2020 Census. The second source of projections are an extrapolation calculation based on the premise that the average previous decennial population change from 1990 will continue. According to the Census decennial population data from 1990-2020, the Town of Kinnickinnic population grew an average 225 persons every 10 years. The 2040 projections are very similar. Both sets of projections predict that there will be continued population growth in the Town of Kinnickinnic.



Town of Kinnickinnic Popu	ulation and Pro	jections								
	1990	2000	2010	2020	2030 WDOA	2030 E	2040 WDOA	2040 E		
Population	1,139	1,417	1,722 1,815 2,170 2,040 2,275							
Difference 278 305 93 448 225 105 225										
Source: Population - US C	ensus, Projecti	ons - WI Depar	tment of Admi	nistration (WD	OA), Average E	xtrapolation (I	E)			

Age and Gender

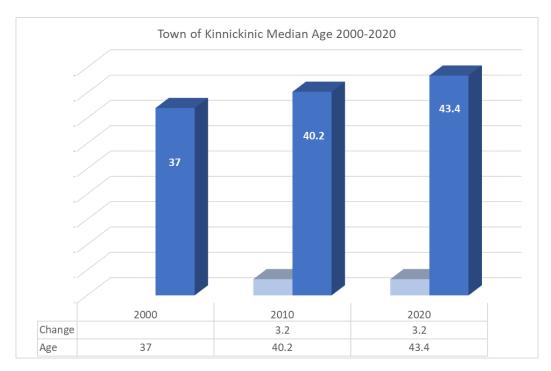
The graph and table below shows the % population distribution by age groups and gender for 2020 in the Town of Kinnickinnic. The age group with the most population in 2020 was 55-59 (8.8%) followed by 10-14 (7.8%).

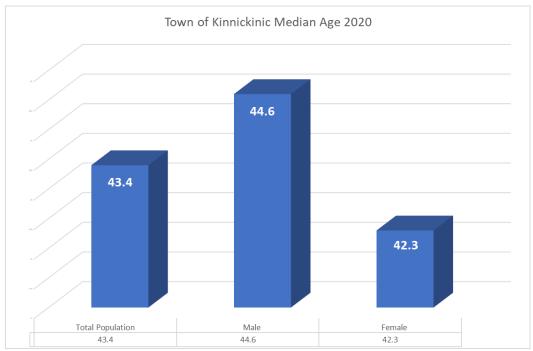


Age	Male	Female	Male%	Female%	Total	9
Under 5 years	61	50	6.5	5.7	111	6
5 to 9 years	63	62	6.7	7.1	125	6
10 to 14 years	63	78	6.7	8.9	141	7
15 to 19 years	66	54	7	6.2	120	6
20 to 24 years	24	28	2.6	3.2	52	2
25 to 29 years	33	36	3.5	4.1	69	3
30 to 34 years	46	50	4.9	5.7	96	5
35 to 39 years	56	41	6	4.7	97	5
40 to 44 years	63	75	6.7	8.6	138	7
45 to 49 years	60	54	6.4	6.2	114	6
50 to 54 years	72	64	7.7	7.3	136	7
55 to 59 years	85	74	9	8.5	159	8
60 to 64 years	72	56	7.7	6.4	128	7
65 to 69 years	62	66	6.6	7.5	128	7
70 to 74 years	61	45	6.5	5.1	106	5
75 to 79 years	31	19	3.3	2.2	50	2
80 to 84 years	12	12	1.3	1.4	24	1
85 years and over	10	11	1.1	1.3	21	1

Median Age

According to the 2020 decennial census, the Town's median age is 43.4. The median age has consistently increased in the Town of Kinnickinnic from 2000. Increased median age has many societal and policy implications including reduced labor force engagement, potential increased health expenditures, and strains on pension and health programs.





Issues & Opportunities

Vision statement

Wisconsin Statute 66.1001 requires a statement of overall goals, objectives, policies, and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit. The vision is developed to provide the guidance for the Comprehensive Plan in the form of a broad overriding theme. The goals, policies, objectives and programs identified in the Plan support the vision.

We seek well-planned development that respects the Township's rural historic character. The Kinnickinnic River is a natural hallmark of the Township, and we will continue to protect the integrity of the river and environmentally sensitive areas while allowing for a variety of residential and commercial development.

Well-planned growth must protect economic interests and property owners' rights, and must strive to maintain acceptable tax and fee structure for the residents.

The planning process for the Township will be open and consistent at all times.

2024 Comprehensive Plan Issues & Opportunities

The top issues of this plan, including the goals, objectives and policies were gathered from the public participation and analysis of each comprehensive plan element topic including: Housing, Transportation, Utilities & Community Facilities, Agricultural, Natural, & Cultural Resources, Economic Development, Intergovernmental Cooperation, and Land Use. Each chapter contains a goals section that includes the issues and opportunities in each plan element.

Comprehensive Plan Elements:

- 1) Housing
- 2) Transportation
- 3) Utilities & Community Facilities
- 4) Agricultural, Natural, & Cultural Resources
- 5) Economic Development
- 6) Intergovernmental Cooperation
- 7) Land Use
- 8) Implementation

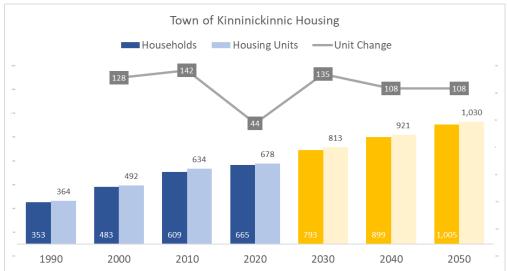
Housing

Housing is an essential component to healthy and vibrant communities, and striving to provide safe and affordable housing is a common community development goal. This chapter contains housing conditions and trends in the Town of Kinnickinnic. Wisconsin State Statute 66.1001 "Contents of a comprehensive plan," states the following regarding the comprehensive plan housing element.

Housing element. A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.

Housing Units and Projections

The graph and table below show the number of housing units and households in the Town from 1990-2020, the number of residential acres from 2010-2020, and projections to 2050. Residential acres increased by 61 acres from 2010 to 2020. The decennial Census data shows that the Town has experienced consistent housing unit and household increases since 1990 and the extrapolation calculated projections show similar growth.



Town of Kinnickinnic Housing							
	1990	2000	2010	2020	2030	2040	2050
Households	353	483	609	665	793	899	1,005
Household Change		130	126	56	128	106	106
Residential Acres			2,726	2,787	2,848	2,909	2,970
Acre Change				61	61	61	61
Housing Units	364	492	634	678	813	921	1,030
Unit Change		128	142	44	135	108	108
Source: US Census							

Population and Housing Units

The following table shows the total change in housing units and population from 1990-2020 (314 units and 676 people). Using the decennial Census data, the average 10-year change is 105 units and 225 people. The average annual change in Town of Kinnickinnic is 10 housing units and 23 people.

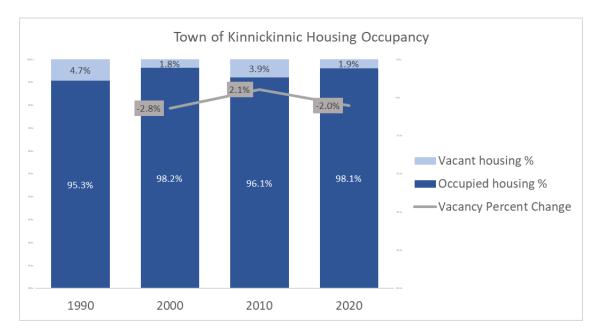
Town Kinnickinnic Popu	lation and	Housing U	nits				
	1990	2000	2010	2020	Total Change 1990-2020	Avg 10-year Change	Avg Annual Change
Housing Units	364	492	634	678			
Unit Change		128	142	44	314	105	10
Population	1,139	1,417	1,722	1,815			
Population Change		278	305	93	676	225	23

Household size has decreased since 2000 as shown in the table below. In 2013, WI Department of Administration developed projections of household size that are comparable to the Census and American Community Survey data from 2010 and 2020.

Town of Kinnickinnic Housing									
	2000	2010	2020	2030	2040				
Household Size	2.90	2.86	2.85	2.63	2.59				
2013 WDOA projections 2.81 2.71 2.63 2.59									
US Census, American Community Surv	US Census, American Community Survey, and 2013 WI Department of Administration projections								

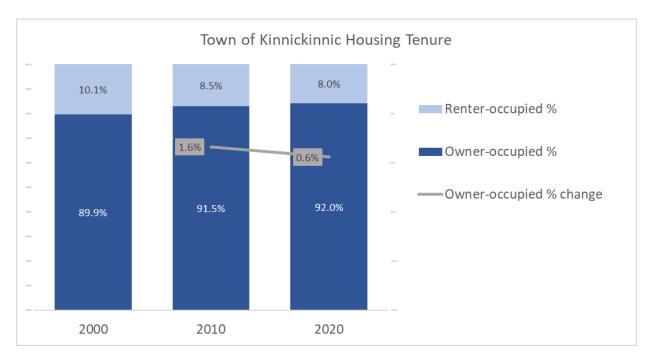
Occupancy

According to the US Census, the percent of occupied versus vacant housing units in Town has fluctuated since 1990. The vacancy percent increased from 2000 (1.8%) to 2010 (3.9%) and decreased from 2010 to 2020 (1.9%). The graph below shows the vacant housing unit and occupied housing unit percentages of total housing units in Town from 1990 to 2020.



Housing Tenure

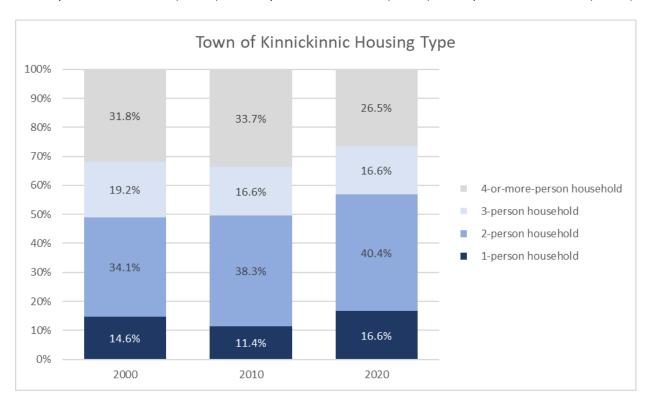
Housing tenure is the number or percent of housing units that are owner occupied versus renter occupied. The graph and table below reveal that the percent of owner occupied units in Town have consistently increased from 2000 (89.9%) to 2020 (92%).



Town of Kinnickinnic Housing Occupancy				
	1990	2000	2010	2020
Total housing units	364	492	634	678
Occupied housing units	347	483	609	665
Percent	95.3%	98.2%	96.1%	98.1%
Vacant housing units	17	9	25	13
Percent	4.7%	1.8%	3.9%	1.9%
Tenure				
Owner-occupied housing units	na	434	557	612
Percent		89.9%	91.5%	92.0%
Renter-occupied housing units	na	49	52	53
Percent		10.1%	8.5%	8.0%
Source: US Census and ACS estimates				

Household Type

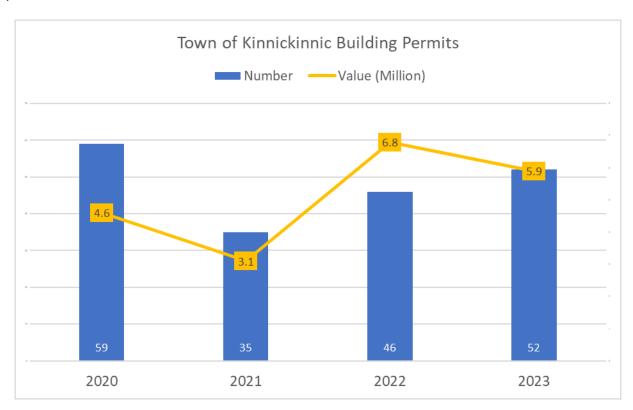
The following graph and table show the housing type by number of persons in a household in Town of Kinnickinnic from 2000 to 2020. In 2020, the highest percentage type was 2-person households (40.4%), then 4-person households (26.5%), then 3-person households (16.6%) and 1-person households (16.6%).



Town of Kinnickinnic Housing Typ	oe .			
		2000	2010	2020
Occupied housing units		483	609	665
1-person household		71	69	110
	Percent	14.6%	11.4%	16.6%
2-person household		165	233	269
	Percent	34.1%	38.3%	40.4%
3-person household		93	101	110
	Percent	19.2%	16.6%	16.6%
4-or-more-person household		154	205	176
	Percent	31.8%	33.7%	26.5%
Source: US Census and ACS estima	ites			

Building Permits

The Town of Kinnickinnic contracts with All-Croix Inspections, Corp. for building permit administration. The graph and table below show the annual total number of building permits from 2020-2023 and the total value and the annual number of permits issued by type. The graph reveals that the number of total permits has fluctuated since 2020.



Tow	n of Kinnickinnic Building Permits		202	20		20	21		20	22		202	.3	
	Permit Type	#		Value	#		Value	#	# Value		#		Value	
1	ACCESSORY BUILDING/GARDEN				1	\$	5,000							
2	BASEMENT FINISH	3	\$	21,600	1	\$	20,000	1	\$	30,000	1	\$	15,000	
3	COMMERCIAL, NEW /ADD	1	\$	253,000							1	\$	60,000	
4	DECK	5	\$	38,800	1	\$	8,552	1	\$	5,000	3	\$	60,150	
5	DRIVEWAY	14			6			7			4			
6	ELECTRICAL /RESIDENTIAL	2	\$	4,000				2	\$	11,200	5	\$	28,323	
7	GARAGE, ATTACHED				1	\$	82,000				1	\$	70,000	
8	GARAGE, DETACHED	4	\$	134,500	2	\$	145,000	7	\$	296,001	4	\$	210,000	
9	MODULAR, NEW							1	\$	220,000	1	\$	68,825	
10	MOVE BUILDING	3												
11	OUTBUILDING/POLE SHED	6	\$	186,362	8	\$	355,075	11	\$	775,000	12	\$	1,182,139	
12	RAZE										2			
13	RESIDENTIAL 2 FAM NEW										1	\$	68,820	
14	RESIDENTIAL ADD/ALT	7	\$	448,500	7	\$	457,000	3	\$	225,000	7	\$	299,658	
15	RESIDENTIAL NEW SINGLE FAMILY	11	\$	3,519,446	5	\$	1,890,000	8	\$	4,985,500	8	\$	3,716,811	
16	SOLAR	2	\$	5,000	2	\$	67,000	3	\$	145,325				
17	UNDERGROUND POOL	1	\$	15,000	1	\$	60,000	2	\$	73,800	2	\$	112,919	
	TOTALS	59	\$	4,626,208	35	\$	3,089,627	46	\$	6,766,826	52	\$	5,892,645	

Assessment of Future Needs

Traditionally, rural towns such as Kinnickinnic have a high percentage of single-family homes, often with few other housing types available. However, as new residents move in and as the population ages, other types of housing may need to be considered that would provide an assortment of housing types needed to meet the needs and demands of area residents. This is particularly true in towns where a large proportion of the population has been long-time residents. In such communities, there is a desire for these residents to remain in the town during their retirement years. This appears to be the case in the Town of Kinnickinnic. However, the Town does not have areas served by municipal services, which are often times necessary to support alternative housing choices (i.e. apartments, senior housing complex/care facilities). It is not feasible, from an economic perspective, for the Town of Kinnickinnic to develop these alternative housing choices, but rather allow private developers to determine if a market need is present and they can explore the ability to establish these facilities. The Town should consider the development of an assortment of housing alternatives over the next 20 years.

Future housing growth in the Town is impacted by three major factors.

- 1. <u>Area housing market</u>. Starting in the mid 1980's, there was a significant increase in housing in all of the western region of Wisconsin impacted by the Minneapolis/St. Paul metropolitan market. Housing construction was significant, as well as land subdivision. Currently the market is retrenching in the area, with a substantial number of lots available for construction. Future development in the Town will be impacted by the number of lots available in the region for a significant amount of time.
- 2. <u>Town's subdivision policies</u>. The Town passed a Subdivision Ordinance in March 2014 and amended it in July 2022. This Subdivision Ordinance regulates and controls land divisions in the town, including major subdivisions.
- 3. <u>City of River Falls</u>. The Town of Kinnickinnic and the City of River Falls entered a Cooperative Plan (also known as Cooperative Boundary Agreement) in January 2019. This Plan defines a much smaller area of the Town as Urban Reserve Area, abolishes the Extraterritorial Zone, and limits the City's control of platting in the Town.

These three factors will have the greatest impact on the actual number of residents living in the Town of Kinnickinnic. The Town of Kinnickinnic remains committed to maintaining its rural character. As previously discussed, the City of River Falls is continuing to grow and is expected to continue this trend in the coming years. As a result, any annexation and/or attachment within the Town of Kinnickinnic by the City of River Falls shall be consistent with the Cooperative Plan adopted by both jurisdictions and approved by the State of Wisconsin Department of Administration on April 12, 2019.

Housing Programs and Regulations

The Wisconsin Comprehensive Planning legislation requires governments completing plans compile a list of programs available to help provide an adequate supply of housing that meets existing and forecasted housing demand in their jurisdiction. The following list includes known available programs.

County and Local

- 1. St. Croix County Housing Authorities Hudson, New Richmond and River Falls
- 2. West Central Wisconsin Community Action Agency, Inc. (WestCAP)
- 3. Impact Seven, Inc., Rice Lake provides senior housing support
- 4. St. Croix Valley Habitat for Humanity River Falls, WI
- 5. Tomorrow's Home Foundation, Madison, WI
- 6. Town of Kinnickinnic subdivision ordinance
- 7. United Way St Croix and Red Cedar Valleys Housing Report June 2023 "A Home for All"

State

- 8. Wisconsin Housing and Urban Development
- 9. Wisconsin Department of Administration
 - a. Division of Housing and Intergovernmental Relations
 - b. Community Development Block Grant (CDBG) Community Development Block Grant (CDBG) Housing Rehabilitation funds are made available through the federal Department of Housing and Urban Development (HUD). The CDBG program provides grants to local governments for housing rehabilitation initiatives that benefit low- and moderate-income households
 - c. Wisconsin Housing Cost Reduction Initiative (HCRI)
 - d. Wisconsin Historic Home Tax Credits
 - e. Wisconsin Home Safety Act
 - f. Wisconsin Property Tax Deferred Loan Program (PTDL)
 - g. <u>Wisconsin Housing and Economic Development Authority</u> (WHEDA) serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business, and agribusiness.
 - h. Wisconsin Rural Development, Rural Housing Service
 - i. Wisconsin Weatherization Assistance Programs

Federal

- 10. *USDA-Rural Development* administers federal funds to help secure loan options to assist low- to moderate-income families with home purchase and rehabilitation. Rural Development generally funds individuals who cannot obtain conventional financing.
- 11. United States Department of Housing and Urban Development (HUD)
 - j. Section 8 Program rent assistance
 - k. Home Investment Partnership Program (HOME)

Land Trust Examples: The following links are examples of land trust collaboration initiatives for conserving critical landscapes and providing affordable housing. <u>Lincoln Institute of Land Policy</u>, <u>Hudson Valley Alliance for Housing and Conservation</u>, <u>Land Trust Alliance</u>

Housing Goals, Objectives and Policies

- I. Goal The Town will allow the maximum size of homes built to be the decision of the individual property owners. The minimum size of homes and maximum height is identified by the zoning ordinance.
- II. Goal Promote and encourage conservation, protection of natural areas and sensitive resources, and low impact development,³ including alternative energy sources, that utilize existing structures and infrastructure.
- III. Goal Encourage the proper placement of housing to limit potential land use conflicts.
- IV. Goal Housing developments in the Town should be constructed and maintained in a fashion that is consistent with the rural character.
- V. Goal The private sector is encouraged to address the needs of all income levels, age groups, and persons with special needs (assisted-living) in the development of safe, affordable, and quality housing in the Town of Kinnickinnic.
- VI. Goal Continue to enforce applicable state and local building regulations (building codes) to encourage safe and high-quality housing developments.
- VII. Goal Continue open lines of communication and cooperation with the City of River Falls and St. Croix County in an effort to maintain proper planning principles, zoning and land division administration, and a high quality of life for the greater community.
- VIII. Goal Encourage conservation design in residential subdivisions to facilitate preservation of open space and productive agriculture land.

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³ Low Impact Development (LID) uses natural processes to manage stormwater and protect water quality and habitat. Source: U.S. Environmental Protection Agency.

Transportation

Transportation can directly influence a community's growth, or it can be used as a tool to help guide and accommodate the growth which a community envisions. Like the other elements in this Plan, transportation is interconnected, especially with land use. Transportation decisions such as construction of new roadways or upgrading of existing roads can impact accessibility, land values, and land use development. Wisconsin State Statute 66.1001 "Contents of a comprehensive plan," states the following regarding the comprehensive plan transportation element.

Transportation element. A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.

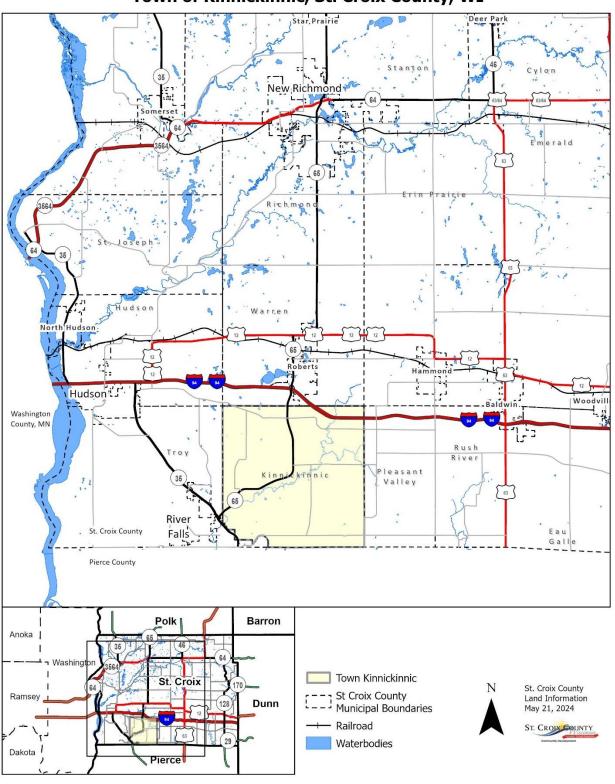
The overall purpose of the Transportation element of the comprehensive plan is to promote accessibility, safety, and general welfare for all who use the town's transportation facilities. The element is to be used as a guide to help the town achieve effective and efficient development of its transportation network. The town's current transportation system supports different land uses, but additional development of the system will influence future patterns of development in the town. Without adequate planning, future expansions of the network can have unwanted impacts on the efficiency of transportation, the cost of infrastructure maintenance, and the character of the community.

Regional Transportation

Transportation patterns within the Town of Kinnickinnic relate to the following three different contexts of scale that influence the transportation system maintenance, funding, expansion and facilities.

- 1) <u>The local impacts from residents and businesses</u> include residential, agricultural, and commercial land uses, heavy truck traffic, farm vehicles, ATVs, snowmobiles, bicycles, and road safety.
- 2) The Town's proximity to U.S. I-94 and the Twin Cities The Town of Kinnickinnic exists along I-94, a route of high traffic volume in the region that is largely associated with the Twin Cities Metro Area. Communities adjacent to the interstate, such as Kinnickinnic, are greatly influenced by the activities and development patterns that occur along the interstate corridor. Easy access to the interstate facilitates the commutes of rural residents to jobs in the Twin Cities Metro. Conversely, the close proximity to I-94 and the Twin Cities is likely to encourage the migration of people out from the metro area to communities like the Town of Kinnickinnic to live.
- 3) The Town's location relative to surrounding urban centers The Town of Kinnickinnic's location to surrounding cities and villages results in a series of smaller transportation corridors that facilitate the transfer of people and goods. While urban centers such as Baldwin, Hammond, Hudson, and Woodville, etc. are linked to the town by I-94, the Cities of River Falls, New Richmond, and the Village of Roberts are linked by State Trunk Highway (STH) 65. The City of Hudson is also accessible to the Town of Kinnickinnic via STH 35, which links Hudson with the City of River Falls. STH 35 and STH 65 are corridors that, like I-94, will influence development in adjacent communities.

Town of Kinnickinnic, St. Croix County, WI



Town Transportation System and Major Roads

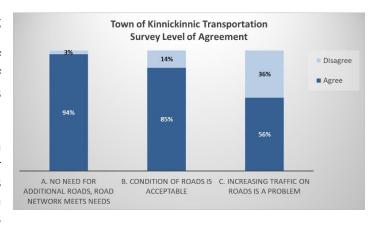
The Town of Kinnickinnic is served by a network of state, county, and local roads that account for nearly all of the Town's transportation facilities. Although other transportation facilities, such as airports, railroads, and major waterways do not exist within the Town's boundaries, they are regionally accessible to its residents from its road network. Transportation within the Town of Kinnickinnic is automobile-oriented. Since most of the Town's future development is expected to be residential, it is anticipated that town roads will be receiving additional vehicle trips. Presently, the focus of the town's transportation planning is on the development and maintenance of its roads and trails in order to meet the needs of different user groups while continuing to support the town's future vision.

State Highway 65 is an important transportation corridor for the Town of Kinnickinnic. It curves from the southwest to the north across the township and links the City of River Falls with I-94. It is a logical route for vehicles traveling westward on the interstate to access River Falls, and connects to a number of County

Trunk Highways (CTHs) and town roads along the way. STH 65 collects local traffic traveling to/from River Falls, to/from I-94, and to/from other locations within the township. Subsequently, as development occurs in and around the Town of Kinnickinnic, the volume of traffic on STH 65 is expected to increase. This will likely impact conditions on local town roads and influence the creation of new roads within the township.



The town has 45 town roads, totaling approximately 47.4 miles of paved surface. There are approximately 24.6 miles of County Trunk Highways (CTHs), 7.7 miles of State Trunk Highways (STHs), and 2.33 miles of U.S. Interstate 94 within the township. Conventionally, interstate highways and STHs are classified as arterial routes which facilitate high volumes of traffic over longer distances, and CTHs are collector routes that provide access to the arterials. Town roads serve primarily as local access routes

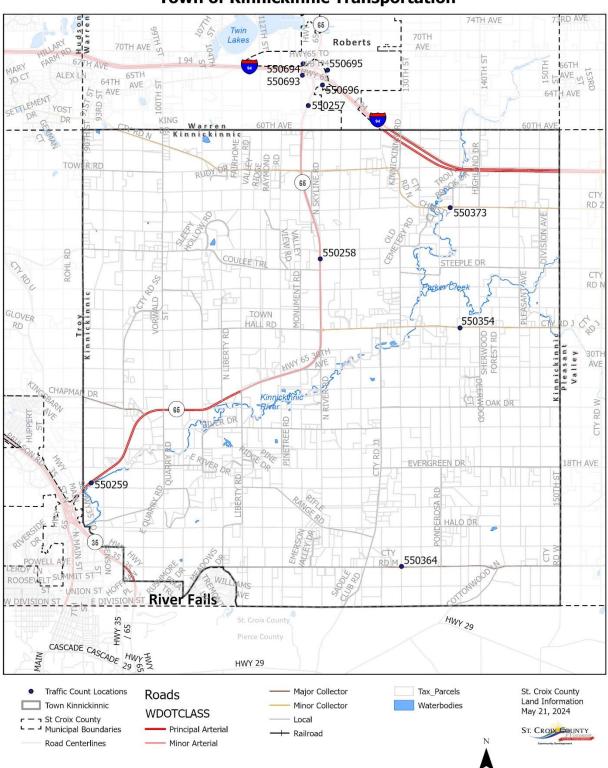


to provide connection between collector roads and private residences.

Road classification is flexible and will change when user patterns change. The Wisconsin Department of Transportation (WisDOT) determines the functional classification of all STHs and County highways but the Town of Kinnickinnic should occasionally assess the patterns of transportation within the town, and all town roads should be reclassified according to estimated traffic volumes. This can help town officials make appropriate planning decisions concerning the addition or reconstruction of transportation facilities. Below is a functional classification map and table for all roads in Town of Kinnickinnic.

Town Transportation Functional Classification Map

Town of Kinnickinnic Transportation

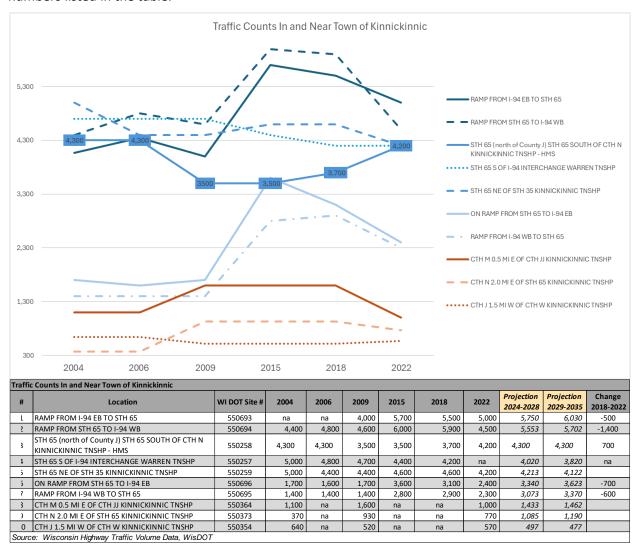


Road Classification Table

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		Total Miles - Local Roads excluding County	L	<u> </u>	46.57	

Traffic Counts

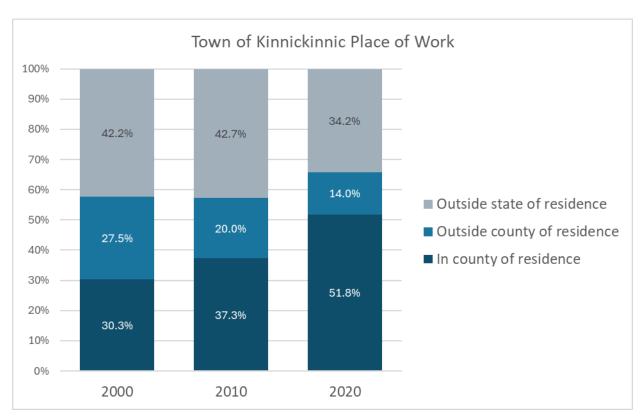
The Wisconsin Department of Transportation (WisDOT) provides amount of Average Annual Daily Traffic (AADT) counts on state and county roads. Counts are provided in various years from 2004 to 2022. The table and graph below show the AADT of relevant intersections within and near the Town of Kinnickinnic. The data reveals that traffic counts generally decreased from 2015 to 2022 most likely due to the pandemic and the increase in work from home options. Highway 65 north of County Road J was the one road section that showed increased traffic from 2015-2022. Reference the Town Transportation Functional Class Map above that includes WI DOT site # location labels that correspond to the site numbers listed in the table.



The projections in the table were developed using the historic counts and applying an extrapolation calculation assuming the trends of the past will continue into the future. Projection numbers in the right-hand columns are labeled with a range of years because the traffic counts, available from WisDOT, were variable timeframes ranging from 2-6 years apart. In the table, missing data from WisDOT traffic counts is labeled with 'na'. In the graph, for readability, the missing data was filled with estimates based on annual counts in the nearest year.

Place of Work

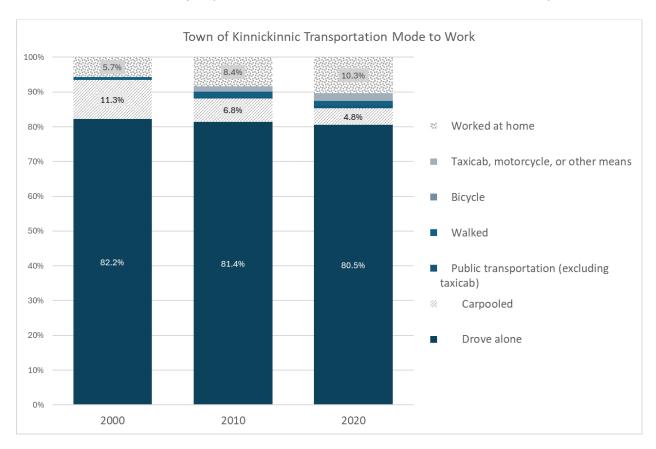
The graph and table below show the place of work of Town residents in three categories including: Outside state of residence, outside county of residence and in county of residence. The data includes a decennial comparison from 2000 to 2020. According to the Census, the number of residents that work in St. Croix County has consistently increased from 2000.



Town of Kinnickinnic Place of Work			
	2000	2010	2020
In county of residence	30.3%	37.3%	51.8%
Outside county of residence	27.5%	20.0%	14.0%
Outside state of residence	42.2%	42.7%	34.2%
Source: US Census and ACS estimates			

Transportation Mode to Work

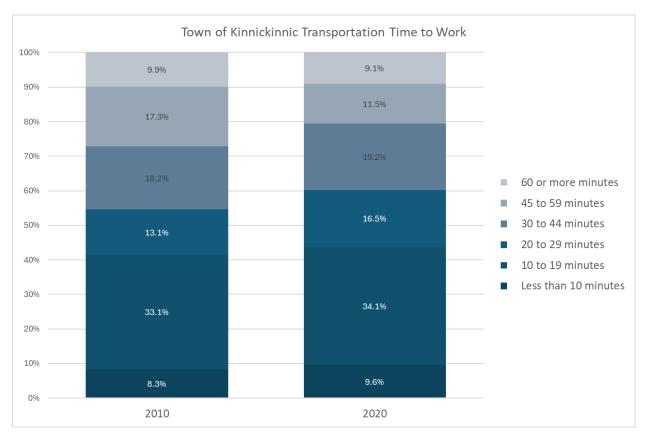
The graph and table below show the mode or means of transportation to work of Town residents in seven categories including: Worked at home, taxicab, motorcycle, or other means, bicycle, walked, public transportation, carpooled, or drove alone. The data includes a decennial comparison of the years 2000, 2010 and 2020. From 2000 to 2020 the number of residents working from home increased from 5.7 % to 10.3%. In the same 20-year period the number of residents that carpooled decreased from 11.3% to 4.8%. The data reveals that the majority of Town residents drive alone, work from home, or carpool.



Town of Kinnickinnic Transportation Mode to Work			
	2000	2010	2020
Drove alone	82.2%	81.4%	80.5%
Carpooled	11.3%	6.8%	4.8%
Public transportation (excluding taxicab)	0.0%	0.2%	0.7%
Walked	0.8%	1.7%	1.4%
Bicycle	0.0%	0.0%	0.0%
Taxicab, motorcycle, or other means	0.0%	1.5%	2.3%
Worked at home	5.7%	8.4%	10.3%
Source: US Census and ACS estimates			

Time to Work

The graph and table below show the time to work of Town residents in approximately 5-minute and 10-minute intervals. The data includes a decennial comparison of 2010 and 2020. From 2010 to 2020 the number of residents who commuted less than ½ hour increased from 54.5% to 60.2%. The data reveals that most residents in both decades commute less than 30 minutes to work.



Town of Kinnickinnic Commute Time to Work (%)			
	2010	2020	
Less than 10 minutes	8.3	9.6	
10 to 14 minutes	17.9	21	
15 to 19 minutes	15.2	13.1	
20 to 24 minutes	9.3	9.1	
25 to 29 minutes	3.8	7.4	
30 to 34 minutes	8.1	11.8	
35 to 44 minutes	10.1	7.4	
45 to 59 minutes	17.3	11.5	
60 or more minutes	9.9	9.1	
	2010	2020	
Less than 10 minutes	8.3%	9.6%	
10 to 19 minutes	33.1%	34.1%	
20 to 29 minutes	13.1%	16.5%	
Sub-Total 0-29 minutes	54.5%	60.2%	
30 to 44 minutes	18.2%	19.2%	
45 to 59 minutes	17.3%	11.5%	
60 or more minutes	9.9%	9.1%	
Sub-Total 30+ minutes	45.4%	39.8%	
Source: US Census and ACS estimates			

Bridges and Culverts

According to St. Croix County Highway Department there are 19 bridges in the Town of Kinnickinnic, 12 of which facilitate automobile traffic over the Kinnickinnic River. Eight bridges exist on the town roads.

Trucking

Trucking is an important facet of transportation in the Town of Kinnickinnic. I-94, STH 35 and STH 65 are all officially designated to accommodate trucking. Truck traffic

Town of Kinnickinnic Bridges					
#	Bridge ID	Road	Under Bridge	Custodian	Year Built
1	B550110	30TH AVE	BR KINNICKINNIC RIVER	TOWN	1989
2	B550277	CTH J	BR PARKER CREEK	COUNTY	2016
3	B550258	HIGHLAND DRIVE	IH 94	STATE HIGHWAY DEPT	2017
4	B550255	IH 94 EB	130th Street	STATE HIGHWAY DEPT	2019
5	B550257	IH 94 EB	KINNICKINNIC RIVER	STATE HIGHWAY DEPT	2019
6	B550254	IH 94 WB	130th Street	STATE HIGHWAY DEPT	2019
7	B550256	IH 94 WB	KINNICKINNIC RIVER	STATE HIGHWAY DEPT	2020
8	B550228	J	KINNICKINNIC RIVER	COUNTY	2008
9	B550054	IJ	KINNICKINNIC RIVER	COUNTY	1961
10	P550933	IJ	BR KINNICKINNIC RIVER	COUNTY	1965
11	B550105	Liberty Road	KINNICKINNIC RIVER	TOWN	1987
12	B550081	N	TWIN LAKE TRIBUTARY	COUNTY	1982
13	B550142	N River Road	KINNICKINNIC RIVER	TOWN	1993
14	P550935	OAK DR	BR KINNICKINNIC RIVER	TOWN	1965
15	P550154	PLEASANT AVE	PARKER CREEK	TOWN	1965
16	P550150	QUARRY RD	KINNICKINNIC RIVER	TOWN	1976
17	B550193	STEEPLE DR	KINNICKINNIC RIVER	TOWN	1998
18	P550934	STEEPLE DR	PARKER CREEK	TOWN	1965
19	B550059	STH 65	BR KINNICKINNIC RIVER	STATE HIGHWAY DEPT	1966
Sour	Source: St. Croix County Highway Department 2024				

generally uses arterials and collector roadways, but commercial and agricultural activities in the town bring trucking onto town roads. The Town of Kinnickinnic should consider the potential use from trucks when improving or building town roads to properly address issues of engineering, accessibility, safety and design.

Farm Machinery

Like with trucking, agricultural activity brings tractors and other farm implements onto Kinnickinnic's roads. Potential conflicts concerning the flow of traffic along certain routes and tractor use of the main arterials should be identified and mitigated where necessary. State highway 65, should be assessed for access management and safety in the near future. Currently, there are 12 field accesses along this route within the town. CTH M, classified as a major collector in the town, has 18 field accesses. CTH N, a minor collector, has 20 field accesses. The seasonality of traffic patterns related to the presence of farm machinery on the roads also warrants consideration in the town's transportation planning.

Snowmobiles and ATVs

Snowmobile routes change based on landowner agreements. Trails are maintained by St. Croix County Parks and the <u>Association of Wisconsin Snowmobile Clubs</u> (AWSC). The AWSC is dedicated to the preservation of snowmobiling throughout the state by monitoring regulations and proposed legislation that could affect our sport (Source: Club website 2024). Local clubs that operate in town include: Roberts Knight Riders and River Falls County Liners. All town roads within the Town of Kinnickinnic allow ATV/UTVs. For conditions on the use of these routes, see ATV Route Ordinance.

Pedestrian and Bicycle

The St. Croix County 2017 Bicycle and Pedestrian Plan includes a map of recommended paths, lanes and enhancements for walking and biking in the county. Recommendations in the Town of Kinnickinnic include improvements on Hwy 65, Liberty Road, County Road JJ, Town Hall Road and other roads connecting the town to surrounding communities.

Transportation Plans and Programs

Several state, regional, and St. Croix County organizations and agencies have developed plans and programs for the management and systematic update of transportation facilities in the area. Based on a review of these plans and programs, no land use conflicts or policy differences were identified.

State Plans and Programs

- 1. Wisconsin State Transportation Plan
- 2. Access Control for STH 65. 1998. Project # 1540-08-29.
- 3. Wisconsin Department of Transportation (DOT) Plan 2050 (Connections 2050)
- 4. WI DOT four-year Statewide Transportation Improvement Program
- 5. WI DOT Access Management State Statutes
- 6. Wisconsin State Airport System Plan
- 7. Wisconsin <u>Bicycle Transportation Plan</u>
- 8. WI DOT Pedestrian Policy Plan
- 9. WI DOT Adopt-A-Highway Program
- 10. WI DOT Information System for Local Roads (WISLR)
- 11. WI DOT Local Roads Improvement Program (LRIP) Town plan to DOT for funding
- 12. WI DOT <u>Transportation Economic Assistance</u> (TEA) Program
- 13. Wisconsin Department of Natural Resources (DNR) trails program
- 14. Wisconsin Economic Development Corporation
- 15. Surface Transportation Rural Program (STP-R)
- 16. Town Road Improvement Program (TRIP)
- 17. Discretionary Town Road Improvement Program (TRIP D)
- 18. Local Bridge Improvement Assistance (Local Bridge)
- 19. Snowmobile Routes & Trail Crossing Signs
- 20. Association of Wisconsin Snowmobile Clubs (AWSC)

Regional and Local Plans and Programs

- 1. St. Croix <u>County Transportation</u> Local Road Improvement Program (LRIP) plan
- 2. St. Croix County Highway Department 5-year plan 2022-2026
- 3. St. Croix County Land Division Ordinance
- 4. St. Croix County Bicycle and Pedestrian Plan
- 5. St. Croix County Comprehensive Plan
- 6. Pierce County Comprehensive Plan
- 7. West Central Wisconsin Regional Planning Commission (WCWPRC) Transportation
- 8. Comprehensive Plan for the City of River Falls
- 9. Town of Warren and Village of Roberts Comprehensive Plan
- 10. Town of River Falls Comprehensive Plan
- 11. Specialized Transportation and Transit Providers
 - i. St. Croix County Aging and Disability Resource Center
 - ii. New Freedom Program Center for Independent Living for Western Wisconsin

Transportation Goals, Objectives and Policies

Transportation planning in the Town should support all of the goals identified in the Town's vision statement. Town officials should assess every proposal for new transportation facilities to make sure that such additional infrastructure does not contradict the Town's development goals. Traffic patterns within

the Town will be influenced by the location and density of different land uses, ultimately directing the amount and types of use that the local roads receive. By encouraging the logical placement of different land uses, the Town can achieve transportation patterns that are better suited to its existing network and optimize any future expansions of its transportation facilities.



I. Goal – Participate with other government transportation planning efforts, including the State of Wisconsin, St. Croix County and adjacent communities.

Objectives:

- a. Focus on participating in County road planning.
- b. Reference and coordinate the implementation of the Town Street maintenance 30-year Plan developed by the Town Engineer and Road Committee.
- c. Participate in state planning for STH 65.

II. Goal – Transportation planning as part of subdivision review shall consider road extensions and connectivity for future development and will incorporate property owners on connecting roads.

Objectives:

- a. During the subdivision process, consider alternative design options for future expansion of Town roads, in order to promote and preserve open space.
- b. Evaluate subdivision plats on their transportation impact.
- c. When possible, encourage the use of County roads as major arterials during the subdivision process to keep traffic volume low on town roads.
- d. Utilize the subdivision ordinance to help ensure that development pays the costs of road improvements required by the development.

III. Goal – Keep Transportation system functional for all users.

Objectives:

- a. Maintain a map of the Town's transportation network.
- b. Consider agricultural users.
- c. Consider working with the County in planning recreational trails.
- d. Consider maintaining or improving fish passage through culverts and under bridges when redesigning structures.
- e. Consider evaluating in cooperation with WDNR public access and parking needs along town roads and bridges that cross the Kinnickinnic River and Parker Creek.

IV. Goal – Maintain Safety of Town transportation systems.

Objectives:

- a. Continue to identify hazardous conditions.
 - i. Policy: Conduct regular safety assessments of the Town's transportation network, considering seasonal variations as part of the process.
 - ii. Policy: Use the Town's Subdivision Ordinance and Road and Driveway Ordinance to adequately address road construction standards.
- b. Continue to mitigate and manage hazardous conditions.
 - i. Policy: Evaluate options on improving Town roads.
 - ii. Policy: Evaluate signage and speed limits based upon agricultural users.
 - iii. Policy: Evaluate conflict points and determine if improvements would increase safety.

V. Goal – Maintain a reasonable expenditure on the transportation system Objectives:

- a. Develop and continue maintenance standards and procedures to maximize the life of Town roads.
 - i. Policy Continue to conduct reviews of Town road conditions to evaluate maintenance needs.
 - ii. Policy Continue to assess all Town roads and private roads within the township to identify logical future connections and maintain a map of the Town's transportation network that may illustrate how, where and what types of future infrastructure may be most suitable to prevent future transportation conflicts, ensure desired connectivity and serve the financial objectives of the town.
 - iii. Policy Continue to keep an updated inventory of Town roads, bridges and culverts, etc.
 - iv. Policy Continue to prioritize and budget for necessary projects and plan preventative maintenance.

VI. Goal – Continue to design and construct an efficient road network

Objectives:

- a. Use the Town's Subdivision Ordinance and Road and Driveway Ordinance to adequately address road construction standards.
- b. Consider evaluating the use of Traffic Impact Analysis or Environmental Impact Assessment (EIA) and make it part of the subdivision review process when recommended by the Town Engineer.
- c. Consider all modes of transportation in road design including but not limited to heavy truck traffic, farm machinery, ATVs, and pedestrian and bicycle.
- d. Consider access management to prevent traffic problems, such as congestion and accidents.
 - i. Policy Assess the number and safety of intersections and access points in Town.
 - ii. Policy Avoid inefficient expansions of the road network.

Utilities and Community Facilities

Utilities and community facilities provide the foundation on which a community is built and maintained. Utilities and facilities can be used to guide development and encourage growth, as well as establish a community identity. This element contains a compilation of background information, goals, objectives, actions or policies, and recommended programs to guide the future maintenance and development of utilities and community facilities in the Town of Kinnickinnic. Wisconsin State Statute 66.1001 "Contents of a comprehensive plan," states the following regarding the comprehensive plan utilities and community facilities element.

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.

Community facilities in the Town of Kinnickinnic primarily consist of the Town Hall and the Town recycling facility. Existing building sites and homes in the Town are currently served through private wells and onsite septic systems. Other services such as electricity, telephone, waste collection, etc. are provided by private corporations. This Plan recommends only minor improvements to ensure that services are adequate to meet local population demands over the next 25-year planning period. In most cases, existing services will continue to provide adequate service to the community. Many of the utilities and facilities discussed below are provided in locations outside the Town of Kinnickinnic. As a result, the Town may have a limited ability to make or shape decisions on the future of those facilities or services. The Town will continue to coordinate and cooperate with those who are responsible for making decisions to expand, rehabilitate, or construct new facilities or services.

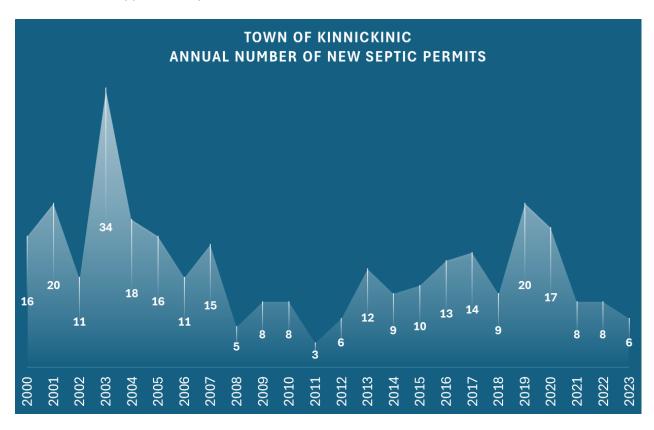
Kinnickinnic Town Hall

The Kinnickinnic Town Hall is located at 1271 County Highway J. The Town Hall also serves as a community center and meeting room. The Town Hall can be reserved for personal or community gatherings. Over the next 25 years, the Town will continue to maintain and update buildings and equipment as necessary to provide cost effective and efficient services to its residents and non-resident landowners.

Use/Capacity:	The current Town Hall was built in 2001. The Town Hall capacity is 99 persons. The site also holds a recycling area and a baseball field/open area.
Short-Term Needs:	Continue to maintain the Town Hall, recycling and baseball field/open area.
Long-Term Needs:	Develop a plan for long-term needs and use of town hall property.

Sanitary Sewer Service

St. Croix County issues new septic system permits for development in the Town of Kinnickinnic. St. Croix County administers the <u>Private Onsite Wastewater Treatment System</u> (POWTS) program. The following graph shows the annual number of septic permits since 2000, according to the Ascent Permit Management records gathered in May 2024. There are approximately 725 private onsite wastewater treatment (septic) systems within the Town according to the Ascent Permit Management records. The graph reveals that the highest number of septic system permits in Town in the past 23 years were issued in 2003 (34), 2001 (20) and 2019 (20). Since 2000, the average number of new septic permits in the Town of Kinnickinnic is approximately 12.



Use/Capacity:	There are approximately 725 private onsite wastewater treatment (septic) systems within the Town. Private septic systems are closely regulated, and periodic pumping is required.
Short-Term Needs:	Continue to promote maintenance and management of private septic systems.
Long-Term Needs:	All sanitary sewer systems in town are private septic systems. It is not anticipated that the Town of Kinnickinnic will develop a municipal wastewater collection and treatment facility over the next 25-plus years. In 2019, the Town adopted a Cooperative Plan with City of River Falls. The Town will collaborate with the City to implement the adopted Plan. During this plan update process the City of River Falls was working with Wisconsin Department of Natural Resources to amend the Sewer Service Area Boundary Line in the Town of Kinnickinnic to a location identical to the New Urban Boundary Line established in the Plan.

Storm Water Management

The goal of stormwater management is to prevent runoff from delivering pollutants or sediment to lakes, rivers, streams, wetlands, or adjacent properties, and to promote groundwater recharge and prevent flood damage. State law maintains stormwater management and erosion control requirements that are administered by local government including county ordinance. Commonly applied stormwater management tools include: ditches, culverts, grassed waterways, rock chutes, retention basins or settling ponds, curb and gutter, storm sewer, and construction site erosion control. Newer techniques, such as bio-retention, rain gardens, and permeable pavements, are also becoming more common.

The amount (quantity) and rate (velocity) of runoff may increase as a result of additional development. This may adversely affect local water resources as sediment and nutrients are discharged to receiving water bodies. Managing storm water to reduce or eliminate direct discharge to surface waters and increase groundwater recharge is one of the most important steps that can be taken to protect surface water quality in the future. County Shoreland Zoning standards provide some level of water quality protection for areas that fall within the Shoreland Overlay Zoning District. However, this overlay district only regulates areas within 1000-feet of a lake or protected wetland and 300-feet from a navigable river or stream.

Over the next 25 years, storm water management is likely to become more of an issue as continued development occurs. The Town of Kinnickinnic may work cooperatively with the Wisconsin Department of Natural Resources (WDNR), St. Croix County, City of River Falls, Kinnickinnic River Land Trust, Trout Unlimited, and other resource agencies and organizations to mitigate the adverse impacts of storm water runoff and ensure that environmental resources are adequately protected.



Water Supply

Since Town residents currently receive their water via private wells, it is important that the Town's water resources and aquifers continue to be protected from contamination. The Town of Kinnickinnic does not anticipate developing a municipal water supply and delivery system over the next 25-years. However, as the City of River Falls continues to develop, the potential for service lines to be extended to higher density developments may occur or be desirable. For the rural areas of the Town, property owners are encouraged to protect surface and ground waters from contamination.



The majority of Town residences obtain their water supply from the shallow St. Peter and Prairie du Chien aquifers. Capacity from these wells is sufficient for domestic uses. The shallow depth to the water table in the sand and gravel aquifer developed in the Kinnickinnic River valley is a concern for nitrate groundwater contamination. There are several deeper aquifers in the area that are available for development; specifically the Jordan, Tunnel City and Eau Claire Mt. Simon. These aquifers are capable of high production rates and production of high quality water. These deep aquifers are also less prone to surface contamination due to depth. The obvious drawbacks to developing these deeper aquifers are the costs associated with well construction and pump requirements.

<u>WI DNR Private Well Information</u> Wisconsin Department of Natural Resources (WI DNR) provides valuable information for private, individual well owners. According to the DNR, "About one-quarter of Wisconsin's population drinks water drawn from over 800,000 private wells. Wells are safe, dependable sources of water if sited wisely and built correctly. Unlike public water systems, the protection and maintenance of a private well is largely the responsibility of homeowners." The DNR encourages well owners to test their private well water quality.

St. Croix County Private Well Water Testing The St. Croix County Community Development and Public Health Departments offer various programs throughout the year that provide residents with opportunities to test their private well water. Participation is voluntary and programs are developed to make testing convenient and ensure residents are working with State Certified Laboratories. St. Croix County provides additional drinking water information and resources to keep private well water supply healthy.

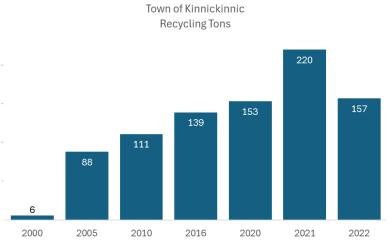
Recycling

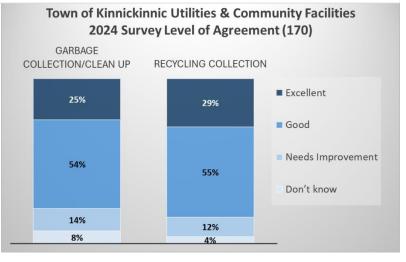
The Town provides a recycling drop site on the same property as the Town Hall. Solid waste collection services are contracted between local property owners and private waste management services providers, as the Town does not have a contract for waste services covering the entire Town.

According to St. Croix County recycling records the following graph shows the approximate tonnage for various years since 2000. Over the next 25 years, the Town does not anticipate coordinating curbside collection of garbage/recycling. However, the Town encourages private garbage haulers to continue to provide these services and encourages additional residents to recycle appropriate materials.

The 2024 survey results reveal that approximately 79% of respondents agreed that garbage service in Town 'Good' 'Excellent'. is or Approximately, fourteen percent agreed that garbage service 'Needs Improvement'. Approximately, eighty-four percent agreed that recycling service in Town is 'Good' or 'Excellent'. Approximately, twelve percent agreed that recycling service 'Needs Improvement'.







Use/Capacity:	All solid waste collection is contracted by individual property owners. The Town
	hosts a recycling collection facility adjacent to Town Hall.
Short-Term Needs:	Continue existing recycling collection facility. Assess costs & benefits of curb-side
	collection.
Long-Term Needs:	Evaluate drop-off center costs and opportunities.

Parks and Recreational Areas

Parks and recreational facilities in the Town of Kinnickinnic are highlighted below. Over the next 25 years, the Town may develop additional parks or recreation facilities on- and off-water resources. As local requests for recreational services are identified, the Town should investigate the future improvement or development of park and recreational facilities.

Town Ballfield

A ballfield at the Town Hall property provides recreation for Town residents.



Kinnickinnic River

The Kinnickinnic River runs through the Town of Kinnickinnic and provides recreational opportunities for canoeing, kayaking, and trout fishing.



St. Croix County Forestland

St. Croix County owns approximately 80 acres of forestland in the Township. It is managed for multiuse, including timber production, recreation, and education.



The club is a private venue that provides recreational shooting.



State Recreation Areas

The State of Wisconsin owns recreational areas in the Town of Kinnickinnic. The DNR manages the state fisheries and recreational woodlands that provide parking and access. The Swinging Gate Access features a memorial plaque and stepping

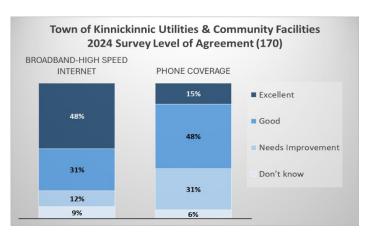
stones. State Fish and Wildlife Areas provide important fish and wildlife habitat, public parking and access.



Telecommunication Facilities

In 2022, the town partnered with SwiftCurrent, a subsidiary of Pierce Pepin Cooperative Services, to bring broadband to Kinnickinnic. Completion of the project was made possible by county and state grants. The Town of Kinnickinnic has several telecommunication towers. As technology advances, the demand and construction of these facilities are expected to increase.

2024 survey results show approximately 80% of respondents agreed that internet service in town is 'Good' or 'Excellent'. Thirty-one percent agreed that phone service 'Needs Improvement.' The Town will have to determine whether or not they wish to engage in the development of communication facilities. The Town may actively participate in discussions and planning with local communication providers and St. Croix County

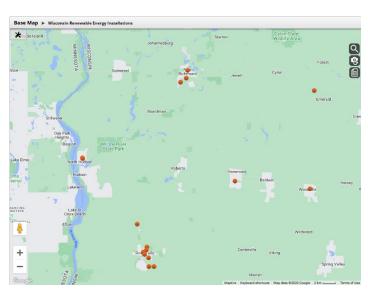


Power Plants and Transmission Lines

No power plants are currently located in the Town. Electrical transmission lines cross several areas within the Town. Improvements and ongoing maintenance to these transmission lines are expected. Currently, there are no anticipated needs for new high voltage transmission lines in the Town. Over the 25-year planning horizon, the Town does not anticipate the development of their own power plants or transmission lines. The Town does however, wish to coordinate and discuss the future development of power plants, substations, or transmission lines with entities proposing such facilities to ensure the local quality of life and environmental integrity is not harmed due to poor design or siting of such facilities.

Renewable Energy

St. Croix County has experienced commercial renewable energy system (i.e. wind, anaerobic solar, digestion) developments in the past decade, shown in the 2023 Renewable Installations map, right (Source: Renew WI). In response to the development of renewable energy systems, the County has adopted ordinances to carefully consider the system impacts. Further research and amendments could include impact analysis of property values, access, maintenance, neighboring property separation, farm preservation, emergency management, de-commissioning, aesthetics to protect the health, safety, and welfare of County residents and businesses.



Natural Gas

Natural gas services are limited within the Town. As the City of River Falls continues to develop, the potential for service lines to be extended to higher-density developments is likely to occur. Over the next 25 years, it is not expected the Town will engage in the development of natural gas utilities, but encourages the extension of service lines to higher density developments.

Cemeteries

One cemetery is located in the Town: The Kinnickinnic Cemetery located at CTH J and Old Cemetery Road. Currently, there are no plans to expand these sites. Over the next 25 years, it is not expected that the Town will engage in the development of additional cemeteries.

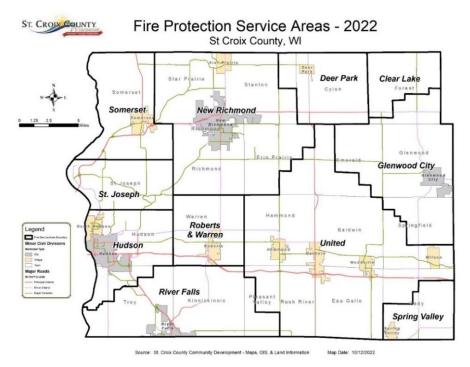
Law Enforcement

The St. Croix County Sheriff's Department serves as the primary law enforcement agency to Town residents. Over a 25-year planning horizon, it is not anticipated that the Town will develop a law enforcement department. Coordination and cooperation between the Town of Kinnickinnic and the St. Croix County Sheriff's Department regarding local crime must continue to be monitored in an effort to address local concerns.

Fire and Rescue

The Town of Kinnickinnic is a member of the Rural Fire Association and contracts for services with the River Falls Fire Department. This Fire Association is comprised of five towns, including Kinnickinnic, Troy, River Falls, Clifton and Pleasant Valley. A number of volunteers from the Town serve with the River Falls Fire Department. The Town of Kinnickinnic receives rescue and ambulance services from Allina Health

Medical Emergency Services. These services include emergency medical technicians (EMT's) and first responders. Over the next 25 years, the Town will continue to need fire and ambulance services protect local to structures and residents. Continued dialog between the Town, Rural Fire Association, and surrounding fire departments is necessary to ensure facilities and equipment are available to provide adequate service.



Medical/Health Care Facilities

There are no hospitals, clinics, or other health care facilities located in the Town. Residents have several options within close proximity of the Town to receive medical or health care assistance including in the City of River Falls. It is not anticipated that medical facilities will develop in the Town over the next 25 years.

Libraries

There are no libraries located in the Town of Kinnickinnic. For library services, Town residents may patronize the City of River Falls Public Library or the Village of Roberts Public Library. Over a 25-year planning horizon, it is anticipated that the Town will not have its own public library. Continued coordination between the Town and the public libraries is necessary to ensure existing facilities and possibly other options are available for local residents and property owners desiring library services.



Schools

There are no public schools located in the Town of Kinnickinnic. School age children within the Town of Kinnickinnic are served by the River Falls and St. Croix Central Public School Districts. Several adult education centers that offer higher education and continuing education classes and programs are located in the City of River Falls including UW-River Falls, Chippewa Valley Technical College and Wisconsin Northwood Technical College. Over the 25-year planning horizon, the Town wishes to work cooperatively with the area school boards on developing and siting any new facilities and/or education programs.

Child Care Facilities

There are no child care centers located within the Town of Kinnickinnic. However, there is the possibility of in-home child care occurring within the Town. The location and number of in-home child care services is unknown. Over a 25-year planning horizon, the Town does not anticipate the establishment of a large number of child care centers within the Town. This type of service is commonly located within an incorporated city and in close proximity to larger employment centers.

Related Plans and Programs

Federal Plans and Programs

- 1. <u>U.S. Fire Administration</u> (USFA) Assistance to Firefighting Grant Program
- 2. Federal Emergency Management Agency (FEMA) grant programs emergency or disaster

State, Regional, Local Plans and Programs

- 1. Wisconsin Department of Natural Resources (WI DNR) Parks and Recreation Grants
- 2. Wisconsin Economic Development Corporation <u>Brownfields Initiative</u>
- 3. WI DNR Clean Water Fund Program
- 4. Wisconsin Department of Administration Community Development Block Grant (CDBG)
- 5. Wisconsin Department of Revenue <u>Tax Incremental Financing</u> (TIF) districts Regional and Local Plans and Programs
- 6. St. Croix County Household and Agricultural Hazardous Waste Collection
- 7. St. Croix County Aging & Disability Resource Center

Utilities and Community Facilities Goals, Objectives and Policies

- I. Goal Follow regulations regarding alternative energy sources in future developments that are consistent with the goals of a rural community. Objectives:
 - a. Evaluate the impact of alternative energy systems on the rural character of the Town.
- II. Goal Continue to maintain town facilities including Town Hall, recycling and ball diamond.

Agriculture, Natural and Cultural Resources

This chapter includes information and analysis for the conservation and management of agricultural, natural, and cultural resources. Wisconsin State Statute 66.1001 "Contents of a comprehensive plan," states the following regarding the comprehensive plan agricultural, natural, and cultural resources element.

Agricultural, natural and cultural resources element. A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

Agricultural Forestry Resources

Agriculture is the predominant land use in the Town of Kinnickinnic. However, over the past decades, the amount of agricultural land has decreased, mirroring trends in the County and Region. The Town of Kinnickinnic was established in 1857, and agricultural production has helped define its identity today. Residents value the irreplaceable productive farmland, open space, and rich resources. The residents are also extremely concerned with the loss of these amenities and are dedicated to their preservation.

Agriculture in the Town of Kinnickinnic has changed significantly over the years. The average age of active farmers has steadily risen. The median age has consistently increased in the Town of Kinnickinnic from the year 2000 (37 years old) to 2020 (43 years old). Likewise, the 2022 Ag Census reported an increased average age of farm producers in St. Croix County of 57.7 years old.

As of the year 2022, only 2.2% of the Town's population is earning a living in agriculture, forestry, fishing and hunting, or mining (Source: American Community Survey 2022 estimates). The economics of small-scale farming has made it difficult for the "Family Farm" to earn a living, and the types of crops and livestock raised have changed as the economics that have produced one or the other has changed. This has been due partially to farther travel for processing and sales.

These small family farms are sold for various reasons, such as retirement, when the farmer lacks profitability and experiences competition for land. The effects of this have led to fewer farmers, and the farms that do exist are operating at a much larger scale. Overall, the total amount of farmland acreage is beginning to decrease due to land being purchased for other purposes (See Land Use chapter for acreage comparison). The <u>St. Croix County Comprehensive Plan</u> includes the county's Farmland Preservation Plan and more agricultural resources information.



Land Evaluation and Site Assessment (LESA)

The map below shows St. Croix County's Land Evaluation and Site Assessment (LESA) agricultural land composite scores. LESA is a numeric rating system developed by the Natural Resource Conservation Service (NRCS) of the U.S. Department of Agriculture for planning, policy development, and decision-making. The LESA map below shows St. Croix County's 2012 refined system that was calibrated to local soil conditions, development trends, and goals by local producers, NRCS and St. Croix County staff. The LESA system includes two components: Land Evaluation (LE) and Site Assessment (SA).⁴ The map generally reveals that the northern half of town is better suited for long term agriculture.

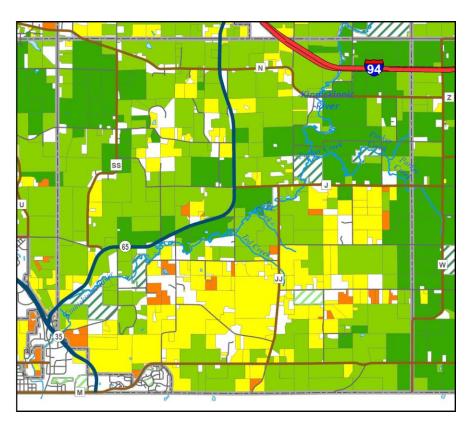
Light and dark green = Best sites for farmland preservation, high composite scores (118 and above) **Yellow and orange** = Poor sites for farmland preservation, lower composite scores (117 and below)

Town of Kinnickinnic Land Evaluation Site Assessment





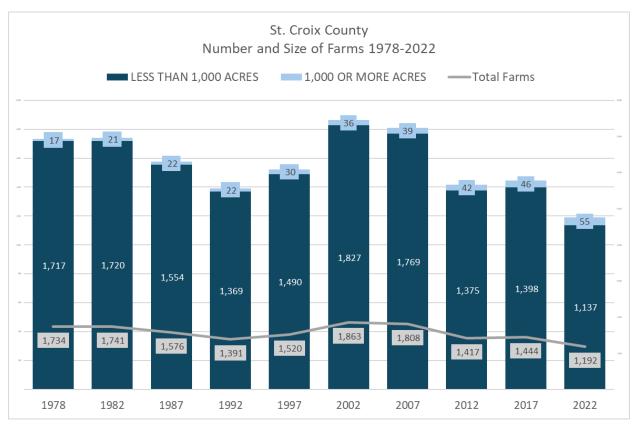
St. Croix County, Wisconsin Land Evaluation and Site Assessment: LESA Program



⁴ LAND EVALUATION (LE): Based on soils and their characteristics with three primary weighted indexes: Prime Farmland (10%) Capability Class (30%) Productivity for Corn and Alfalfa (60%). SITE ASSESSMENT (SA): Is more dynamic, reflects development pressure based on adopted plans, policies, and other social, economic, and geographical attributes. Ten evenly weighted factors of property's long-term farmland preservation potential: Size and Tract of Contiguous Ownership, Compatibility of Adjacent Land Uses, Compatibility of Surrounding Land Uses, Existing Land Use Policy on Site, Existing Land Use Policy on Adjacent Sites, Future Land Use Policy on Existing Site, Future Land Use Polices on Adjacent Sites, Distance to Public Sewer, Road Classification of Site Access, Environmental and Public Values of the Site

St. Croix County Farms

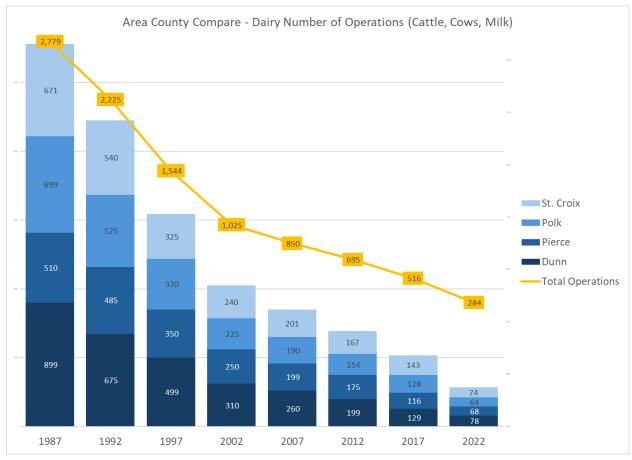
The graph and table below show the number and size of farm operations in St. Croix County from 1978-2022. The data shows the decrease in the total number of farms from the year 1978 (1,734 farms) to the year 2022 (1,192 farms). The number of farms over 1,000 acres has steadily increased since 1978 while the number of farms less than 1,000 acres have steadily declined since 1978, with a brief exception from 1997-2007. The following graph shows the number of farms in 2 size categories including less than 1,000 acres and more than 1,000 acres, and the total number of farms from 1978-2022.



St. Croix County Size & Number of	f Farms									
Acres	1978	1982	1987	1992	1997	2002	2007	2012	2017	2022
1.0 TO 9.9 ACRES	54	88	64	66	47	100	62	97	99	97
10.0 TO 49.9 ACRES	225	277	247	218	316	566	583	455	501	422
50 TO 179 ACRES	631	615	565	480	585	731	739	500	472	345
180 TO 499 ACRES	701	641	571	496	460	348	312	251	248	211
500 TO 999 ACRES	106	99	107	109	82	82	73	72	78	62
1,000 OR MORE ACRES	17	21	22	22	30	36	39	42	46	55
Total Farms	1,734	1,741	1,576	1,391	1,520	1,863	1,808	1,417	1,444	1,192
	1978	1982	1987	1992	1997	2002	2007	2012	2017	2022
LESS THAN 1,000 ACRES	1,717	1,720	1,554	1,369	1,490	1,827	1,769	1,375	1,398	1,137
1,000 OR MORE ACRES	17	21	22	22	30	36	39	42	46	55
Source: 1978-2002 from 2006 Heartlan	d Plan, 2007	-2022 USDA	Ag Census	•	•	•	•	•		

Dairy Farms

St. Croix County and the surrounding region has experienced a decrease in the number of dairy operations since 1987. The number of dairy farms in the 4-County region has consistently decreased from 2,783 in 1987 to 284 in 2022. St. Croix County had 671 dairy farms in 1987 and 74 in 2022 (-597). As shown in the graph and table below, St. Croix County and neighboring counties Dunn, Pierce, and Polk have experienced decreased numbers of dairy farms over the past 30+ years. According to the 2008 Town of Kinnickinnic Comprehensive Plan, the number of dairy farms in town dropped by more than half from 1988 (23) to 2002 (10). During the 2024 comprehensive plan update process, it was understood that only two dairy farms were still operating in the Town.



Area County Compare - Dairy Number of Operations (Cattle, Cows, Milk)									
County	1987	1992	1997	2002	2007	2012	2017	2022	
Dunn	899	675	499	310	260	199	129	78	
Pierce	510	485	350	250	199	175	116	68	
Polk	699	525	370	225	190	154	128	64	
St. Croix	671	540	325	240	201	167	143	74	
Total	2,779	2,225	1,544	1,025	850	695	516	284	

Source: 2012, 2017, 2022 data source USDA Ag Census, 1987-2002 data source 2012 St. Croix County Comprehensive Plan

Natural Resources

Planning for natural resources is crucial because environmental health, which depends on these resources' quality and quantity, is foundational to our quality of life. People rely on natural resources for clean water, safe air, and diverse habitats like forests and wetlands. Natural resources encompassing parks, trails, scenic areas, and other outdoor places are vital for outdoor recreation. Additionally, natural resources support a vibrant economy by boosting tourism, enhancing property values, and providing sustainable materials and water for agriculture and manufacturing.

Natural Resource Opportunities/ Priorities:

- Kinnickinnic River and its tributaries ecological and recreational amenities
- Soils well suited for crop production
- Forest and Grasslands wildlife habitat, threatened plant communities timber resources, recreation
- Scenic character and beautiful aesthetics Open space, woodlands, rolling hills
- Diversity of wildlife habitats

Natural resources are a defining feature for the Kinnickinnic community and are facing significant threats due to increasing human demands by growing population of the Twin Cities. Conversely, our natural resources generally do not increase to meet the extra demand. Development in the last several decades, coinciding with population growth, have increased demand for water, land, and raw materials. Rural landscapes are being transformed by residential development, sometimes to the detriment of expansion of the urban fringe, forcing local governments to consider expanding their services to meet the demands – sometimes costing more than will be recovered in new tax base revenues.

Land use conflicts are common in Wisconsin communities. Examples of conflicts include annexation

battles, loss of farmland and family - owned farm operations, water rights debates, construction of new highways, growing energy demands, private property rights, and government regulation. Direct impacts of current and projected development patterns include habitat loss and fragmentation. The changing of the landscape from undeveloped to developed areas, adds to the amount of impervious surfaces, such as roads and rooftops. This increase in the amount of impervious surfaces can lead to potentially negative changes in watershed hydrology, water quality, stream flows, groundwater recharge areas, and sedimentation of waterbodies.



Topography

The glacial activity of the past greatly influenced the topography of St. Croix County. The majority of the County has gently rolling terrain, with more hilly terrain in the eastern and southern portions of the County and along the rivers. The contours range from roughly 650 feet above sea level in the west to over 1,330 feet in the eastern portion of the County. Steep slopes over 12% are considered an environmental sensitive area due to potential erosion, run-off, and flooding concerns, which is discussed later in this section. The **Topography Map** on the following page shows the elevation changes as measured by feet above sea level in the town.

Soils

The soils in the Town of Kinnickinnic are primarily silt loams, shown in the Soils Map on the following pages. Many of them are suitable for agricultural production as well as physically sound for buildings, roads, and septic systems. This provides for a variety of land use options within the town. The town can consider the soils present inside its borders when planning for large development. For instance, the northwest quarter of the township contains expanses of Santiago silt loams

RITCHEY-DERINDA-WHALAN: Well drained and moderately well drained, gently sloping to very steep, medium-textured soils. Soils underlain by limestone or shale at relatively shallow depths.

SANTIAGO-OTTERHOLT-ARLAND: Well drained, gently sloping to steep, mediumtentured soils on till plains. Soils underlainby sandstone at a relatively shallow depth, or soils that have a thick mantle of windblown silt.

SATTRE-PILLOT-ANTIGO: Well drained, level to sloping, medium-textured soils on outwash plains and stream terraces.

PLAINFIELD-BOONE: Excessively drained, gently sloping to moderately steep, coarse-textured soils on outwash plains and stream terraces. Soils underlain by sand-stone at a relatively shallow depth.

VLASATY-SKYBERG: Moderately well drained and somewhat poorly drained, level to sloping, medium-textured soils on till plains.

supportive to both cultivation, as well as dwellings. In contrast, lands at the northeast and southeast corners of the town contain a lot of Vlasaty soils which present limitations to dwellings and septic systems but remain suitable for agriculture. The suitability of soils for different uses should be addressed when considering planning options such as rezoning to allow for different uses. Furthermore, if preserving agriculture is a goal of the town, then the town can identify and define "prime farmland" within its boundaries in an effort to direct development away from some of the most productive soils in large areas.

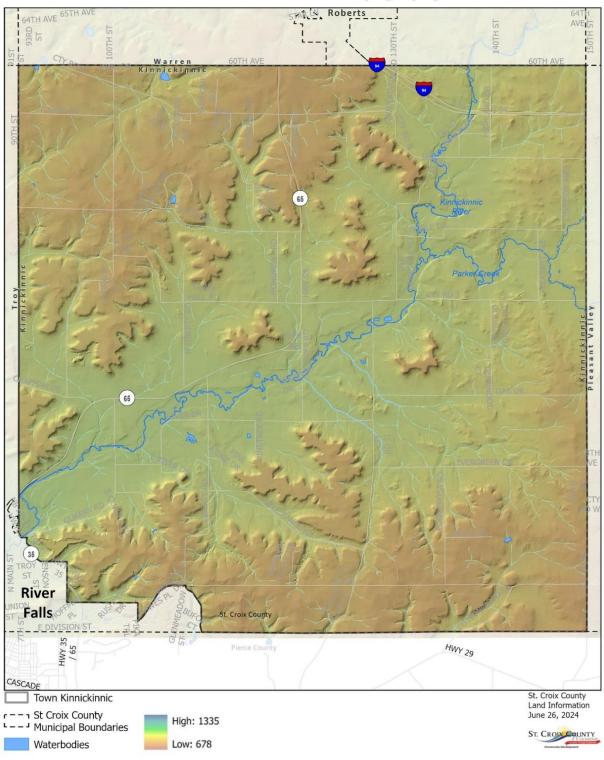
Geology

The ridges and bluffs in the Town are topped by a thin dolomite bedrock unit belonging to the Platteville Formation and is underlain by St. Peter Formation sandstone. The St. Peter sandstone outcrops on the valley walls and extends into the subsurface. Underlying the St. Peter sandstone are dolomites and sandy dolomites belonging to the Prairie du Chien Group. In some areas, karst features (Crystal Cave, Hersey Cave) have developed in the uppermost section of the Prairie du Chien dolomite. Beneath the Prairie du Chien Group are Cambrian age sandstones of the Jordan and St. Lawrence Formations, Tunnel City Group, Wonewoc, Eau Claire and Mt. Simon Formations. PreCambrian age granite is estimated at greater than 500 feet below grade.

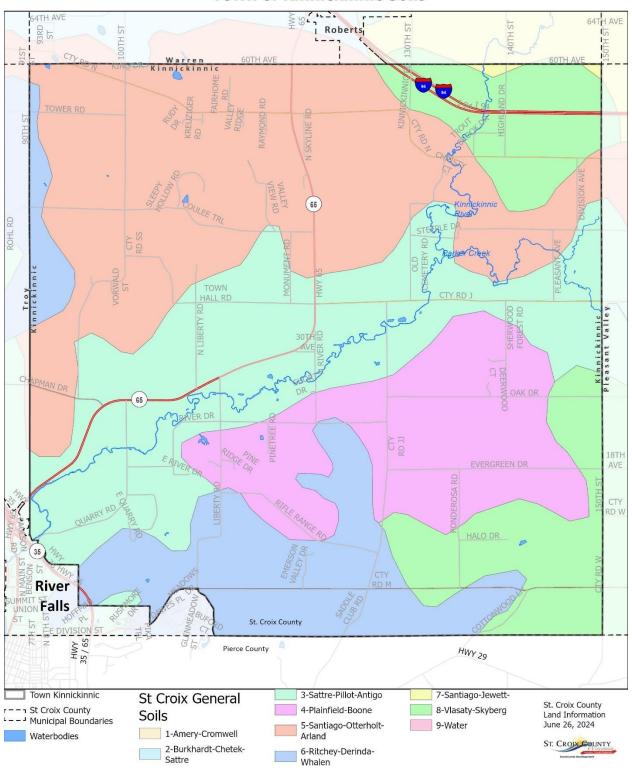
Mineral Resources

St. Croix County administers County Code Chapter 14 Nonmetallic Mining that includes provisions of permitting and operation of mines. Mineral resources are important for construction and as an economic resource. Extraction, processing, and transport of mineral resources can create land use conflicts, impact the quality of life of nearby residents, decrease nearby property values, and pose environmental concerns. According to 2024 St. Croix County records, there is 1 active mining operation permit in town.

Town of Kinnickinnic Topography



Town of Kinnickinnic Soils



Groundwater

Groundwater is the primary source of water for domestic, industrial, and agriculture uses in St. Croix County and is the main source of potable water supplies in the Town of Kinnickinnic. Groundwater is important to sustaining coldwater fisheries and the associated coldwater aquatic community. Groundwater in the Town of Kinnickinnic is supplied through individual, private wells; there is no municipal water supply within the town. Private wells that serve individual families are not required to be regularly tested. It is up to the individual homeowner to determine what tests to perform and how often. If water quality problems are detected, the homeowner is not required to treat the water; it is the individual's responsibility to determine what the risks are and whether those risks are great enough to correct the problem or find an alternative source of water. St. Croix County hosts a Drinking Water Program that provides free well water nitrate screening for citizens to test their private well water. In addition to the screening test results, residents can gather valuable information about how to protect their private well and what treatment options are available.

In consideration of groundwater quality and contamination, the connection between the various water resources is important. As rain and snow fall to the ground (precipitation), some runs off into lakes, rivers and streams; some evaporates; and some is used by plants. The rest trickles down through the soil and subsurface material. This water eventually reaches a saturated zone that comprises groundwater. The groundwater then can travel to and through geologic formations that can store and transmit water called

aquifers. The concept of water moving from the land's surface into groundwater is the starting point for thinking about the relationship between land use and groundwater quality. Nearly anything people can dump, spill, or spread on the ground can seep down to groundwater. This groundwater is then used by residents for drinking, farming, and other activities. Groundwater can also return to the surface as springs or as discharge to lakes, rivers, and streams. And large withdrawals of groundwater (e.g., high capacity wells) can have an impact on surface water.

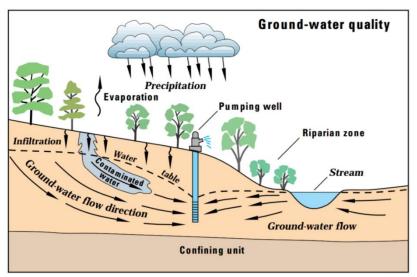


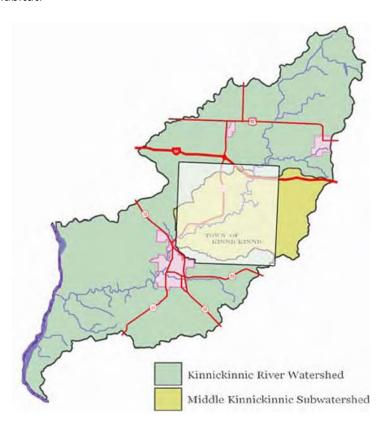
Image from US Geological Survey

Groundwater is consistently identified by communities and residents as one of most critical resources that needs to be protected. Groundwater contamination is possible from many sources ranging from leaking underground storage tanks, hazardous materials spills, and landfills to agricultural practices, land spreading, and industrial operations. Groundwater quality can often be very site specific for certain contaminants. In Wisconsin, most nitrate inputs into the groundwater are agricultural in origin (e.g., manure spreading, fertilizers), but on-site septic systems and lawn fertilizers can also be a significant nitrate source, especially in densely populated areas. The <u>WDNR website</u> provides more information about groundwater and wells.

Watersheds

The Town of Kinnickinnic exists entirely within the Kinnickinnic River Watershed, with all its land draining into the Kinnickinnic River. The **Watershed Map** below shows the Kinnickinnic River Watershed and the Middle Kinnickinnic sub-watershed which comprises most of the area of the Town.

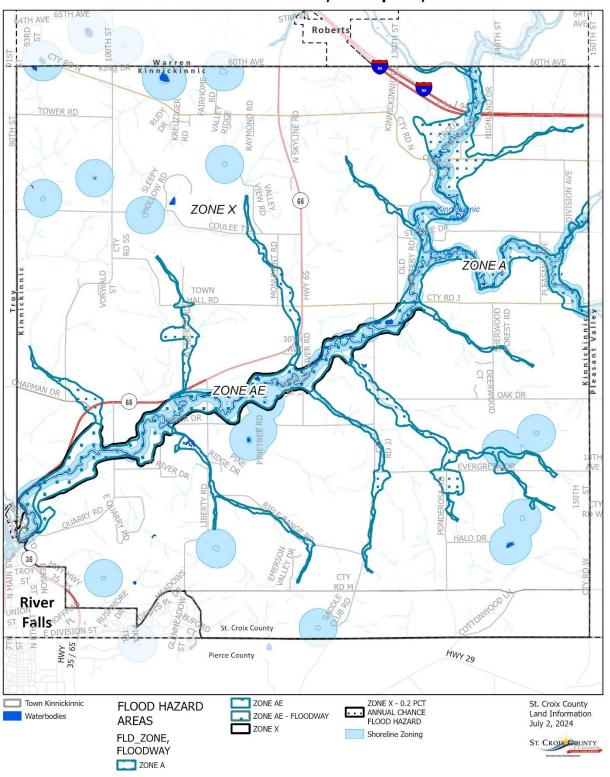
The Kinnickinnic River is a main land feature transecting the Town. It is 22 miles in length and originates from springs to the north and drains into Lake St. Croix to the southwest. The Kinnickinnic River is a highly valued and utilized recreational resource known for its high populations of trout. Community support for the river is strong through groups such as Kinnickinnic River Land Trust, Kiap-TU-Wish Chapter of Trout Unlimited, and St. Croix County Sportsman's Alliance. St. Croix County has a long history of supporting conservation work in the watershed since the Kinnickinnic Watershed is the second highest contributing phosphorous watershed from St. Croix County. Farmland is the largest phosphorous contributor but development pressure within the Town also poses a risk of contributing sediment to the river and by impacting wildlife habitat.



Surface Waters

The Kinnickinnic River is a spring-fed stream of national renown. Its cold waters allow for naturally reproducing populations of trout, earning the river its designation as a Class I trout stream and placing it among Wisconsin's premier fly-fishing destinations. Many public access points exist along the stretch of the river that passes through town. This improved access helps further make the Town of Kinnickinnic an attractive place for many from the Twin Cities and beyond to come for recreation. The **Surface Water map** on the next page shows the surface waters in town including Kinnickinnic River and Parker Creek.

Town of Kinnickinnic Water, Floodplain, Shoreline



Floodplains

Wisconsin Statute 87.30(1) (59.692) requires counties, cities and villages to implement floodplain zoning. The purpose of Wisconsin Administrative Code NR116, Floodplain Management Program, is the protection of property and lives from the effects of flooding. Federal Emergency Management Agency 100-year floodplain maps are usually used to delineate flood hazard areas (See **Water, Shorelands, Floodplains Map** above). Counties are required to adopt reasonable and effective floodplain zoning ordinances within one year after hydraulic and engineering data adequate to formulate the ordinance becomes available. St. Croix County has adopted and implemented <u>Chapter 18 Floodplain</u> ordinance that is effective in all towns. This ordinance is intended to regulate floodplain development to primarily protect life, health and property, and minimize expenditures of public funds for flood control projects.

Shorelands

Shorelands are usually considered prime residential building areas because of their scenic beauty. However, shorelands provide valuable habitat for both aquatic and terrestrial animals and vegetation. Shorelands also act as buffers and thus serve to protect water quality. Wisconsin requires counties to protect and prevent the loss and erosion of these valuable resources by adopting and enforcing a shoreland ordinance under Wisconsin Statutes 59.692 and 281. Wisconsin Administrative Code NR115 dictates the shoreland management program. St. Croix County's Chapter 16 Shoreland Overlay Districts ordinance is effective in all towns.

Shorelands: Lands within 1000 feet of the ordinary high-water mark of a lake or pond and 300 feet past the ordinary high water mark or landward edge of the floodplain, whichever is greater, of a river or stream

Wetlands: An area 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

Wetlands are areas where water covers the soil or is present near the surface for varying periods, often enough to support aquatic plants and wildlife. They can be seasonal or permanent and include swamps, marshes, bogs, and fens. Wetlands play critical roles in the environment:

- 1. **Filtering Pollutants:** Wetland plants and soils can store and filter pollutants, improving the cleanliness of lakes, rivers, and streams, and making drinking water safer.
- 2. Flood Control: They absorb excess rainwater, reducing the risk of flooding.
- 3. Habitat: They provide habitats for a wide variety of aquatic and terrestrial species.
- 4. **Water Supply:** They support groundwater replenishment and help recharge groundwater supplies.
- 5. **Erosion Control:** Wetlands help stabilize shorelines and prevent erosion.
- 6. **Stream Flow Maintenance:** Wetlands help maintain stream flows and contribute to high-quality water.

Draining or filling wetlands removes these vital functions. The federal government and DNR regulate wetland development through Section 404 of the Clean Water Act and NR103. For wetland locations, see the Town of Kinnickinnic Environmental Corridors Map. More information at: https://dnr.wisconsin.gov/topic/Wetlands/inventory.html

Woodlands

Woodlands provide habitat for a variety of plants and animals, as well as scenic beauty to the landscape. The largest, continuous blocks of forested land are protected with approved forest management practices. The town collaborates locally to preserve large areas of woodlands for wildlife habitat, water quality and environmental health. The <u>Wisconsin DNR</u> provides more information about forest and woodland management on their website.

Oak Savanna, Prairies & Grasslands

The town was originally covered by oak savanna, prairies, grasslands, and forests. Only scant remnants of the complete ecosystem exist today. Oak savanna and prairies were home to an abundant variety of plants and animals that are currently some of the most threatened and endangered. Any identified oak savanna, prairie, or grassland remnants should be protected. The Wisconsin DNR leads initiatives to restore grassland and prairie in the region. Reference materials include the following: Western Prairie Ecological Landscape, Western Prairie Habitat Restoration Area, Prairie Fact Sheet, and Western Prairie Regional Master Plan.



Steep Slopes

Steep slopes are areas that are more susceptible to erosion, run-off, and flash flooding. Disrupting natural drainageways with new construction, development, and other activities can create a variety of new problems and hazards. The WI DNR considers any area of 12 percent or greater to be steep slopes (**Reference Environmental Corridors Areas Map below**). Soil erosion on slopes 12 percent to 20 percent is often manageable with good practices. The WDNR discourages development of slopes greater than 20 percent without more intensive or engineered best management practices and erosion controls. Where steep slopes exist, more attention to site planning, stormwater management, and erosion control should be given in these areas.

Endangered Species

State Statute 29.604 and Administrative Rule Chapter NR 27 that establish, define and guide Wisconsin's endangered and threatened species laws. The Department of Natural Resources is required by law to implement conservation programs on State-listed species. WI DNR maintains the Endangered and Threatened Plant and Animal Communities list. Reference materials include the following: Wisconsin Wildlife Action Plan 2015-2025, Western Prairie Ecological Landscape.

Environmental Corridors

St. Croix County ordinance defines environmental corridors as significant areas of environmental resources characterized by continuous systems of open space, physical features, environmentally sensitive lands and natural or cultural resources which can be adversely impacted by development. Managing development in environmental corridors with best practices in engineering, site design, and construction is crucial to the preservation of these valuable resources. The **Environmental Corridors Map, below,** identifies the environmental areas in town. The following criteria were used to designate environmental corridors and resources.

Primary Environmental Corridor

- Linear in nature, often arising from a dominant feature or focal point, such as a waterbody or
- geologic feature
- At least three environmental resources present
- At least 400 acres in size
- At least two miles long
- At least 200 feet wide

Secondary Environmental Corridor

- At least two environmental resources present
- At least 100 acres in size
- Approximately one mile long or longer
- No minimum width

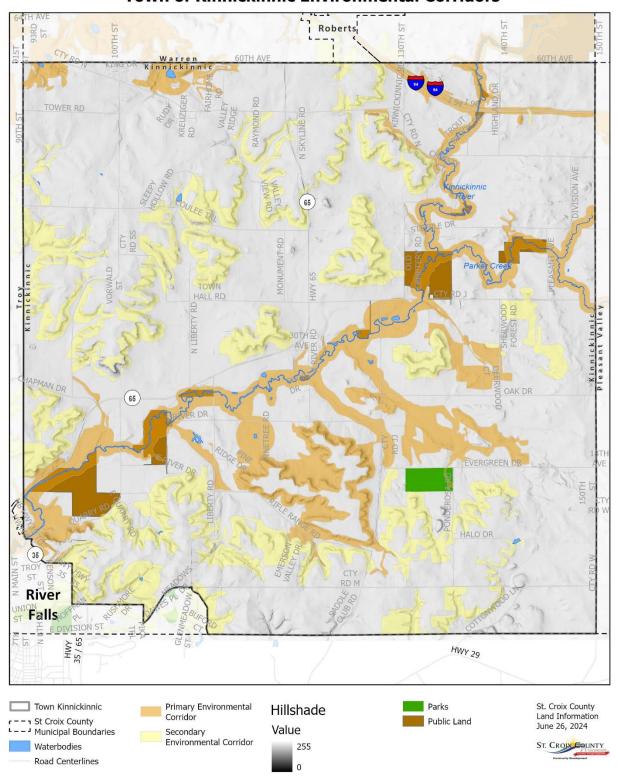
Independent Environmental Resources

- At least one valued resource present
- No minimum size
- Separated from environmental corridors by intervening land or small, narrow features abutting environmental corridors

Environmental Corridors:

- 1. Lakes
- 2. Ponds
- 3. Rivers
- 4. Streams
- 5. Intermittent Waterways
- 6. Natural Drainageways
- 7. Wetlands
- 8. Shorelands
- 9. Floodplains
- 10. Steep Slopes
- 11. Geologic Formations
- 12. Physiographic Features
- 13. Highly Erodible Soils
- 14. Wet, Poorly Drained Organic Soils
- 15. Closed Depressions
- 16. Wellhead Protection Areas
- 17. Woodlands
- 18. Prairie
- 19. Rare or Endangered Species and Communities
- 20. Historical and Archeological Sites
- 21. Scenic Areas

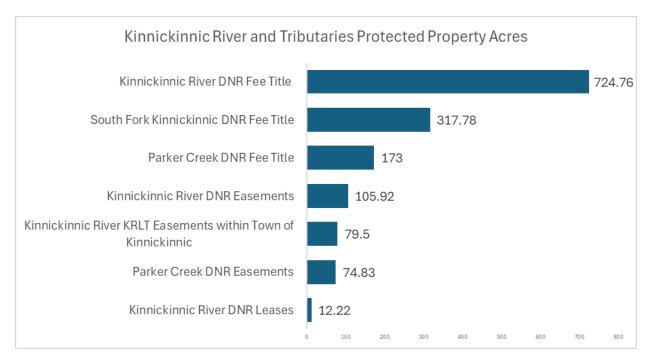
Town of Kinnickinnic Environmental Corridors



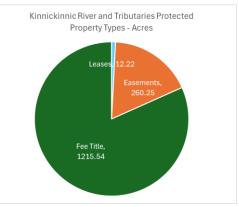
Kinnickinnic River Protected Property

The Kinnickinnic River Land Trust Protected Properties Map below shows property that is protected around the Kinnickinnic River. The map was published in June 2016 within the Kinnickinnic River Watershed Strategic Action Plan. Since then, the Wisconsin Department of Natural Resources (DNR) and Kinnickinnic River Land Trust (KRLT) have added additional property summarized in the table and graphs below.

Conservation easements are a great tool to help the Town of Kinnickinnic protect the Kinnickinnic River and preserve the town's rural character. Land featured in the map below includes conservation easements, fee title and public ownership by the following organizations including Wisconsin Department of Natural Resources, Kinnickinnic River Land Trust (KRLT), and US Fish and Wildlife Service.

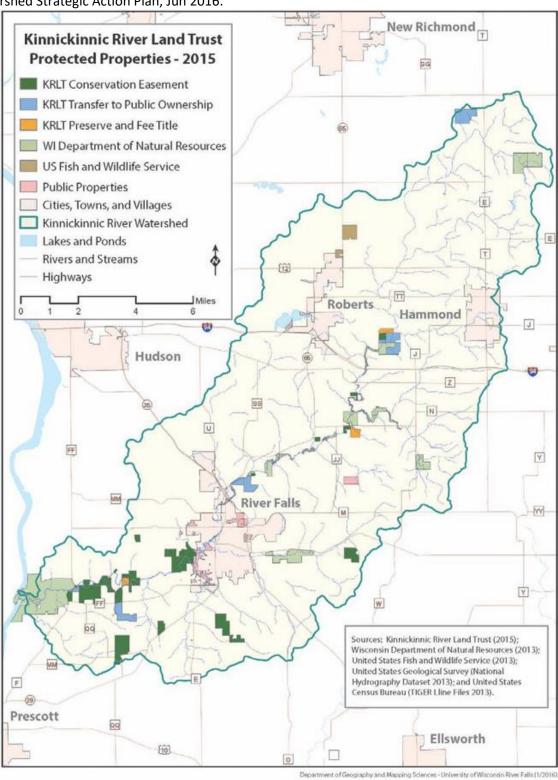


Kinnickinnic River and Tributaries Protected Property Type					
Kinnickinnic River KRLT Easements within Town of Kinnickinnic	79.5				
Kinnickinnic River DNR Fee Title	724.76				
Kinnickinnic River DNR Leases	12.22				
Kinnickinnic River DNR Easements	105.92				
Parker Creek DNR Fee Title	173				
Parker Creek DNR Easements	74.83				
South Fork Kinnickinnic DNR Fee Title	317.78				
Total	1488.01				
Source: WI DNR, KRLT August 2024					



Kinnickinnic River Land Trust Map

The Kinnickinnic River Land Trust Protected Properties Map below is from the Kinnickinnic River Watershed Strategic Action Plan, Jun 2016.



Cultural Resources

The preservation of the Town of Kinnickinnic's cultural resources is important to maintain a sense of community within the town. To maintain the Town's pride as a rural community, cultural and historic resources are a necessary link between yesterday's farming past and tomorrow's growing future. The Town of Kinnickinnic is rich in cultural, historic, and natural/aesthetic resources. The residents of the Town are aware of these resources and hold concern for their future in the path of rapid urbanization.

Town Vision Statement:

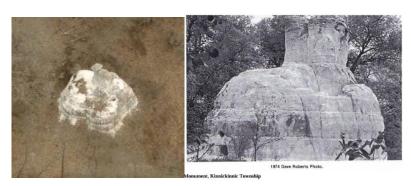
We seek well-planned development that respects the rural historic character of the township.

Archaeology and Geology

Thousands of years before the Town of Kinnickinnic was established, its beautiful landscape was being formed by the last of the glacial movements. The Town's first human inhabitants soon moved through the area, using the land as a source of food, shelter, and clothing. All that remains from these people and their lifestyles are numerous artifacts scattered across the town's current farmlands, in the areas that were used for campsites for these people. This mostly would occur in areas adjacent to waterways, such as the Kinnickinnic River. Besides artifacts left behind, the other major visible reminder of these people would be a burial mound. Most burial mounds that once existed have been destroyed by agriculture or can be found in privately owned wooded areas.

The Monument (Pictured right)

The Town of Kinnickinnic is fortunate in having a geologic landmark that has been meaningful to the townspeople stretching all the way back to the first inhabitants. This landmark is today called The Monument, but at one time the Dakota and Chippewa Native Americans worshiped this site, calling it "Great Manito".



The monument is composed of entirely St. Peter Sandstone and has suffered much accelerated erosion over the past 150 years. Parklands and/or historical markings should be considered for the site as well as efforts to control the erosion of the monument. The natives held the area around this landmark as sacred and would not fire a weapon within ten miles of it. The first white man to see the monument was a German writer by the name of Henry Lewis, in 1847. A guide was needed to find the sacred place, so Lewis hired a Native American. Lewis reported sacred offerings, such as pipes, tobacco, and flowers, being heaped at the base of the landmark.

An archaeological resource survey should be considered to get a better understanding of areas where archaeological resources need preservation within the town. Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from encroachment by any type of development.

Early Settlers

The first Europeans to settle in the town came in 1849. Their names were James and Walter Mapes. The two were brothers traveling east from California. At the time the Mapes brothers came to the town, land cost \$1.25 per acre and farming was nearly the only option for survival. The nearest mill at this time was in Prairie du Chien and the nearest post office was in Stillwater. However the area which became the present day Town of Kinnickinnic seemed to grow faster than other areas of the time, and within two years mills began popping up in the region and a post office was established in Hudson.

The early Town of Kinnickinnic was also home to one of America's funniest men: Edger Wilson "Bill" Nye. Books written by Bill Nye:

- The Comic History of the United States
- Looking up the Family Tree
- Learning the Rudiments of Greatness and how to throw a paper wad with precision
- Leading a Family Westward and Making a home for them

Other early settlers:
Duncan McGregor
Judge Foster
Ira Parks
Dr. Whipple
Mrs. Sprauge
Lorenzo Dagget
Mrs. Josephus Medley
Luke and Frank Pomeroy
J.G. Crowns
James Penn
William Tozer
James Chinnock
W.L. and J.E. Perrin

Historic Structures - Wisconsin Historical Society Inventory

- Side Gabled House -Town Hall and Monument roads, NW corner, ¼ mile west of highway 65
- Bungalow style House -County highway SS and Chapman Rd., northwest corner
- Queen Anne Style House -Highway 65, north side of road, half mile east of Liberty Road
- Kinnickinnic Church -County highway J, north side at intersection of highway J and JJ
- Utilitarian Barn building -Steeple Drive, south side of road, quarter mile east of cemetery road

The first school in the township was started in 1852 and was taught by Mrs. Lynch out of a farmhouse. By 1860 a large school was built, which held fifty pupils. Soon after, schools were built all around the town, all of which were one-room schoolhouses, with one teacher and eight grades of students. Other historic schools of the town include Old Tidd School, Countyline School, Trout Brook School, Oak Line School, Hillside School, 1900 School, and The Monument School. The Countyline School was eventually used as a laboratory school for practice teachers for the Normal School in River Falls.

The main church in the Town of Kinnickinnic was the Kinnickinnic Methodist Church, organized in 1856. The church building itself was not erected until 1868, and then sold to the Congregational Society in 1892. An old cemetery accompanies the church to the immediate north. The cemetery was established in 1868 and contains the remains of many of the early settlers of the town. The cemetery also contains some mysterious graves dated 1820.

Early Transportation

The Town of Kinnickinnic was also located on a main stage line between Hudson and Menomonie, therefore serving as a stopping ground. The coach ran south of The Monument then east to county highway JJ. The coach would then stop at Clint Williams farm for dinner and a change of horses, before continuing across the Pleasant Valley Township.

Agriculture, Natural and Cultural Resources Plans & Programs

- 1. <u>U.S. Department of Agriculture</u> (USDA) Farm Service Agency (FSA) Federal farm conservation
- 2. USDA Agricultural Conservation Easement Program
- 3. USDA Landscape Conservation Initiatives
- 4. Wisconsin Department of Agriculture, Trade and Consumer Protection Agricultural Enterprise Area (AEA) Program
- 5. Wisconsin Working Lands Program Working Lands for Wildlife Wisconsin
- 6. Wisconsin Farmland Preservation Program Wis. Stats. §91 WI Farmland Preservation Program
- 7. Farmland Use Value Assessment WI Department of Revenue
- 8. State of Wisconsin Department of Agriculture, Trade and Consumer Protection, Livestock Facility Siting Ordinances Wis. Stats. §93.90 & ATCP 51 and SCC Chapter 15
- 9. University of Wisconsin-Extension UW-Extension support in agribusiness, land use and soil management
- 10. St. Croix County Rural Living Guide
- 11. St. Croix County Comprehensive Plan including Farmland Preservation Plan
- 12. Wisconsin Department of Natural Resources (DNR)
- 13. National Register of Historic Places
- 14. Wisconsin Historical Society State Register of Historic Places
- 15. National Trust for Historic Preservation
- 16. Wisconsin Department of Transportation Rustic Road program
- 17. Federal Scenic Byway Program
- 18. Wisconsin Wildlife Action Plan 2015-2025
- 19. Western Wisconsin Conservation Council
- 20. Western Prairie Ecological Landscape
- 21. Western Prairie Habitat Restoration Area Fact sheet
- 22. Western Prairie Regional Master Plan
- 23. Kinnickinnic River Land Trust Goals
- 24. Nonpoint Source Control Plan for the Kinnickinnic River Priority Watershed Project
- 25. Kinnickinnic River Watershed Strategic Action Plan, Jun 2016
- 26. Kinnickinnic River Fishery Area
- 27. Wisconsin Conservation Easements Trout Regulations and Opportunity User Tool
- 28. Kinnickinnic River Watershed Public Recreation Opportunities Map
- 29. Wisconsin Trout Stream Classification
- 30. Wisconsin Outstanding Resource Waters Map
- 31. Implementation Plan for the Lake St. Croix Nutrient Total Maximum Daily Load

Resource Goals, Objectives and Policies

The Town does not have the required expertise and technical means to manage many of the agricultural, natural, and cultural resources, relies on county and state support, and contracts with an engineering firm for technical support, as needed. While the Town promotes protection of the Kinnickinnic River, it does not have the means to have a comprehensive monitoring program in place and relies on state, county, and private resources for support (e.g. WI DNR; Kinnickinnic River Land Trust). The Town Hall property is maintained for safe use, including the Town Hall, the recycling facility, and the baseball field/open area.

Agriculture Resource Goals

- I. Goal Support the rights of landowners to farm.
- II. Goal Preserve the rural character of the Town.

Objectives:

- a. While protecting rural character, the Town will not require agricultural preservation.
- III. Goal Support zoning that protects the rural character of the Town from adverse impacts of intensive large scale livestock operations.

Natural Resource Goals

I. Goal – Support the protection of the integrity of the Kinnickinnic River, its tributaries and environmental corridors.

Objectives:

- a. Continue to collaborate with the County to monitor water quality.
- b. Collaborate with the County and Federal Emergency Management Agency (FEMA) to address land use practices through best management practices to reduce flood potential and habitat damage.
- c. Continue to promote buffer areas along waterways and protect sensitive environmental areas.
- d. Recognize the existence of environmental corridors.
- e. Continue to evaluate developments on their impact to the Kinnickinnic River, its tributaries and environmentally sensitive areas.
- f. Work with Wisconsin Department of Natural Resources (WDNR), Land and Conservation, Natural Resources Conservation Service (NRCS), Kinnickinnic River Land Trust (KRLT) and Trout Unlimited to further natural resource goals and objectives in town.
- g. Collaborate with community resources to identify feasible opportunities to preserve prairies, oak savanna, and grasslands

Cultural Resource Goals

I. Goal – Consider cultural resources in development review.

Objectives:

- a. Assess and protect cultural resources in town
- b. Consider protection measures for the monument such as parklands, historical markings, and erosion control.

Economic Development

Wisconsin State Statute 66.1001 "Contents of a comprehensive plan," states the following regarding the comprehensive plan economic development element.

Economic development element. A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

Economic Strengths and Weaknesses

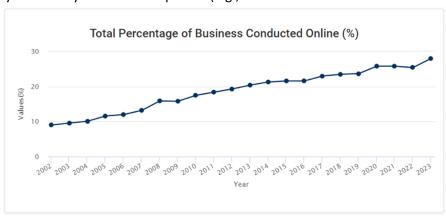
During the 2024 comprehensive plan process, economic development ideas were recorded at the vision session including sustainable agriculture, support for small home-based operations, and protection of rural identity. The ideas are not meant to attract and retain business and industry but rather preferences that reflect the community character, values and vision for the future. Generally, town residents access businesses, industries, goods and services in the adjacent urban centers of Hudson and River Falls and to some degree Roberts.

Internet Based Economy

Since the original Comprehensive Plan was written and approved in 2008, the internet based economy has developed and expanded tremendously. An estimate in IBISWorld (published August 26, 2022), estimates that the percentage of business conducted online in 2023 will be 28%, with an annualized growth rate from 2018 to 2023 of 3.6%. The economic impact this trend may have on the Town of Kinnickinnic is difficult to estimate since business can be conducted from a home office that has no visibility to the town nor does it have an environmental impact different from private, non-commercial internet use. The volume of this online business activity can be expected to increase for the foreseeable future and will further be enabled by broadband internet becoming available in the town.

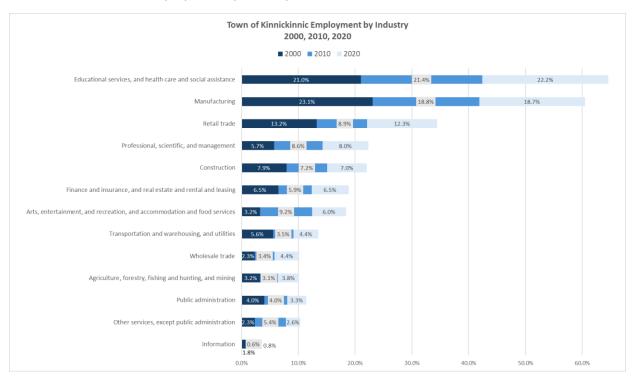
The percentage of business conducted online represents the increasing use of the internet by consumers and businesses for services they historically demanded in-person (e.g., the use of email instead of written

letters or the use of video streaming services instead of DVDs). IBISWorld uses the revenue generated electronically in the manufacturing, wholesaling, retail, and services sectors as a percentage of total revenue as a proxy for this effect. Data is sourced from the United States Census Bureau.



Current Businesses and Industry Distribution

There are no large employers or businesses located in the Town of Kinnickinnic. Town residents generally travel outside of town for work and to purchase desired goods and services. In 2020, the top 3 employment industries of residents in the Town of Kinnickinnic include: 1) Education, health care & social assistance, 2) Manufacturing, and 3) Retail trade. The graph and table below show the Town of Kinnickinnic residents' employment by industry for 2000, 2010, and 2020.⁵

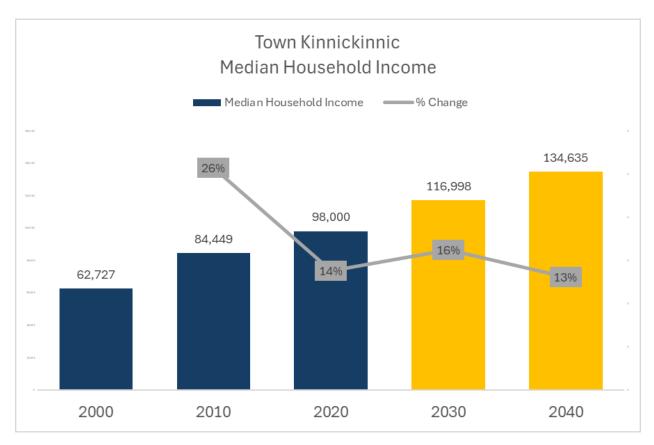


	2000	2010	2020
Educational services, and health care and social assistance	21.0%	21.4%	22.29
Manufacturing	23.1%	18.8%	18.79
Retail trade	13.2%	8.9%	12.3
Professional, scientific, and management, and administrative and waste management services	5.7%	8.6%	8.0%
Construction	7.9%	7.2%	7.0%
Finance and insurance, and real estate and rental and leasing	6.5%	5.9%	6.5%
Arts, entertainment, and recreation, and accommodation and food services	3.2%	9.2%	6.09
Wholesale trade	2.3%	3.4%	4.4%
Transportation and warehousing, and utilities	5.6%	3.5%	4.4%
Agriculture, forestry, fishing and hunting, and mining	3.2%	3.1%	3.89
Public administration	4.0%	4.0%	3.3%
Other services, except public administration	2.3%	5.4%	2.69
Information	1.8%	0.6%	0.89
Civilian employed population 16 years and over	771	991	932
	100%	100.0%	1009

⁵ *Agriculture includes farming, forestry, mining, fishing, hunting, agricultural inspectors, equipment operators, graders and sorters, animal breeders, greenhouse/nursery operators, fallers, and loggers

Median Household Income

The median household income (MHI)⁶ in the Town of Kinnickinnic has consistently increased since 2000 as shown in the graph and table below. According to the Census, the town's MHI has increased fourteen percent in the past decade; from \$84,449 in 2010 to \$98,000 in 2020. The Town of Kinnickinnic MHI in 2020 is higher than the Wisconsin state MHI of approximately \$63,293.



Town of Kinnickinnic Income									
	2000	2010	2020	2030	2040				
Median Household Income	62,727	84,449	98,000	116,998	134,635				
Numeric Change		21,722	13,551	18,998	17,637				
% Change 26% 14% 16% 13%									
US Census, American Community Survey, projections - extrapolation calculation									

⁶ Household Income Definition: The sum of the income of all people 15 years and older living in the household. A household includes related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household.

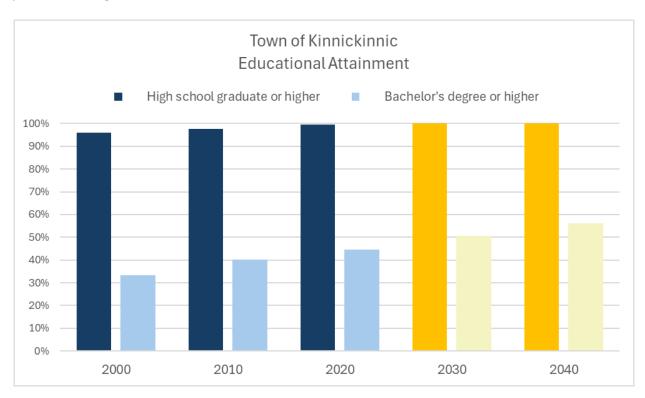
Median Income Definition: The median income divides the income distribution into two equal groups, one having incomes above the median, and other having incomes below the median.

Town of Kinnickinnic Comprehensive Plan Adopted 12/03/2024

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Education

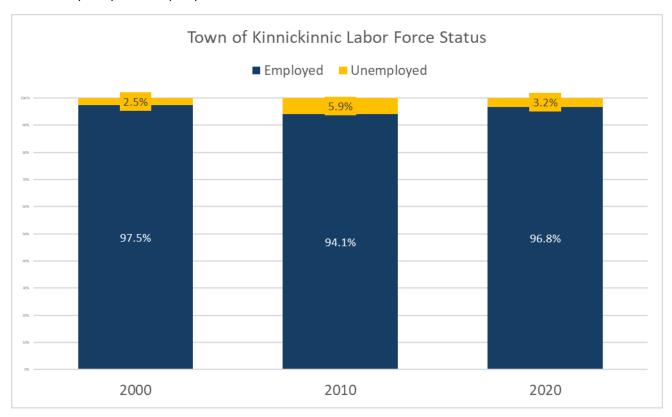
The graph and table below display the educational attainment level of residents in the Town of Kinnickinnic that were age 25 and older in 2000, 2010, and 2020. The educational attainment level has consistently increased since 2000. The percentage of residents with a Bachelor's degree or higher has increased from 33% in 2000 to 45% in 2020. Likewise, the percentage of residents with Graduate or professional degree increased from 9.6% in 2000 to 14.8% in 2020.



Town of Kinnickinnic Educational Attainment (%)					
	2000	2010	2020	2030	2040
Population 25 years and over	890	1,192	1,132	1,313	1,434
Less than 9th grade	1.7%	1.1	0.1%		
9th to 12th grade, no diploma	2.4%	1.2	0.4%		
High school graduate (includes equivalency)	30.1%	23.4	25.7%		
Some college, no degree	24.5%	21.0	18.4%		
Associate's degree	8.1%	13.2	10.9%		
Bachelor's degree	23.7%	27.9	29.8%		
Graduate or professional degree	9.6%	12.3	14.8%		
	100%	100	100%		
	2000	2010	2020	2030	2040
High school graduate or higher	96%	98%	99%	100%	100%
Bachelor's degree or higher	33%	40%	45%	51%	56%
US Census, American Community Survey, projections - ext	rapolation c	alculation			

Labor Force Status

The graph and table below show a comparison of labor force status in the Town of Kinnickinnic 2000, 2010, and 2020. The unemployment rate shown in the data below was calculated as a percent of the total number in the labor force. According to Census data, the Town unemployment rate decreased in the past decade from 5.9% in 2010 to 3.2% in 2020. The number of residents in the labor force also decreased from 2010 (1053) to 2020 (963).



2000	%	2010	%	2020	%
1,038		1,403		1,320	
791	76.2%	1053	75.1%	963	73.0%
791	76.2%	1053	75.1%	963	73.0%
771	97.5%	991	94.1%	932	96.8%
20	2.5%	62	5.9%	31	3.2%
0	0.3%	0	0.0%	0	0.0%
247	31.2%	350	24.9%	357	27.0%
	1,038 791 791 771 20 0	1,038 791 76.2% 791 76.2% 771 97.5% 20 2.5% 0 0.3%	1,038 1,403 791 76.2% 1053 791 76.2% 1053 771 97.5% 991 20 2.5% 62 0 0.3% 0	1,038 1,403 791 76.2% 1053 75.1% 791 76.2% 1053 75.1% 771 97.5% 991 94.1% 20 2.5% 62 5.9% 0 0.3% 0 0.0%	1,038 1,403 1,320 791 76.2% 1053 75.1% 963 791 76.2% 1053 75.1% 963 771 97.5% 991 94.1% 932 20 2.5% 62 5.9% 31 0 0.3% 0 0.0% 0

Designated Economic Development Sites

Development pressure is anticipated to continue. Economic development sites and projects should be evaluated on a case-by-case basis. Of foremost importance is to determine if the proposed project is consistent with the community's vision and Comprehensive Plan.

Brownfield Redevelopment

As of July 2024, there were no active environmentally contaminated sites located within the Town of Kinnickinnic listed in the WDNR's Bureau of Remediation and Redevelopment Tracking System (BRRTS).

Desired Businesses and Industries

In the 2024 comprehensive plan survey⁷, participants were asked what types of businesses should be allowed in the Town. In summary:

Most respondents answered 'Yes' to:

- Agricultural production (95%)
- Direct sales of farm products (94%)
- Home based businesses (87%)
- Agricultural entertainment (73%)
- Composting sites (68%)
- Dog boarding and kennels (56%)
- Agricultural service businesses (48%)

Most respondents answered 'No' to:

- Junk /salvage yards (88%)
- Industrial/manufacturing (80%)
- Convenience stores/Gas stations (74%)
- Corporate/large scale farms (over 500 animal units) (74%)
- Storage businesses (72%)
- Retail/commercial (68%)
- Golf courses (63%)
- Gravel pits (63%)
- Privately owned campgrounds (60%)
- Survey participants were asked if business/commercial developments should be restricted to designated areas in the Town of Kinnickinnic: 85% answered 'yes', 8% answered 'no' and 7% don't know.
- Survey participants were asked if they are supportive of agricultural entertainment and tourism: 74% answered 'yes', 20% answered 'no' and 5% answered other.
- Survey participants were asked if various economic development activities should be pursued regarding Kinnickinnic River tourism: In summary:
 - Most respondents answered 'Yes' to Allow and support the recreational opportunities of Kinnickinnic River including kayaking and fishing (86%), Existing public river access improvements (78%)
 - Most respondents answered 'No' to New public river access sites (51%), Lodging development (73%), Retail/commercial development (75%), Campground development (65%).

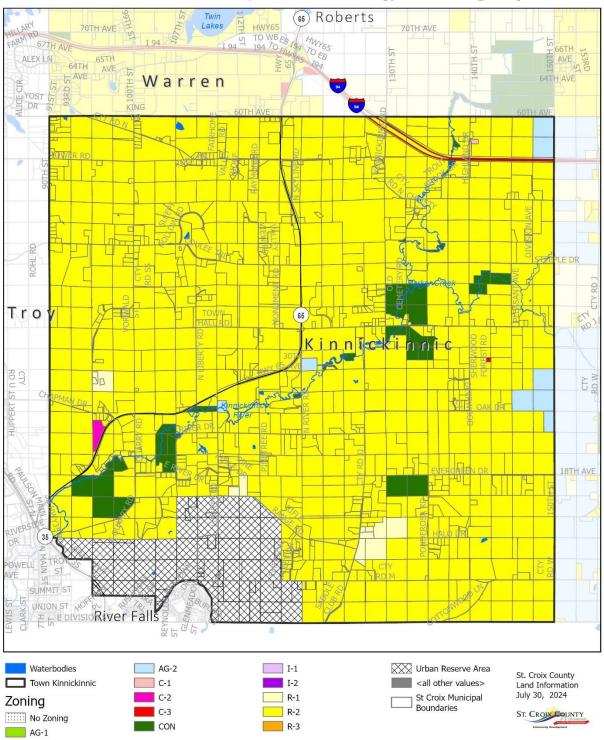
Zoning Commercial Areas

The zoning map on the following page shows the three commercial zoned properties within the town.

⁷ See full survey results in Appendix A

Zoning Map (Commercial Areas Circled)

Town of Kinnickinnic, St. Croix County, WI Zoning Map



Economic Development Plans and Programs

There are a variety of local, regional and statewide economic development plans and tools available to municipalities listed below with encouraged cooperation between all levels of government.

Federal Agencies & Programs

- U.S. Department of Commerce, Economic Development Administration (EDA)
- U.S. Department of Agriculture, Wisconsin Rural Development Programs
- <u>U.S. Environmental Protection Agency</u> Contaminated sites nation priorities
- US Small Business Administration (SBA)

State Agencies & Programs

- 1. Wisconsin Department of Workforce Development
- 2. Wisconsin Economic Development Association
- 3. Wisconsin Department of Administration
- 4. Wisconsin Economic Development Corporation
- 5. Wisconsin Department of Tourism
- 6. <u>Wisconsin Department of Agriculture</u>, Trade and Consumer Protection Agricultural Development and Diversification (ADD) Grant Program
- 7. Wisconsin Department of Natural Resources
- 8. Wisconsin Housing and Economic Development Authority (WHEDA)
- 9. Wisconsin Department of Transportation
- 10. Wisconsin Brownfields Redevelopment and Reuse Initiative
- 11. Small Business Development Center (SBDC)
- 12. Wisconsin Business AnswerLine
- 13. Kinnickinnic River Fishery Area
- 14. The Western Prairie Habitat Restoration Area

Regional Agencies & Programs

- 1. Momentum West
- 2. West Central Wisconsin Regional Planning Commission
- 3. St. Croix Economic Development Corporation
- 4. St. Croix County, University of Wisconsin-Extension, Cooperative Extension, Baldwin
- 5. St. Croix County Job Center, New Richmond
- 6. Chippewa Valley Technical College Employment Services, River Falls
- 7. University of Wisconsin River Falls Career Services, River Falls
- 8. Wisconsin Northwood Technical College Employment Services, New Richmond website:
- 9. UW-River Falls Small Business Development Center (SBDC), River Falls
- 10. Service Corps of Retired Executives (SCORE), Eau Claire and St. Paul
- 11. Greater MSP 15-county Minneapolis-Saint Paul regional economy
- 12. Greater St. Croix Valley Partnership between St. Croix, and Dunn County EDCs
- 13. Regional Business Fund, Inc, Eau Claire low-interest loans for business expansion

Local Organizations

- 1. St. Croix Business Park Corporation (Hudson)
- 2. River Falls Economic Development Corporation (River Falls)
- New Richmond Area Economic Development Corporation (New Richmond)
- 4. Baldwin Improvement Agency (Baldwin)
- 5. Woodville Economic Development Corporation (Woodville)

Economic Development Goals, Objectives and Policies

- I. Goal Encourage small-scale, sustainable agriculture and small-scale businesses
- II. Goal Ensure the continuation of the Town's rural identity and a quality environment by promoting economic development activities and productive businesses that strengthen the local economy while maintaining a commitment to protecting the environment.
- III. Goal Future commercial development in the Town of Kinnickinnic, if any, should occur along existing primary transportation corridors.
- IV. Goal Plan for and limit the type, size and location of commercial development.
 Objectives:
 - a. Industrial uses are considered not suitable land uses in the Town.
 - b. New large-scale business and industry that require ample water or sewer services are better located in adjoining urban centers with adequate capacity to serve the needs of the proposed use.
 - c. The Town encourages new developments that are in keeping with the Town's rural character and quality
 - d. All new development should blend into the landscape and not represent a nuisance to other landowners and visitors to the area.
- V. Goal Coordinate with St. Croix County Community Development Department to enforce review standards for all commercial ventures from home occupations to the largest of commercial establishments. Such standards should deal with traffic volume, outdoor lighting, type of business, hours of business, landscaping, screening, parking, noise, pollution, etc.

Intergovernmental Cooperation

Wisconsin State Statute 66.1001 "Contents of a comprehensive plan," states the following regarding the comprehensive plan intergovernmental cooperation element.

Intergovernmental cooperation element. A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts, drainage districts, and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts, drainage districts, and adjacent local governmental units, and to the region, the state and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

Existing Conditions

The number of existing intergovernmental plans, agreements, and relationships involving the Town of Kinnickinnic is limited. The primary intergovernmental agreements and relationships involve emergency management services and land use standards through St. Croix County. The Town is also a member of the Rural Fire Association that provides fire protection to the area, and the Allina Health Emergency Medical Services ambulance service.

Other indirect relationships exist between the City of River Falls, Village of Roberts, Town of Warren, the River Falls School Districts, the St. Croix Central School District, Wisconsin Northwood and Chippewa Valley Technical Colleges, St. Croix County, West Central Wisconsin Regional Planning Commission (WCWRPC), WDNR, WisDOT, and several other State agencies and departments. Enhancing the relationship of the Town with all adjoining and overlapping jurisdictions can and will advance dialogue and actions necessary to ready the Town for future changes in land use and growth pressures.

Adjacent Jurisdictions

The Town of Kinnickinnic generally maintains a cooperative relationship with all adjoining towns. Due to limited population and land use activities along the borders, the Town has not had issues with these communities. The Town has had a variety of conflicts with the City of River Falls, most involving the type and location of development, as well as annexation of lands from the Town.

Cooperative Plan with the City of River Falls

The Town of Kinnickinnic and the City of River Falls developed the 2019 Cooperative Plan to establish a process for transferring lands appropriate for urban development from the Town to the City and for enabling these lands to be served and regulated prior to transfer. In exchange, the City relinquishes extraterritorial authority in the Town, and annexation and/or attachment of land from the Town to the City is limited in accordance with the plan.

Summary Timeline of Cooperative Plan Development:

- Summer of 2004: Negotiations commenced between Town of Kinnickinnic and the City of River Falls towards completing a Boundary Agreement to alleviate future development concerns for both municipalities.
- February of 2005: Draft Agreement and three subsequent revised Draft Agreements negotiated.
- September 2005: Draft Agreement submitted. Since then the City of River Falls enacted more restrictive lot sizes and development criteria within an expanded Territorial Zone in Town of Kinnickinnic.
- March 2008: Town of Kinnickinnic completed its Comprehensive Plan
- 2019: Town of Kinnickinnic adopted a Cooperative Plan with City of River Falls
- April 2019: Wisconsin Department of Administration approved the Cooperative Plan

Schools

Students in the Town of Kinnickinnic attend public school in River Falls and St. Croix Central. The Town's relationship with the school district can be characterized as cooperative. These relationships must continue and be strengthened as growth is coordinated with school capacity and increased needs of Town services.

County and Regional Agencies

The Town of Kinnickinnic is located in St. Croix County. The Town and County work together to enforce land division ordinances. The County administers permitting for on-site sanitary systems, and zoning (including shoreland-wetland and floodplain areas) of the Town. St. Croix County also maintains several miles of county roads in the Town of Kinnickinnic. The relationship between the Town of Kinnickinnic and St. Croix County can be characterized as one of general agreement. In those areas where the County has jurisdiction in the Town, the County attempts to gather input from the Town before concluding their decision-making process. Likewise, the Town of Kinnickinnic wants to maintain open communication with St. Croix County. Continued coordination and cooperation will be important as it relates to zoning and land use standards as tools to be used that will realize the vision of this Plan.

St. Croix County and the Town of Kinnickinnic are part of the West Central Wisconsin Regional Planning Commission (WCWRPC). Regional planning commissions provide planning assistance, assist local interests in responding to state and federal programs, serve as a coordinating agency for programs, and provide other technical and advisory assistance to local governments. The Town of Kinnickinnic has little direct interaction with the WCWRPC. However, under Wisconsin's Comprehensive Planning legislation, each regional planning commission must also develop a Comprehensive Plan. Under this law, regional planning commissions will be responsible for developing a plan that takes on a regional aspect. In development of this regional plan, it is important the Town be solicited for input as it relates to the Town's Comprehensive Plan.

State Agencies

Wisconsin Department of Natural Resources (WDNR) and Wisconsin Department of Transportation (WisDOT) are the primary state agencies the Town of Kinnickinnic must coordinate with to achieve the goals and objectives of this Plan. WDNR has a lead role in wildlife protection and the protection and sustained management of woodlands, wetlands and other natural wildlife habitat areas. The activities of the WDNR are discussed further in the Agricultural, Natural and Cultural Resources Element of this Plan. Additional information is also available on the department's webpage.

WisDOT is also a key player in the planning and development of transportation facilities in the Town of Kinnickinnic. WisDOT is responsible for the maintenance of the STH 65. The Town will continue to coordinate with WisDOT with respect to their decisions and regarding all roadways under WisDOT jurisdiction. Additional information is also available on the department's webpage. Open communication and participation in land use and transportation decisions, which may impact the Town, is an important priority for intergovernmental cooperation in the future.

Assessment of Future Conditions

In the future, it is expected that an open and continuous dialogue between the Town, St. Croix County, and other governmental jurisdictions will result in cooperative and mutually beneficial efforts. These efforts are critical to the future planning and development of public and shared services and open communications. Without the coordination and cooperation of local governmental jurisdictions, decisions critical to preserving and enhancing local and regional characteristics, activities, and natural resources may be compromised.

The Town of Kinnickinnic expects to continue to contract services such as fire protection and ambulance. These cooperative service agreements are critical in ensuring adequate levels of health and safety for town residents.

Growth Trends and Planning Activities in Adjacent Communities

The Town of Kinnickinnic will seek to cooperate with all neighboring municipalities, the county, state agencies, and the school districts for mutual benefit. To ensure compatibility with the planning goals and objectives identified in the Kinnickinnic Comprehensive Plan, the Town will share their plan with adjacent communities and agencies and would like to participate in future planning efforts with these entities.

Intergovernmental Cooperation Goals, Objectives and Policies

I. Goal –The Town will work cooperatively with other units of Government to further the Goals, Objectives and Policies of this Plan.

Objectives:

- a. Work with St. Croix County to:
 - i. Encourage Best Management Practices for agricultural uses by working with the County Land Conservation Office to disseminate information about such practices.
 - ii. Collaborate on development of the County Kinnickinnic Forest.
 - iii. Maintain zoning that supports mixed residential and agricultural areas in Town.
- b. Work with WisDOT to:
 - i. Participate in state planning for STH 65 and I 94.
- c. Work with other local units of government to:
 - i. Participate in planning efforts of other units of government.
 - ii. Develop intergovernmental agreements with other local units of government that implement the goals, objectives and policies of this Plan.
 - iii. Continue to reference the existing Cooperative Boundary Agreement between the Town and the City of River Falls.

Land Use

Introduction

Wisconsin State Statute 66.1001 "Contents of a comprehensive plan," states the following regarding the comprehensive plan land use element.

Land-use element. A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.

The Land Use Chapter is intended to serve as a guide to future growth and development with recognition that the zoning and subdivision standards determine development regulations. Defining appropriate land use involves more than making ecological and economical choices. It is also about retaining values, lifestyles, cultural assets, and community character.



The planning of future land uses is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect rights of the individuals and to give landowners, citizens, and local communities the opportunity to define their own destiny. Many rural Wisconsin communities are facing problems due to unplanned growth: pollution, a loss of community character, traffic congestion, and sprawling development. Taxes have reached all time highs and infrastructure and maintenance costs continue to encumber local units of government. By giving communities the opportunity to define the way they wish to grow and by developing a "vision" to reach that target, the magnitude of these problems can be reduced.

Town Land Use Summary

The Town of Kinnickinnic is located east of the Twin Cities metro area, in southwest St. Croix County along Interstate Highway 94, as shown in the **Metro Area Map** below. Predominantly agricultural in land use, the Town has a growing residential component as well as significant natural resources. There is a very limited commercial base, and no manufacturing. Overall, the intensity and density of all land use activities is very low due to the rural nature of the Town. Over the next 20 years, it is anticipated that overall density will remain at a low level. However, land use activities associated with residential development will continue to see demand resulting from increase pressures spilling out from urban areas.



The Town has been impacted by two major factors – the growth of the City of River Falls, and the growing influence of the St. Paul/Minneapolis metropolitan (Metro) area. St. Croix County is considered part of the Minneapolis/St. Paul Metropolitan Statistical Area. Because of the rural beauty of the Town, as well as an excellent automotive transportation system that allows for quick and convenient access to both areas, there has been a significant demand for residential lots in the town. River Falls has impacted the Town directly by annexations of land into the City, which then develops at a higher density than would be allowed in the Town. The demand for residential lots in the Town (and in all Wisconsin towns impacted by the Metro area) has been fairly high since 1999, because of a combination of low interest rates, high growth in the Metro area, and high land prices and high development costs in Minnesota.

Residential Land Use

Historically, the Town has limited residential development in both scope and intensity through their subdivision ordinance process. The two major means that have accomplished this are limitations on major subdivisions and on the number of times a "mother" parcel may be split by minor subdivision in a five-year period. Commercial and Industrial development has been limited by the non-availability of municipal sewerage and water service. Should the Town amend its Subdivision Ordinance by changing or eliminating either requirement, it is likely that residential development will increase significantly because of the desirability of the Town. While there are other land use actions the Town may choose to do, altering either of those two provisions will have an impact on future land use in the Town.

Agriculture Land Use

Animal agricultural uses in the Town have been decreasing for over 20 years, and there is no indication that this will change in the future. However, generally agricultural land uses have and currently occupy two-thirds of the town land area and that trend is anticipated to continue.

Commercial Land Use

Commercial and Manufacturing uses will likely stay a very small part of the Town without the provision of municipal water and sewer. While there may be opportunities for limited commercial development, most demand would be small scale. There are three commercially assessed properties in the Town. They are all limited in nature, and there has been no significant change in a number of years. Most development pressure would be on STH 65 in close proximity to the Interstate. As the interchange of STH 65 and the Interstate is located in the Town of Warren, most commercial development pressure will be there. Home occupations and agricultural entertainment exist in town; when they become successful, the impacts such as traffic and noise, increase. There are no Industrial properties in the Town.

Agricultural Entertainment summary definition: A farm-based enterprise or business that combines the elements of agriculture and tourism such as day camps, hands-on chores, cannery tours, cooking classes, wine tasting, on-farm museum, harvest festivals, barn dances, "petting" farms, weddings, overnight farm or ranch stays. that become successful and impacts increase.

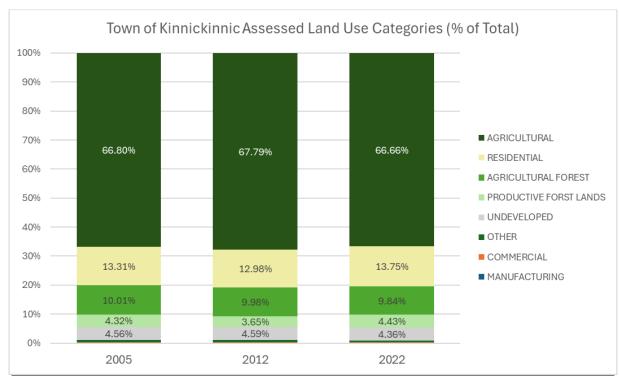
Public Land Use

There are a number of significant public lands in the Town of Kinnickinnic, including land owned by St. Croix County, the Wisconsin Department of Natural Resources, and the Kinnickinnic River Land Trust. The Town also owns property on and around the current Town Hall. The County has mapped environmental corridors throughout the County, including the Town of Kinnickinnic. These lands are primarily adjacent to the Kinnickinnic River and certain tributaries to the south of the river, including Parker Creek, Nye Creek, Ted Creek and Kelly Creek. The Kinnickinnic River is classified as an outstanding water resource, and the west section of Parker Creek is classified as an exceptional water resource.



Assessed Land Use Acres

The graph and table below show a historic comparison of the number of acres and percentage of total acres in seven assessed land use categories from 2005 to 2022. The seven assessed land use classifications include: agriculture, forest (ag and productive), residential, undeveloped, commercial, other, and manufacturing (industrial).⁸ The Town of Kinnickinnic is largely agricultural, forested and residential. According to property assessment records, 66% of the Town is agricultural, 13% forested and 13% residential. Commercial and manufacturing land uses are negligible.



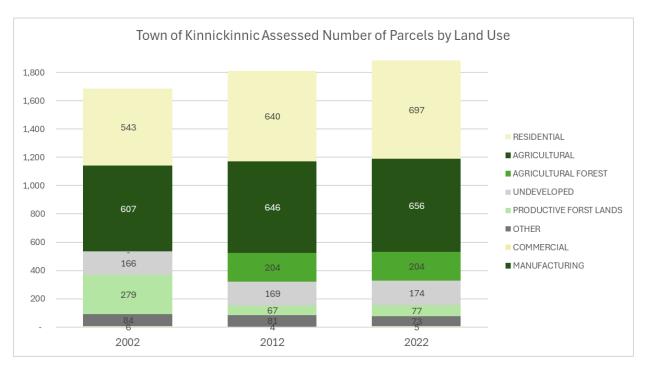
Town of Kinnickinnic Assessed Acres by Land Use Classification										
	2005	%	2012	%	2022	%				
AGRICULTURAL	14,037	66.8%	14,076	67.8%	13,859	66.7%				
RESIDENTIAL	2,797	13.3%	2,696	13.0%	2,858	13.7%				
AGRICULTURAL FOREST	2,103	10.0%	2,073	10.0%	2,046	9.8%				
PRODUCTIVE FORST LANDS	908	4.3%	758	3.7%	920	4.4%				
UNDEVELOPED	958	4.6%	953	4.6%	907	4.4%				
OTHER	163	0.8%	162	0.8%	153	0.7%				
COMMERCIAL	49	0.2%	47	0.2%	49	0.2%				
MANUFACTURING	-	0.0%	-	0.0%	-	0.0%				
TOTAL	21,015	100%	20,764	100%	20,791	100%				
Source: Compiled by the Wisconsin Department of Revenue and St. Croix County										

⁸ Category Definitions: Undeveloped (class 5) Areas commonly called marshes, swamps, thickets, bogs or wet meadows, Fallow tillable land, Road right-of-way, ponds and depleted gravel pits, Land because of soil or site conditions is not producing or capable of producing commercial forest products. Other (class 7) Buildings and improvements on a farm (ex: houses, barns and silos along with the land necessary for their location and convenience)

Town Parcels and Values

The graph and table below show assessed parcels and total valuation by land use classification from 2002 to 2022. The data reveals that the number of overall parcels in town has increased from 1,685 in 2002 to 1,866 in 2022. In the most recent decade, between 2012 and 2022, 57 residential parcels were created, and agricultural parcels increased by ten. Agricultural land is subject State of Wisconsin Use Value Assessment for Agriculture and not the true fair market value of agricultural land. Between 2002 and 2012, the assessed forest land use category was altered with the creation of the 'agricultural forest' and 'productive forest lands' categories.

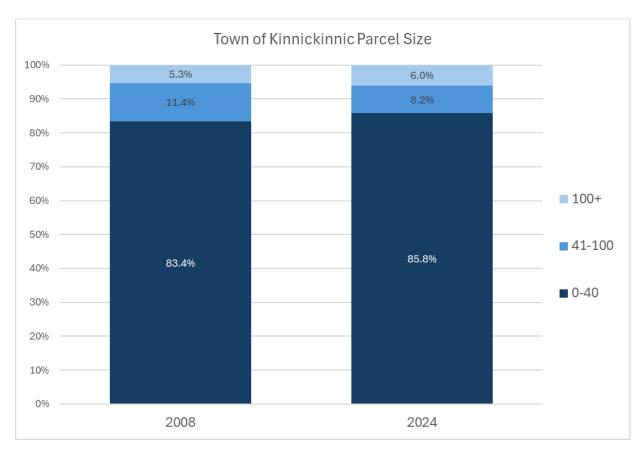
Residential property in the Town is the most valuable, and the total residential valuation has consistently risen since 2002. While residential growth has been occurring, the equalized valuation of property in the Town has been increasing substantially. Residential land uses dominate the Town in terms of valuation. This trend is not surprising, considering the overall growth in St. Croix County, as well as in adjacent towns.



Parcels 543 607	\$	Value 154,277,500 2,138,000	Parcels 640 646	Change 97 39	\$	Value 159,477,400	Parcels 697	Change 57	\$	Value 235,527,700
607	\$, ,			т.		697	57	\$	235.527.700
	\$	2,138,000	646	39	4					
	4			33	\$	2,203,000	656	10	\$	2,583,800
	\$	-	204	204	\$	5,177,600	204	0	\$	4,391,800
166	\$	1,111,100	169	3	\$	1,164,400	174	5	\$	958,300
279	\$	13,856,000	67	-212	\$	3,816,600	77	10	\$	4,061,500
84	\$	10,787,100	81	-3	\$	9,564,400	73	-8	\$	9,471,700
6	\$	543,600	4	-2	\$	559,000	5	1	\$	809,900
-	\$	-	-	0	\$	-	-	0	\$	-
1,685	\$	182,713,300	1,811	126	\$	181,962,400	1,866	55	\$	257,804,700
n	279 84 6 - 1,685	279 \$ 84 \$ 6 \$ - \$ 1,685 \$	279 \$ 13,856,000 84 \$ 10,787,100 6 \$ 543,600 - \$ - 1,685 \$ 182,713,300	166 \$ 1,111,100 169 279 \$ 13,856,000 67 84 \$ 10,787,100 81 6 \$ 543,600 4 - \$ - -	166 \$ 1,111,100 169 3 279 \$ 13,856,000 67 -212 84 \$ 10,787,100 81 -3 6 \$ 543,600 4 -2 - \$ - - 0 1,685 \$ 182,713,300 1,811 126	166 \$ 1,111,100 169 3 \$ 279 \$ 13,856,000 67 -212 \$ 84 \$ 10,787,100 81 -3 \$ 6 \$ 543,600 4 -2 \$ - \$ - - 0 \$ 1,685 \$ 182,713,300 1,811 126 \$	166 \$ 1,111,100 169 3 \$ 1,164,400 279 \$ 13,856,000 67 -212 \$ 3,816,600 84 \$ 10,787,100 81 -3 \$ 9,564,400 6 \$ 543,600 4 -2 \$ 559,000 - \$ - 0 \$ - 1,685 \$ 182,713,300 1,811 126 \$ 181,962,400	166 \$ 1,111,100 169 3 \$ 1,164,400 174 279 \$ 13,856,000 67 -212 \$ 3,816,600 77 84 \$ 10,787,100 81 -3 \$ 9,564,400 73 6 \$ 543,600 4 -2 \$ 559,000 5 - \$ - - 0 \$ - - 1,685 \$ 182,713,300 1,811 126 \$ 181,962,400 1,866	166 \$ 1,111,100 169 3 \$ 1,164,400 174 5 279 \$ 13,856,000 67 -212 \$ 3,816,600 77 10 84 \$ 10,787,100 81 -3 \$ 9,564,400 73 -8 6 \$ 543,600 4 -2 \$ 559,000 5 1 - \$ - - 0 \$ - - 0 1,685 \$ 182,713,300 1,811 126 \$ 181,962,400 1,866 55	166 \$ 1,111,100 169 3 \$ 1,164,400 174 5 \$ 279 \$ 13,856,000 67 -212 \$ 3,816,600 77 10 \$ 84 \$ 10,787,100 81 -3 \$ 9,564,400 73 -8 \$ 6 \$ 543,600 4 -2 \$ 559,000 5 1 \$ - \$ - 0 \$ - 0 \$ 1,685 \$ 182,713,300 1,811 126 \$ 181,962,400 1,866 55 \$

Parcel Sizes

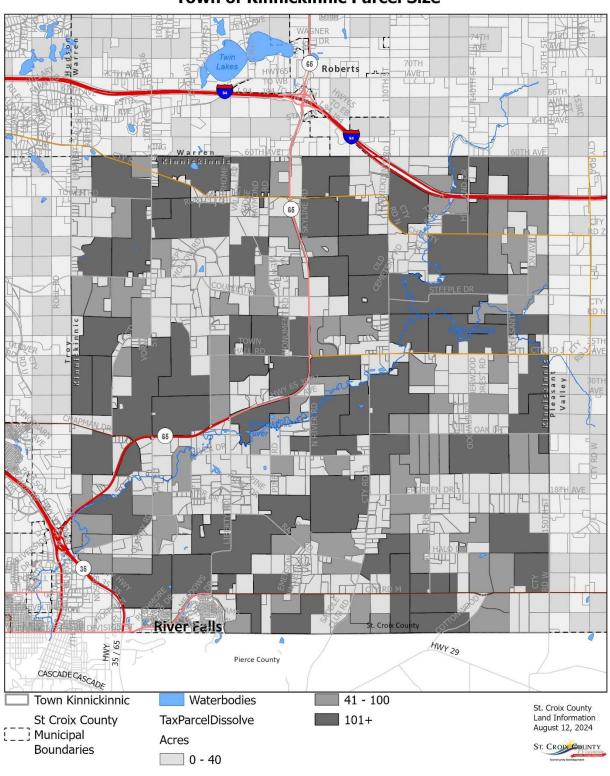
The **Parcel Size Map** on the next page shows Town parcels in 3 size categories including 0-40 acres, 41-100 acres, and 101 acres or more. The map can be compared to the 3 parcel size maps within the 2008 comprehensive plan to identify trends in property ownership and subdivision. The following table and graph show a comparison of the number of parcels and percent of total parcels in 2008 and 2024. Overall, parcel size has decreased since 2008. The total number of parcels increased from 871 in 2008 to 894 in 2024.



Town of Kinnickinnic Parcel Size								
		2008	2024					
Parcel Size	Total #	% of Total	Total #	% of Total				
0-40	726	83.4%	767	85.8%				
41-100	99	11.4%	73	8.2%				
100+	46	5.3%	54	6.0%				
Total	871	100%	894	100%				
Source: St. Croix County								

Parcel Size Map

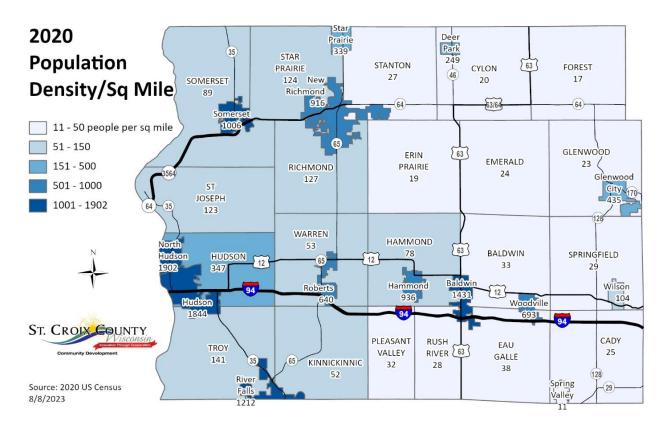
Town of Kinnickinnic Parcel Size



Population Density Comparison

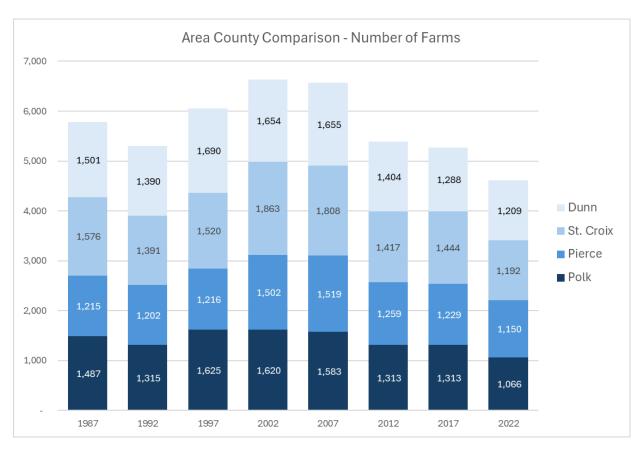
Density in the Town has risen from approximately 40 people per square mile in 2008 to 52 people per square mile in 2020. As shown in the **County Population Density Map** below, the Town has lower density than most adjacent towns. The following map shows the population density of St. Croix County municipalities in 2020. Population density categories range from 11-50 people per square mile to 1,001-1,902 people per square mile. The highest density urban areas include Hudson (1,902 per square mile), North Hudson (1,902 per square mile), River Falls (1,212 per square mile), Somerset (1,006 per square mile), and Baldwin (1,341 per square mile).

The high density areas in St. Croix County are located in the west half of the county and along the I-94 corridor. The high-speed traffic flow and accessibility to the Twin Cities metropolitan areas draws development and population. In contrast, rural areas in the eastern half of the county, away from Interstate 94, are low density. The density of development is mainly affected by transportation corridors and land use policies adopted by each municipal jurisdiction.



Number of Farms County Comparison

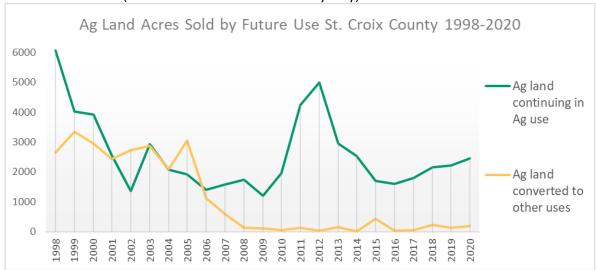
The graph and table below show an area county comparison of the number farm operations in St. Croix, Polk, Pierce, and Dunn counties from 1987-2022. The data shows a fluctuation in the number of farms since 1987. The number of farms has decreased areawide and in each county from 1987-2022, with an exception of increase from 1997-2007.



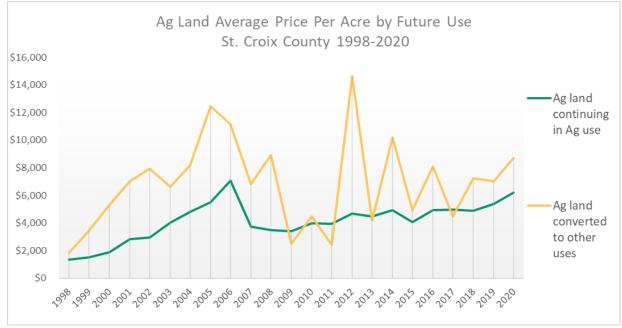
Area County Compare - Number of Farms									
County	1987	1992	1997	2002	2007	2012	2017	2022	
Dunn	1,501	1,390	1,690	1,654	1,655	1,404	1,288	1,209	
Pierce	1,215	1,202	1,216	1,502	1,519	1,259	1,229	1,150	
Polk	1,487	1,315	1,625	1,620	1,583	1,313	1,313	1,066	
St. Croix	1,576	1,391	1,520	1,863	1,808	1,417	1,444	1,192	
Source: USDA Ag Census, 2006 Heartland Plan, 2012 St. Croix County Comprehensive Plan									

County Agricultural Land Sales by Future Use

Farmland conversion to other uses has continued across the state and in town. Farmland that is sold for development purposes most often sells for more than farmland sold that stays in farm production. Financial incentives such as this are a key reason for high demand for residential development, and a willingness to sell by landowners. The graph below shows agricultural acres sold by future use categories, 'land continuing in agricultural use' and 'land converted to other uses,' from 1998-2020. The data reveals that the number of agricultural land acres sold continuing in agriculture use was consistently higher than acres converted to other uses since 2006. Source: USDA's National Agricultural Statistics Service Wisconsin Field Office (Town data not available – County only).

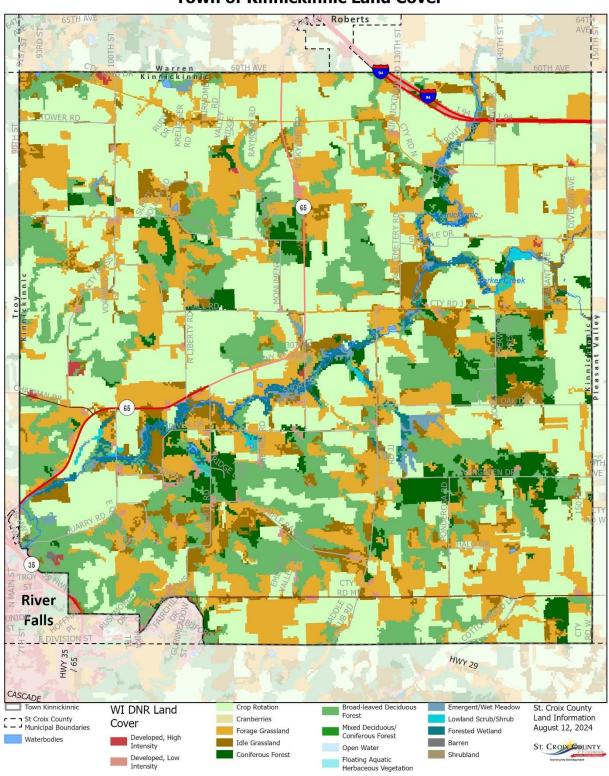


The graph below shows agricultural land average price per acre by future use categories, 'land continuing in agricultural use' and 'land converted to other uses,' from 1998-2020. The data reveals that the agricultural land average price per acre of agricultural acres converted to other uses is usually higher than agricultural acres continuing in agriculture use with exceptions in 2009, 2011, and 2017.



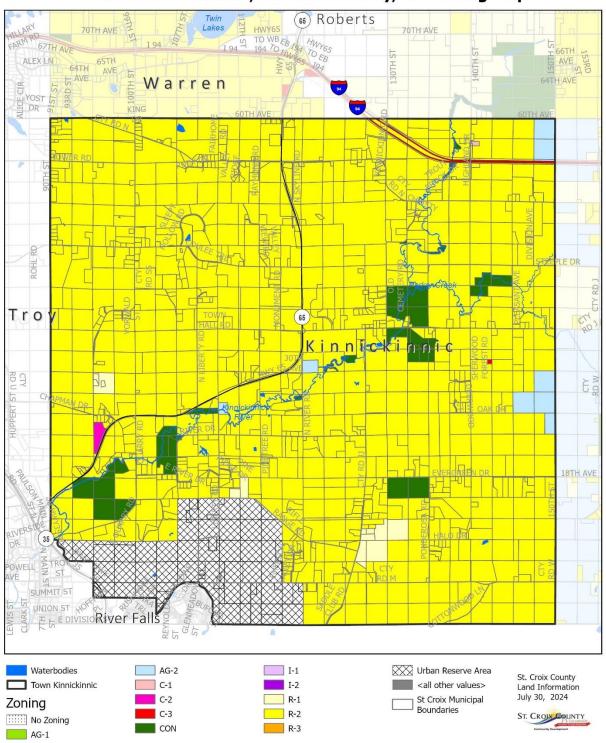
Land Cover Map

Town of Kinnickinnic Land Cover



Zoning Map

Town of Kinnickinnic, St. Croix County, WI Zoning Map



Future Land Use Categories

The Future Land Use map and categories identify areas of similar character, use, and density. These land use areas are not zoning districts, as they do not legally set regulatory criteria for land use. The classifications show existing land uses and designate areas for future use, preservation, or development. The classifications are based on existing land uses, transportation corridors, surrounding land uses and community desires.

Mixed Rural Residential (MRR)

<u>Purpose Statement</u>: The purpose of the **Mixed Rural Residential** classification is to identify areas suitable for future residential development. The Town of Kinnickinnic will permit major subdivisions in these areas, provided they follow the standards and requirements of Modified Conventional Major Subdivision and Conservation Design Development in the Subdivision Ordinance. This approach aims to preserve open space, maintain rural characteristics, and support the continuation of agricultural activities. Mixed Rural Residential areas include lands that are delineated as existing residential properties or vacant platted areas. In addition, undeveloped land has been designated for residential development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivisions or where local roads and utilities exist to efficiently and economically serve the area. These additional areas are also delineated by local comprehensive plans.

<u>Example Uses</u>: Existing farmland scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, and single-family residential development. <u>Zoning Recommendations</u>: R-1, R-2 if under current County zoning regulations consistent with the purpose statement listed above.

Mixed Rural Agriculture Natural Resources

<u>Purpose Statement</u>: The purpose of the **Mixed Rural Agriculture Natural Resources** classification is to preserve the rural character, wildlife habitat, open spaces, forests including timber, and productive agricultural lands. It allows for more residential development compared to areas designated solely for agriculture. The classification strives to ensure existing farm and open spaces are protected from incompatible land uses and helps maintain farmers' eligibility for incentive programs.

<u>Example Uses</u>: Farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, and limited low-density, single-family residential development subject to certain requirements. These developments shall be located in order to minimize the fragmentation of productive agricultural or forest land and to minimize any disruption to existing uses.

<u>Zoning Recommendations</u>: R-1, AG-1, AG-2 if under current County zoning regulations consistent with the purpose statement listed above.

Agriculture

<u>Purpose Statement</u>: The purpose of the **Agriculture** classification is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces, in other words, to preserve the rural character of these areas.

<u>Example Uses</u>: Farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, and limited low-density, single-family residential development subject to certain requirements. These developments shall be located in order to minimize the fragmentation of productive agricultural or forest land and to minimize any disruption to existing uses.

<u>Zoning Recommendations</u>: Land within the **Agriculture** areas is regulated by the corresponding jurisdictional Zoning Ordinance depending on location within the county, town, city, or village. The County recommends this land should be zoned AG-1, AG-2 if under current County zoning regulations consistent with the purpose statement listed above. Large tracts of land in this category are currently zoned R-1.

Commercial

<u>Purpose Statement</u>: The purpose of the **Commercial** classification is to identify existing scattered commercial developments throughout the County. Most towns delineated limited future commercial areas. The most appropriate commercial uses and locations will be those that are located along major transportation corridors and intersections, sites have available utilities to serve the volume of the commercial use, serve rural needs and are consistent with the County's agriculture and rural character. Example Uses: Commercial uses

Zoning Recommendations: Land within the **Commercial** areas is regulated by the corresponding jurisdictional Zoning Ordinance depending on location within the county, town, city, or village. The County recommends this land should be zoned C-1, C-2, C-3 if under current County zoning regulations consistent with the purpose statement listed above.

Recreation Open Space/ Future Open Space

<u>Purpose Statement</u>: The purpose of the **Recreation Open Space/ Future Open Space** classification is identify areas suitable for open space and passive outdoor recreation. The existing open space sites owned by the County, Wisconsin Department of Natural Resources, US Fish and Wildlife, National Park Service or Army Corp of Engineers are listed and mapped in the Natural Resources Element of this plan. Future Open Space was identified on individual town plans. These sites were along natural corridors and included shorelands, wetlands, floodplains, steep slopes and scenic areas. In most cases, the towns would not actively pursue acquisition but would encourage public or private ownership that maintained the areas in a natural state available to citizens as part of future development plans.

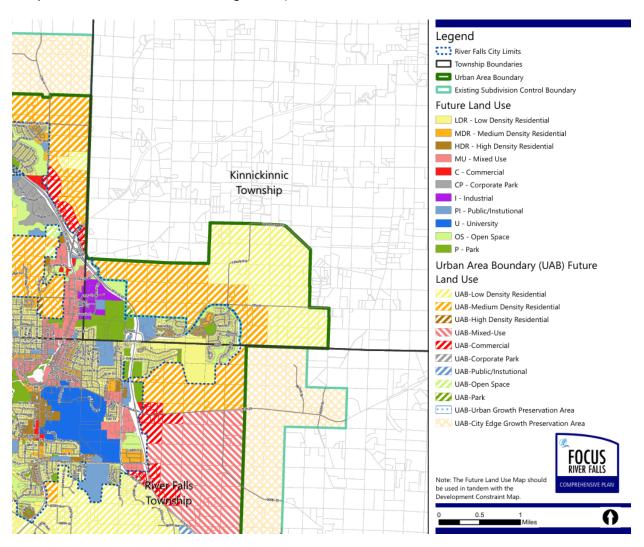
Example Uses: Recreation Open Space, Parks

Zoning Recommendations: Land within the Recreation Open Space/ Future Open Space areas is regulated by the corresponding jurisdictional Zoning Ordinance depending on location within the county, town, city, or village. The County recommends this land should be zoned conservation and may include: Riverway, Shoreline, Floodplain overlay zones.

Urban Reserve Area Overlay

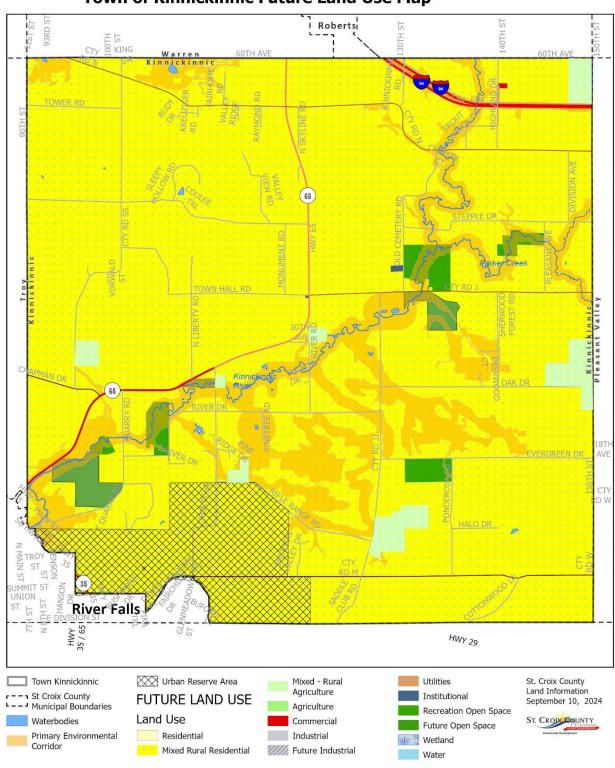
The Town of Kinnickinnic and the City of River Falls adopted the 2019 Cooperative Plan to establish a process for transferring lands appropriate for urban development from the Town to the City and for enabling these lands to be served and regulated prior to transfer. In exchange, the City relinquishes extraterritorial authority in the Town, and annexation of land from the Town to the City is limited to this area abutting City boundaries.

At the time this comprehensive plan was adopted, the City of River Falls Comprehensive Plan designates this area as the following future land uses, shown in the excerpt map below (Source: Focus River Falls Comprehensive Plan): Urban Area Boundary (UAB) Low Density Residential (LDR) Areas for residential development primarily consisting of single-family dwellings and Medium Density Residential (MDR) Areas reserved for residential development with a mix of housing types including single-family dwellings, duplexes, townhomes, and small and mid-sized multi-family apartment buildings (See City of River Falls Comprehensive Plan for land use designations).



Future Land Use Map

Town of Kinnickinnic Future Land Use Map

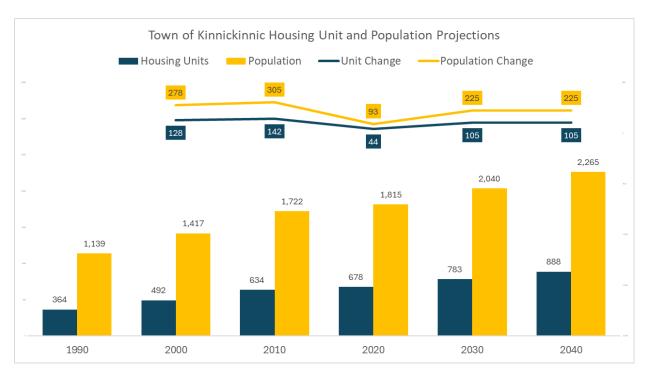


Land Use Projections

Land-use projections on the following 3 pages are based on 10-year average changes in population and housing units, land use changes over time and example growth based on subdivision policies. Town officials should use caution in using the following projections in land use decisions because the projections do not take into account the land use goals within this plan, growth management, assessment of transportation corridors, nor surrounding land uses. The following projections reflect the status quo with no changes in land use policy. Generally, the projections show moderate growth and illustrate that the Town can support its future development needs.

Housing and Population

As stated in the housing chapter, between 1990 and 2020, the Town of Kinnickinnic experienced an average 10-year change of an additional 105 housing units and a population increase of 225 people. That equates to an average annual change of +10 housing units and +23 people. The following table shows the projected housing units and population using an extrapolation calculation of the average 10-year change from 1990 to 2020.



Town Kinnickinnic Population and Housing Units									
	1990	2000	2010	2020	2030	2040			
Housing Units	364	492	634	678	783	888			
Unit Change		128	142	44	105	105			
Population	1,139	1,417	1,722	1,815	2,040	2,265			
Population Change		278	305	93	225	225			
Source: US Census 1990-2020, projections based on average 10-year change									

Assessed Land Use

The graph and table below show estimated land use acre projections to 2042 based on the assessed land use data from 2012 and 2022. The projected trends include a nominal decrease in agricultural land of approximately 2% and a minimal increase in residential land. While there is a continued loss of agricultural land, it still constitutes nearly 65% of the total land use by 2042. This significant proportion underscores the importance of agricultural land in the overall land use distribution, despite the projected decline. Efforts to slow the rate of agricultural land loss and minimize the loss of prime farmlands remain crucial to maintaining this vital land use category.

Key Trends

- Residential Land increased from 2,696 acres in 2012 to 3,182 acres in 2042.
- Agricultural Land decreased from 14,076 acres in 2012 to 13,425 acres in 2042.



Town of Kinnickinnic Assessed Land Use Acre Projections										
	2012	2022	2032	%	2042	%				
MANUFACTURING	-	-	-	-	-	-				
COMMERCIAL	47	49	51	0.24%	53	0.25%				
OTHER	162	153	143	0.69%	133	0.64%				
UNDEVELOPED	953	907	861	4.13%	815	3.91%				
PRODUCTIVE FORST LANDS	758	920	1,083	5.20%	1,245	5.97%				
AGRICULTURAL FOREST	2,073	2,046	2,018	9.70%	1,991	9.55%				
RESIDENTIAL	2,696	2,858	3,020	14.51%	3,182	15.27%				
AGRICULTURAL	14,076	13,859	13,642	65.53%	13,425	64.41%				
TOTAL	20,764	20,791	20,817	100.00%	20,844	100.00%				
Source: St. Croix County parcel data										

Subdivision Projections

The following calculations and assumptions are related to the Town of Kinnickinnic Subdivision Ordinance and major or minor subdivision. The scenarios below project a build-out of the town if accelerated growth were to occur with major subdivision policy. Currently, the Town's subdivision ordinance allows *Modified Conventional Major Subdivisions* with purpose to provide an alternative to, but incorporate elements of, both the conventional major subdivision and the St. Croix County Conservation Design Development major subdivision. The 2024 survey results revealed an 80% support rate for conservation design, shown in the graph below. The following calculations are meant to forecast a change in the subdivision ordinance that would allow traditional major subdivisions to occur.

Projection Assumptions

- The town removes the prohibition on conventional major subdivisions.
- The town could potentially experience growth similar to the Town of Hammond and Richmond during the 2000-2010 period.
- Assume a 100% growth rate, meaning the town's population doubles by 2030.

Population Growth

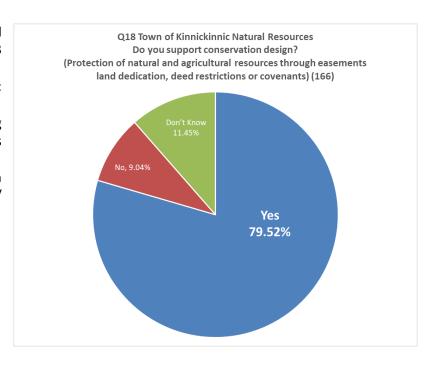
- Current population: 1,815 residents.
- Projected population by 2030: 3,630 residents (an increase of 1,815 residents).

Household Growth

- Average household size: 2.5 persons/household.
- Additional households required: 1,815 additional residents / 2.5 persons/household = 726 additional households

Land Use Impact

- Land required for additional households: 726 households * 3 acres/household = 2,178 acres
- Current agricultural land: 13,859 acres (as of 2022)
- Agricultural land remaining after development: 13,859 acres
 - 2,178 acres = 11,247 acres
- Percentage of land remaining in agricultural use: 11,247 acres / 20,791 acres (total land) ≈ 54%



Land Use Conflicts

There are few land use conflicts currently within the Town because land uses are generally of a low intensity nature when compared to other areas of the state. There are no large scale livestock operations in the Town. As there are limited commercial uses, there is little opportunity for conflict. Most conflicts that occur within the Town are between the desire to preserve key environmental features while at the same time permitting well planned development. One potential conflict is the maintenance and addition of Kinnickinnic River easements and conservation with reference to the Natural Resources section of this plan and Protected Properties Map and information. Potential conflicts include agricultural tourism and home occupations that become successful leading to increased impacts on surrounding areas.

Land supply for non-agricultural uses in the Town is constrained by the limited number of lots. This is caused, intentionally, by the Town's Subdivision Ordinance that has effectively prohibited traditional major subdivisions and limited the number of minor subdivisions. Demand for land is high, as is the price of land, when compared to other areas in the region.

Land Use Plans, Agencies and Programs

There are a number of available agencies and programs to assist communities with land use projects. Below are brief descriptions of various land use-specific plans, agencies and programs.

Town of Kinnickinnic Plans and Ordinances

- 1. 2024 Town of Kinnickinnic Comprehensive Plan with reference to previously adopted 2008 comprehensive plan that is fully updated and replaced by this document.
- 2. Ordinances
 - a. 2020-3 ORD Road and Driveway Ordinance
 - b. 2020-2 ORD Broadband Forward Community Ordinance
 - c. 2024-2 ORD Building Code Ordinance
 - d. 2014-1 ORD Amended and Restated Subdivision Ordinance
 - e. 2014-3 ORD Non-Metallic Mining
 - f. 2008-3 ORD Adopt Comprehensive Plan
 - g. 1989 ORD Relating to the Siting and Type of Waste Management
 - h. 1989 ORD Dedication of Roads
 - i. 1987 ORD Regarding Fences and Boundaries of Subdivisions

St. Croix County

- 1. County Comprehensive Plan, 2024
- 2. County Farmland Preservation Plan, 2024
- 3. County zoning, sanitary, non-metallic mining, animal waste, and land division ordinances, including floodplain, shoreland, and riverway overlay zoning regulations

Region and State

- 1. University of Wisconsin The UW-Madison, River Falls, Milwaukee, and Stevens Point can provide research and outreach planning services to area communities.
- 2. <u>West Central Wisconsin Regional Planning Commission</u> (WCWRPC) Regional planning commission provides planning assistance, assist local interests in responding to state and federal programs, serves as a coordinating agency for programs, and provides technical assistance.
- 3. WI Department of Administration Population and household estimates

Land Use Goals, Objectives and Policies

I. Goal – Development in the Town will be well-planned.

Objectives:

- a. Consider protection of the Kinnickinnic River and other environmentally sensitive areas in subdivision process.
 - Policy: Low-impact development will be encouraged.
- b. Support ordinances that allow flexibility in development while achieving the goals of this Plan.
- c. Continue to ensure development occurs in an orderly process as determined by Town ordinances.
- d. Continue to evaluate proposed developments upon the building location and site layout on the parcel, as well as the impact on adjacent parcels.
 - i. Policy: Continue to notify adjacent property owners when a development application is submitted to the Town for review, prior to its review by the Town.
- e. Continue to encourage natural habitat protection through the development process.
- f. Ensure development occurs in ways that consider all aspects of the Town's Comprehensive Plan, including the protection of economic interests and property owners rights.
 - i. Policy: Costs associated with review and approval of subdivisions will be paid for by the Subdivider.
- g. The goals and objectives contained in this Plan will be considered in development.
- II. Goal Development will respect the Town's rural character.
- III. Goal Allow continuation of agricultural practices.

Objectives:

- a. Encourage the preservation of farming options, including hobby farms and the ability to farm by existing and future operations.
- IV. Goal Continue to make the planning process for the Township be open and consistent at all times.

Objectives:

- a. The Town will maintain a website, posting notices of meetings and relevant documents as required by State Statute.
- V. Goal Commercial growth (if it occurs) must be developed in conformance with the goals of this Plan.
- VI. Goal Industrial Development is incompatible with the Town's Vision Statement.
- VII. Goal Minimize the visibility of residences from collector roads and public right-ofway through conservation easements and vegetation management agreements instead of outlots.

Implementation

Wisconsin State Statute 66.1001 "Contents of a comprehensive plan," states the following regarding the comprehensive plan implementation element.

Implementation element. A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

This element serves as a "priority" list for implementing and realizing the Plan. It prescribes those actions necessary to realize the visions, goals, and objectives highlighted in previous chapters of the Plan. The Plan addresses many important components critical to sustaining a healthy community while preserving the area's rural character, natural resources, and history. As change is inevitable, the Plan may need to be amended to appropriately reflect land use changes.

If there is a question regarding a decision that is not clearly conveyed in the details of this Comprehensive Plan, then the decision should be based on the intent of the Vision Statement listed in Section 2 of the Plan. All nine elements included in this Plan work to achieve the desired future for the Town of Kinnickinnic.

Action Plan

The Town of Kinnickinnic's Comprehensive Plan is intended to help guide land use decisions within the Town. The Plan is an expression of the Town's wishes and desires and provides a series of policies for assisting the community in attaining its visions, goals, and objectives. The Plan is not an attempt to predict the future, but rather an attempt to document the community's values and philosophies that citizens of the Town share. The Plan guides a variety of community issues including housing, transportation, utilities/community facilities, land use, economic development, and intergovernmental cooperation.

The Kinnickinnic Plan Commission, Town Board, and citizens in reviewing all proposals pertaining to development in the Town, should utilize the Comprehensive Plan. Development proposals should be examined to determine whether they are consistent with community wishes and desires as expressed in the Plan. As part of the review, a thorough review of the Plan is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the evaluation may simply be a determination of whether or not the Plan provides relevant direction and whether the requested action is in conformance with the Plan. Development proposals with significant potential impacts will require a more detailed analysis in order to determine consistency.

Plan Integration and Consistency

Within this implementation element, it is required to "describe how each of the elements of the Comprehensive Plan will be integrated and made consistent with the other elements of the Comprehensive Plan." As a result of the Comprehensive Plan being developed in a coordinated and simultaneous effort, the planning process has ensured that the development and review of each element is consistent with the others; and based on that analysis, there are no known inconsistencies between the planning elements. In the future, as plan amendments occur, it is important that the Kinnickinnic Plan Commission and Town Board both conduct consistency reviews. Those reviews will ensure the document continues to represent an integrated approach to planning.

To ensure consistency across jurisdictional boundaries, the Town of Kinnickinnic encourages early dialogue between all adjoining and overlapping jurisdictions (towns and counties) as they develop or revise their Comprehensive Plans and ordinances. Where inconsistencies are identified and a resolution cannot be reached, future actions can be developed to bring the parties together to address their concerns.

Plan Monitoring and Evaluation

As part of the Comprehensive Planning process, a number of goals, objectives, and policy items were developed that, when implemented, are intended to build stronger relationships and give direction to the Town Board and its residents. The goals are the "purpose or end" that provides direction for the Town and other governmental organizations, such as St. Croix County. Objectives are statements that are measurable benchmarks the community works to achieve, and the policies are more specific statements that set preferred courses of action to carry out the objectives in the future. While many of the objectives and actions can be accomplished in the short-term, several others will be continuous or ongoing and do not have a specific implementation target date. As is stipulated in 1999 Wisconsin Act 9, a Comprehensive Plan must be updated at least once every 10 years. However, in order to ensure that the Town's plan is an effective management tool, the Town of Kinnickinnic Plan Commission will review the plan goals and objectives to track those activities that have been completed to realize its accomplishments and identify areas where additional resources or actions are needed. Part of this effort will also include addressing conflicts which may arise between the elements of the Plan.

Implementation Schedule

The implementation of this plan will occur with periodic review of the goals, objectives and policies within each draft chapter.

Plan Amendments and Updates

Evaluating the Comprehensive Plan is an ongoing process and will, at some time, lead to the realization that the Plan requires updating and amendments. The time that elapses between the completion of the Plan and the need to amend the Plan depends greatly on evolving issues, trends, and land use conditions. Periodic updates will allow for updates to statistical data, and to ensure the Plan's goals, objectives, and actions reflect the current conditions, needs, and concerns. The Comprehensive Planning legislation requires plan updates at least every 10 years. The Town of Kinnickinnic Plan Commission will remain flexible in determining when and how often the Plan should be updated. Generally, a Comprehensive Plan update should not be expected more often than once every five years. A tremendous amount of change can occur in a community over just a couple of years, and the Town of Kinnickinnic will be prepared to address changing conditions with timely plan updates. Amendments to the plan will follow the requirements of State law and will be evaluated for consistency with the existing plan, including all elements.

To ensure residents are involved in Plan amendments, the following process and protocol should be followed to allow public involvement and comment. The Town of Kinnickinnic Plan Commission shall undertake a review of the Plan and shall consider necessary amendment(s) to the Plan resulting from property owner requests and changes to social and economic conditions. Upon the Plan Commission review, recommended changes to the Plan shall be forwarded to the Town Board. The Town of Kinnickinnic Board of Supervisors shall call a public hearing to afford property owners time to review and comment on recommended Plan changes. A public hearing shall be advertised in accordance with the Town's public meeting notice procedures. Based on public input, Plan Commission recommendations, and other facts, the Town Board will then formally act on the recommended amendment(s).

Appendix A Public Participation Summary

Public Participation Process

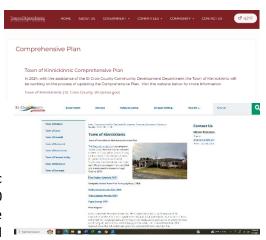
On February 6, 2024 the Town Board adopted Resolution No. 2024-01 approving the public participation plan as required by Wisconsin Statutes sec. 66.1001(4). The Town and County worked together to implement the public participation plan strategies. A public vision session was held on April 17, 2024 and a public survey was administered March — May 2024. The results of the vision session and survey were presented at a public joint Board and Plan Commission meeting on May 15, 2024. The summarized results of the vision session and survey within this appendix are generally organized by the plan elements including: Housing, Transportation, Utilities & Community Facilities, Agricultural, Natural, & Cultural Resources, Economic Development, Intergovernmental Cooperation, and Land Use.

Project Webpage

St. Croix County hosted a dedicated project webpage for the 2024 Town of Kinnickinnic comprehensive plan update. The webpage was launched in February 2024 and provided a project description, plan purpose, plan update process schedule, and link to the Town of Kinnickinnic website (both shown right).

Vision Session Process Summary

The Town of Kinnickinnic comprehensive plan update public Vision Session was held on April 17, 2024, from 5:30 pm – 7:30 pm at Town Hall. Approximately 37 participants attended the 2-hour vision session. Participants were asked to sign-in and



share their email contact information to receive updates about the process. St. Croix County staff delivered an informational presentation about the plan process and purpose and facilitated small group discussions at five tables. The discussion topics covered each comprehensive plan elements including Housing, Transportation, Utilities & Community Facilities, Agricultural, Natural, & Cultural Resources, Economic Development, Intergovernmental Cooperation, and Land Use.

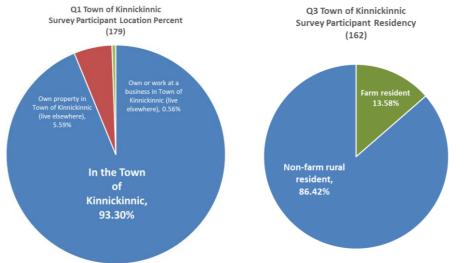
Survey Process Summary

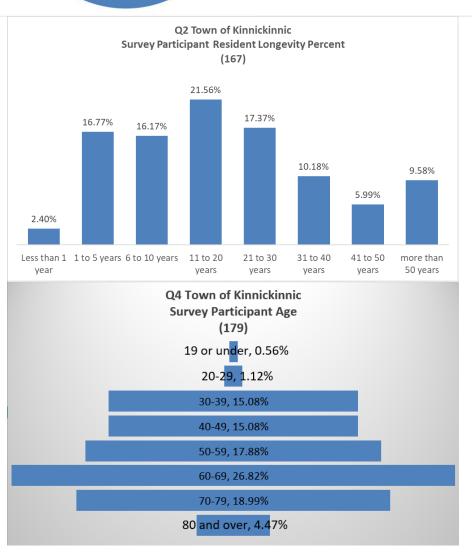
Staff developed and administered the 2024 Town of Kinnickinnic comprehensive plan update survey in March 2024. The final survey participant count was 179 total responses. The survey results found in this Appendix show the number of responses in parenthesis at the top. The 29-question online and paper survey was gathered from March 21, 2024 – May 1, 2024. The survey was promoted through a post card to property owners mailed on March 21, and the county project website.

Public Hearing Draft Plan

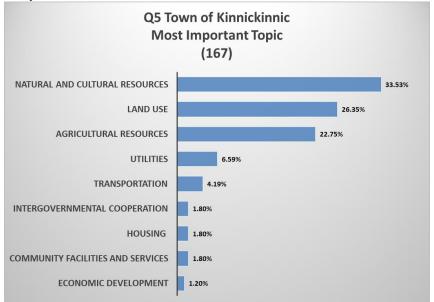
St. Croix County staff presented the draft 2024 Town of Kinnickinnic Comprehensive Plan at public joint Board and Plan Commission meetings to gather information and solicit any plan corrections. On November 12, 2024, the Town of Kinnickinnic Plan Commission held a public hearing to gather public comment on the draft 2024 Town of Kinnickinnic Comprehensive Plan. The plan was made available for public review and comment 10 days prior to the public hearing on the project webpage.

Survey Demographics



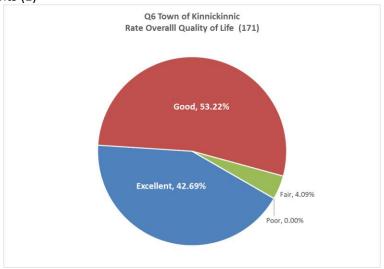


Quality of Life Survey Question Results



Q5 Most Important Topic Comments: Text answers were summarized into the following themes with a general tally of text answers that supported each theme in parentheses. All text answers can be viewed in the full survey report.

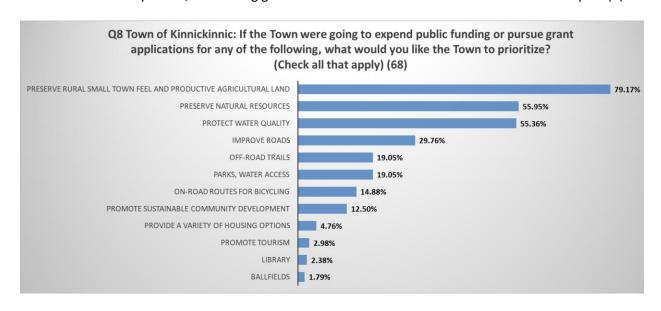
- 1. Balance growth with preserving rural culture, woodlands, agriculture, wildlife habitat and quality of life (11).
- 2. No new developments (8)
- 3. All categories are important (5)
- 4. Protect water quality (3)
- 5. Protect property values (2)
- 6. Allow for more lots (1)
- 7. Preserve agriculture including forestry (1)
- 8. As little government as possible (1)
- 9. Property rights (1)





Q7 Quality of Life Comments: Text answers were summarized into the following themes with a general tally of text answers that supported each theme in parentheses. All text answers can be viewed in the full survey report.

- 1. Concern about over development, traffic, urbanization, and loss of rural landscape (26)
- 2. Support for thoughtful land use planning (5)
- 3. The answer depends on perspective (3)
- 4. More development (2)
- 5. Keep town clean (2)
- 6. Concern about government regulation and loss of property rights (1)
- 7. Concern about large corporations exploiting natural resources and extinguishing small towns (1)
- 8. Protect water quality (1)
- 9. Concern about shift away from an agricultural economy and culture. As agriculture becomes less economically viable, succeeding generations will sell more of their farmland to developers (1)



Housing

The purpose of the housing section is to document and analyze the provision of an adequate housing supply that meets existing and forecasted housing demand.

Housing Vision Session Summary

1. Major/Minor Subdivisions:

- a. Different views over future housing development including right to develop versus limited growth
- b. Prefer no major subdivisions
- c. Limit new roads, want connection off existing roads
- d. Policy to support minor subdivision, keep rural
- e. Controlled growth
- f. No growth
- g. Options for development [allow for both major and minor subdivisions with due process]
- h. 3 Lots or more Town [should require a town road to be built up to specifications. No private roads]

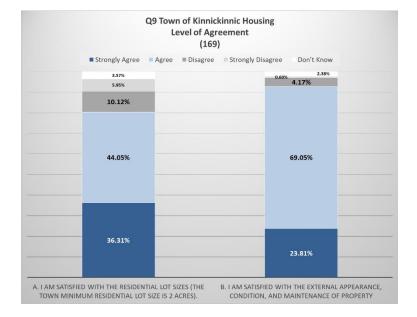
2. Residential lot size:

- a. Keep minimum lot size of 2 acres no less
- b. Preferably 3 acre minimum
- c. Happy with 2 acre minimum

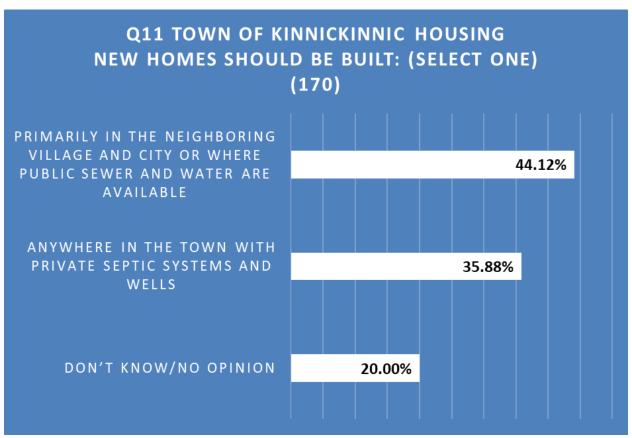
3. Housing Type:

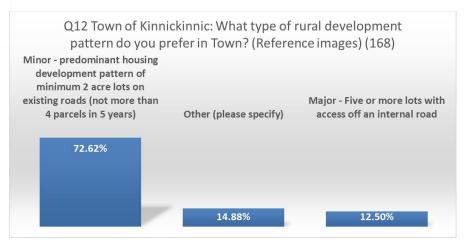
- a. Discussed accessory dwelling units (ADU), need for ADU type housing, mixed opinions about ADUs, concerns family occupied versus rental
- b. Want single family homes only, Single Family primary
- c. More flexibility in designs
- d. Open to pole sheds as housing
- e. Limited duplex/town home
- 4. <u>Property Value</u>: Housing overpriced overall

Housing Survey Results









Q12 Other (please specify): Text answers were summarized into the following themes with a general tally of text answers that supported each theme in parentheses. All text answers can be viewed in the full survey report.

- 1. Support larger lots 5+ acres (11)
- 2. No subdivisions (4)
- 3. Mixture (2)
- 4. Protect rural character (2)
- 5. Not sure (1)
- 6. Use conservation easements on farmland with transfer of development rights for smaller lot subdivisions IF groundwater and surface waters are protected, as by installing POWTS. (1)
- 7. Will depend, if I'm taxed off my forest property (1)
- 8. Don't care (1)
- 9. Residential, single family only. No condo's apartments. (1)
- 10. More dense but with large undeveloped space (1)
- 11. I don't believe that either representation is allowed in our township anymore. (1)

Transportation

The purpose of the transportation section is to document, analyze, and guide the future development of the various modes of transportation. Transportation Vision Session Summary:

- 1. Road Maintenance Cost:
 - a. Generally good, keep it up
 - b. Expanding off-road use of trails
 - c. Hwy 65:
 - i. Discussed re-routing 65 not in favor
 - ii. 65 needs maintenance
 - iii. 4-lane
 - d. Coulee trail Rd. needs maintenance
 - e. Liberty Rd. needs maintenance, truck traffic use Liberty to get to River Falls from Hwy 65
 - f. Interest in more of a system instead of fixing a little at a time
 - g. Keep road access for farmers, important to keep them happy
 - h. Truck and traffic increases with road improvements
- Safety:
 - a. Signs: bike/ped signage, horses on roads/signage, safety for bike lanes

- b. Need notifications for pest spray
- Bike route no wide shoulders [concern about vehicular and bike route safety on County Hwy SS. This road is designated as a bike route and does not have wide shoulders]

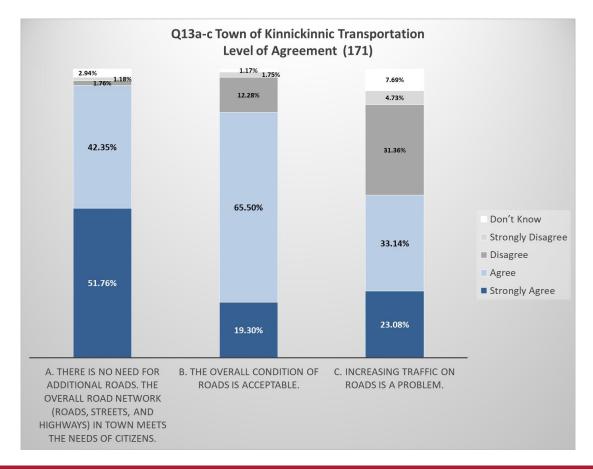
3. Walk, Bicycle, ATV:

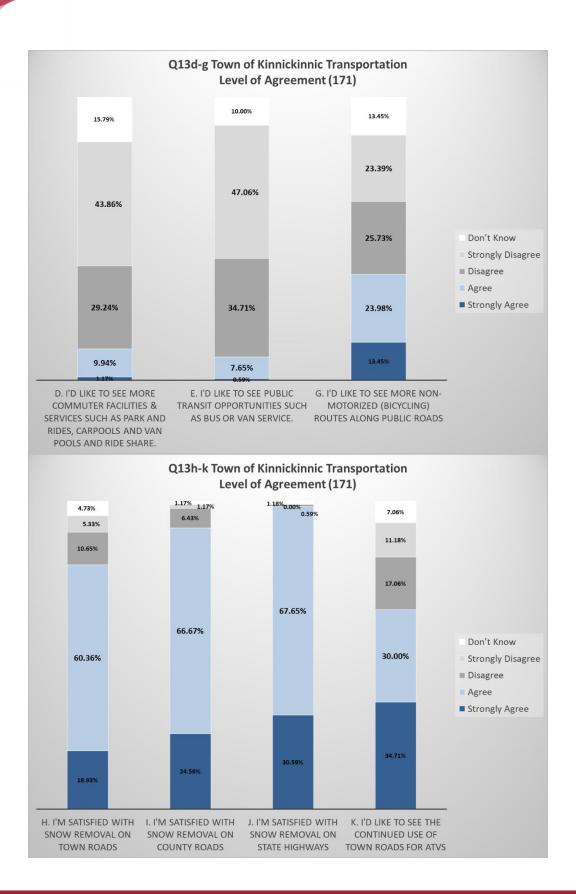
- a. No desire for more bike/ped trails
- b. More signage / awareness of ATV routes
- c. No electric scooters
- d. Concern for safety of pedestrians / walkers fair number of people
- e. Bike lanes will make road wider and easier to maintain
- f. ATV access should be road specific, too fast
- g. Bikes on shoulder of right-of-way

4. Water:

- a. Kayak launches need maintenance
- 5. Public transit: No need or want for public transit, no metro transit
- 6. Air: Inquiries about private air strips
- 7. Concern about SB 999 could resurface [SB 999 was a proposed Senate Bill that was not approved. It would have opened property in the State's Managed Forest Land (MFL) Program to off-road vehicle use by the public.]

Transportation Survey Results



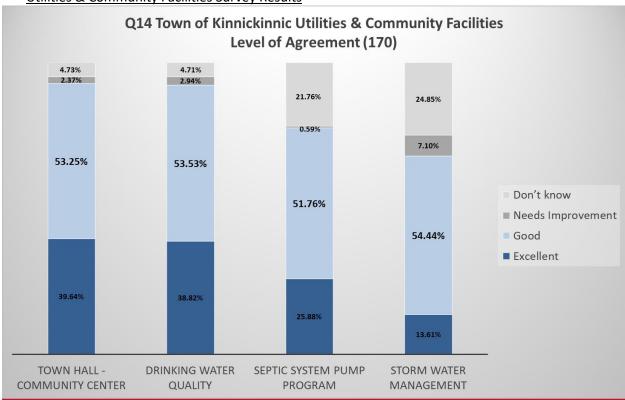


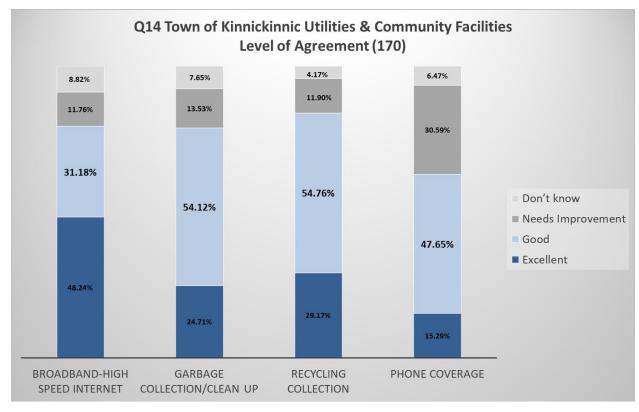
Utilities & Community Facilities

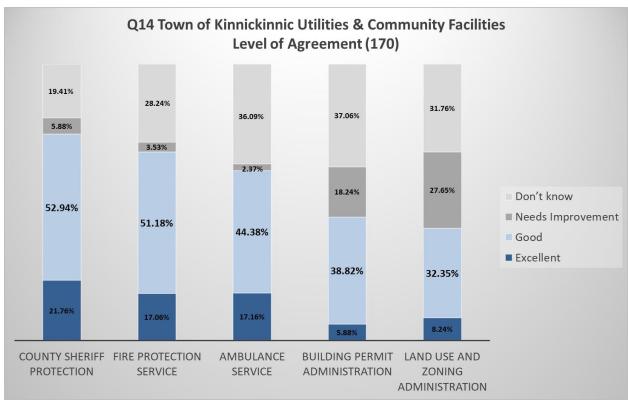
The purpose of the Utilities & Community Facilities section is to document, analyze and guide the future development of the Utilities & Community Facilities. Utilities & Community Facilities Vision Session Summary:

- 1. Town Hall: Ok, use green space east of Hall
- 2. <u>Building Inspection Services</u>: concerns about lack of choice and slow service, spread to thin, timing of permits / hours
- 3. <u>Sewer/ Septic system</u>: Not in favor of more shared septics, community septic is complicated-zoning, stormwater ok
- 4. Natural gas: Expand natural gas availability, Pro choice on fuel source
- 5. Fire/Ambulance/Sheriff Protection: Good
- 6. Recycling/Clean-up programs:
 - a. Do not expand recycling, lower budget
 - b. No concerns with recycling
 - c. More recycling collection
- 7. <u>Broadband/Internet</u>: Good internet/ fiber optic, update mapping of fiber/ coordination, high speed internet, duplicate, overlap concerns, increase and support broadband
- 8. <u>Schools/ Library</u>: Tech colleges discussed line item on property tax versus tuition, high school costs
- 9. Electric/Solar:
 - a. Concerns about aesthetics of solar panels and large solar farms
 - b. Solar / wind on small scale
 - c. Solar interest if there is money

<u>Utilities & Community Facilities Survey Results</u>







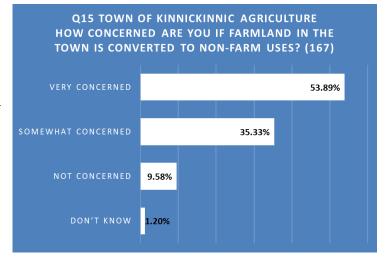
Agricultural, Natural, & Cultural Resources

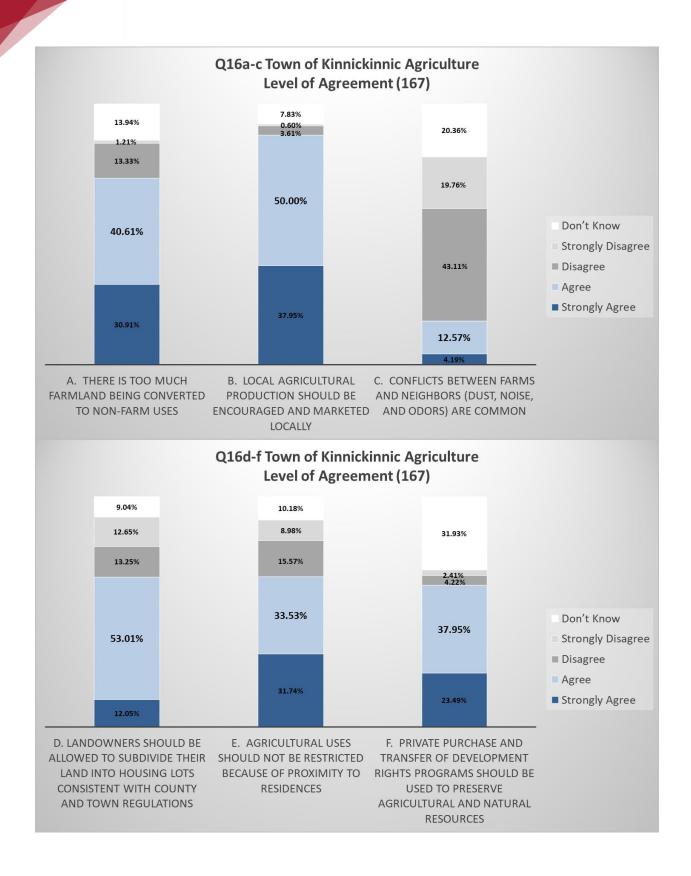
The purpose of the Agricultural, Natural, & Cultural Resources section is to document and analyze the conservation and promotion of the effective management, of resources.

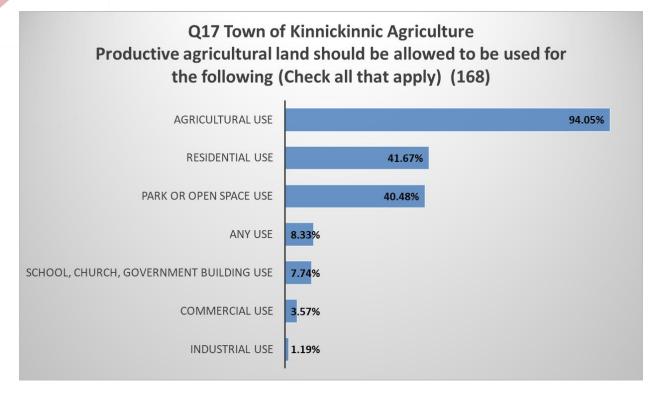
Agricultural, Natural, & Cultural Resources Vision Session Summary:

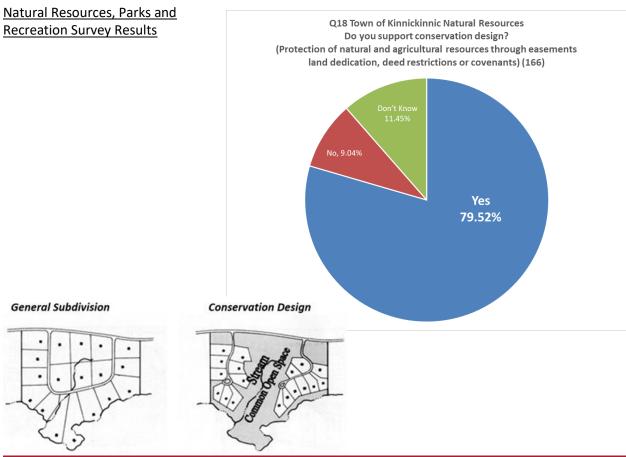
- 1. <u>Gen</u>eral:
 - a. Maintain the rural character Like 2008 goals
 - b. Resources are out of the Town's control
 - c. Conservation: rural character, larger parcels, agriculture, woods, Kinnickinnic River
 - d. Town needs to notify public more
- 2. <u>Water Ground/ surface/ wetlands</u>:
 - a. No overall concerns with water quality or environment
 - b. Kinnickinnic River restore and stabilize
 - c. Need notifications for pest spray
- 3. Agricultural Resources:
 - a. Ag-Entertainment
 - i. Permitting & regulations for Ag-Entertainment, More regulation
 - ii. Noise/traffic oversight
 - iii. Problem with Ag-Entertainment definition
 - iv. Ok for private Ag-Entertainment with due process
 - b. Concern over large scale operations
 - c. Country versus rural definition
 - d. Prefer cows to people
 - e. Fan of [White Pine Berry] farm
- 4. Parks and Open Spaces:
 - a. Some parks underutilized / don't need more
 - b. No permit fees for kayak like there are for fishing
 - c. Get more use of parks if money is used
- 5. Floodplain: Concern about inaccurate flood insurance rate maps
- 6. <u>Forests</u>: [Call for] properly managed forests, concern about tax law [State's Managed Forest Land Program enrolled tax benefits are not sufficient to help offset property taxes to encourage long term management of forest land for periodic harvesting say every 25 years]
- Wildlife habitat: Question about impacts of wind turbines, not concerned about endangered species

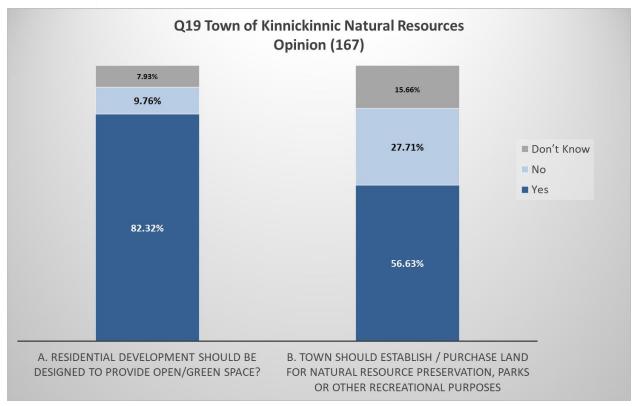
Agricultural Resources Survey Results

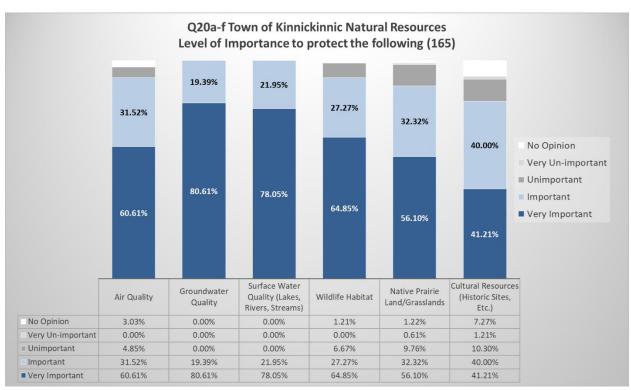


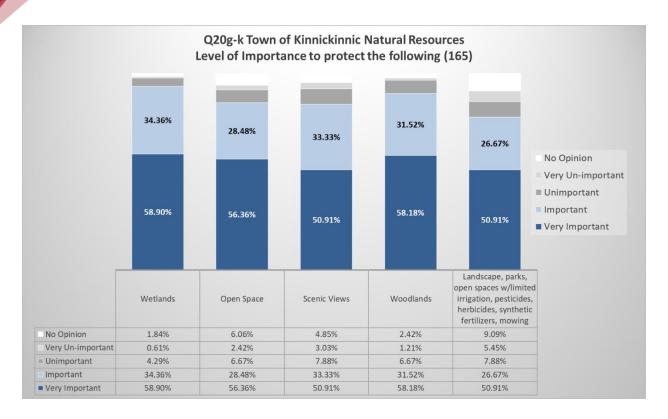




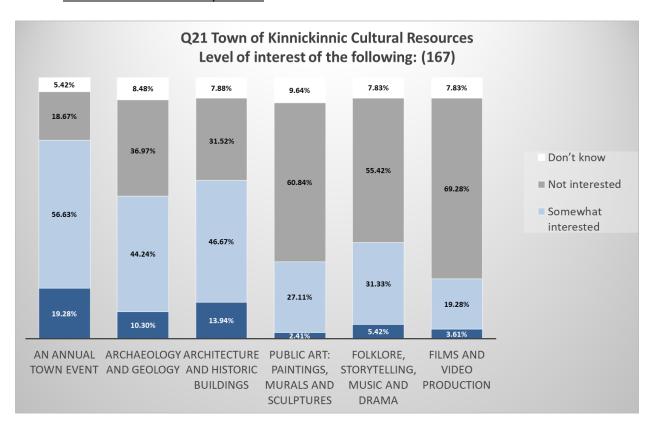








Cultural Resources Survey Results



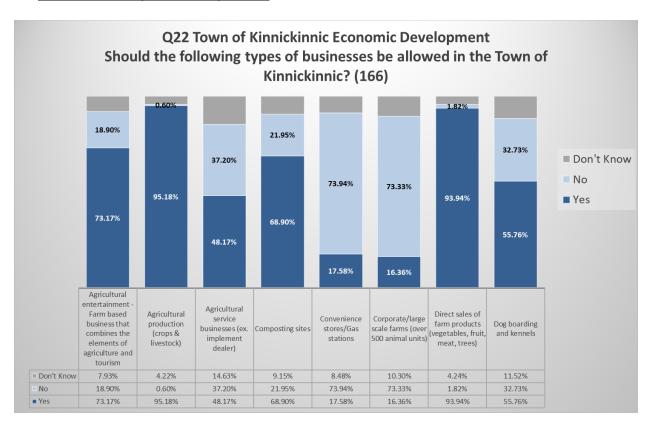
Economic Development

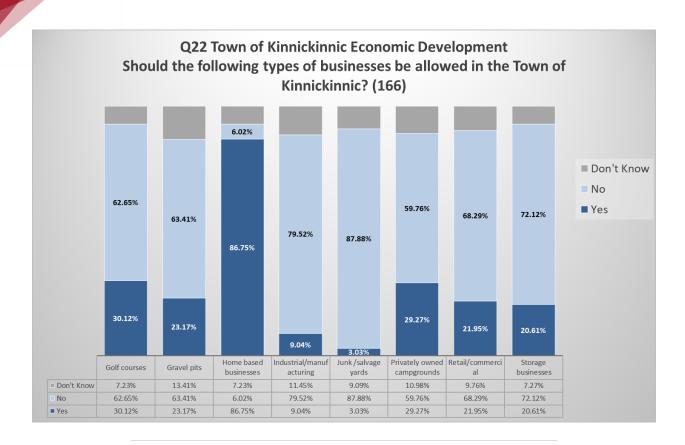
The purpose of the Economic Development section is to document, analyze, and promote the stabilization, retention or expansion, of the economic base and quality employment opportunities.

Economic Development Vision Session Summary:

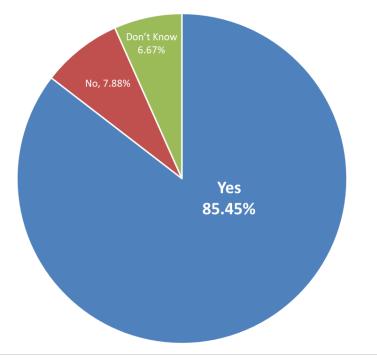
- 1. Agriculture/ Farming:
 - a. Goal to make agriculture sustainable
 - b. Prefer rural identity, do not want to turn into Woodbury
 - c. Sustainability model
 - d. Support smaller operations
- 2. <u>Business/industry retention, attraction</u>:
 - a. Different views about allowing more business
 - b. Not in favor of more commercial/industrial in town, No commercial/industrial, don't promote business
 - c. Some small home businesses ok, Encourage small businesses and home businesses
- 3. <u>Tax Base</u>: Keep property taxes low, fair taxes
- 4. Environmentally contaminated sites: No identified contaminated sites

Economic Development Survey Results

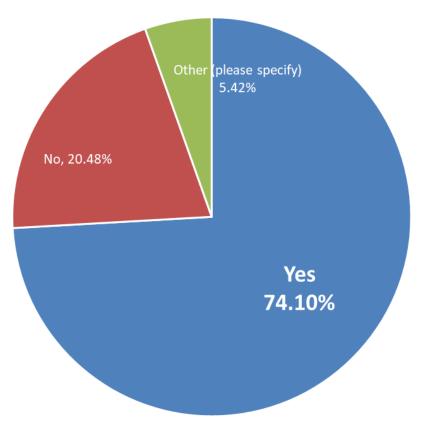




Q23 Town of Kinnickinnic Economic Development
Should business/commercial developments be restricted to designated areas in the Town of Kinnickinnic? (165)

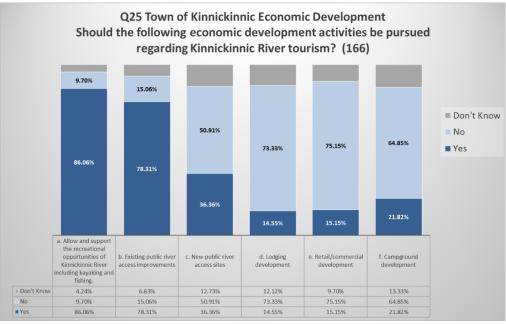


Q24 Town of Kinnickinnic Economic Development
Are you supportive of agricultural entertainment and
tourism?Agricultural Entertainment summary definition: A farm-based
enterprise or business that combines the elements of agriculture and
tourism such as day



Q24 Agricultural Entertainment 'Other':

- 1. The only way this should be allowed is if the owner that wants this ag entertainment has enough acreage to not disturb the neighborhood, like 40-60 acres.
- 2. All should require review from local residents
- 3. Within reason. Only on larger farms with the space needed. Not to disturb surrounding neighbors.
- 4. Only if hours of business didn't interfere with neighbors
- 5. Regulate the number allowed
- 6. Yes, if it is not close to residents and thus disturbing
- 7. Only when done by a true farm and farm-related; barns for large gatherings should not be allowed.
- 8. People have the right to make money as long as we don't have people coming into town everyday of the year. There should be a limitation of the kind of services that are offered as well as the time of the year.



Intergovernmental Cooperation

The purpose of the Intergovernmental Cooperation section is to document and analyze joint planning and decision making with other jurisdictions. Participants were given the following sub-topics to discuss in small groups, with notes from the vision session below.

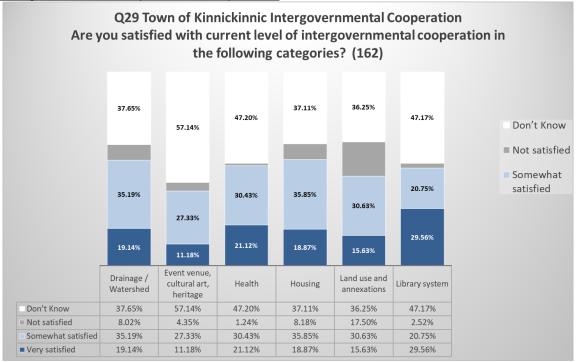
<u>Intergovernmental Cooperation Notes Vision Session Summary:</u>

- 1. <u>Cooperation in General</u>:
 - a. Make sure town has input and isn't dictated by State/City
 - b. Little leverage
 - c. County and Town:
 - i. Highway good
 - ii. Community Development poor communication
 - iii. Sheriff good
 - d. Fire split works, Districts need to be clear
 - e. City River Falls and Town:
 - i. Most Town services are with River Falls & University
 - ii. Existing cooperative boundary agreement with River Falls
 - iii. City powerful
 - iv. Lack of Town input

2. Watershed:

- a. Town has little say on Watershed management
- b. Kinnickinnic River Agency resources, communications, support
- 3. Land use, Zoning and annexations:
 - a. Room for improved coordination between Town & County on Zoning
 - b. Concern over annexation/expansion of River Falls
 - Better coordination efficiencies with zoning / building permit
- 4. <u>Internet/Fiber Optic</u>: Appreciated County support for fiber optic project
- 5. School/Library: Like library
- 6. Transportation: Plowing level of service related to costs

Intergovernmental Cooperation Survey Results

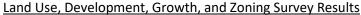


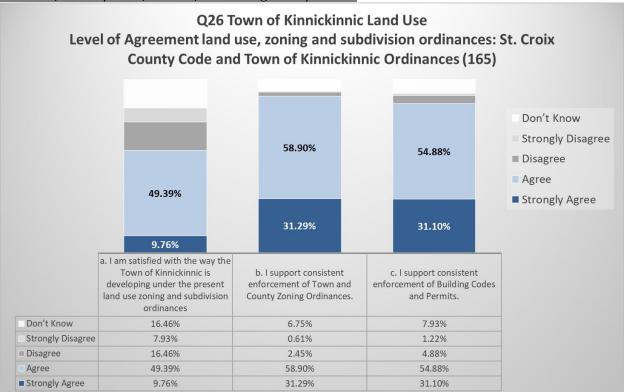
Land Use

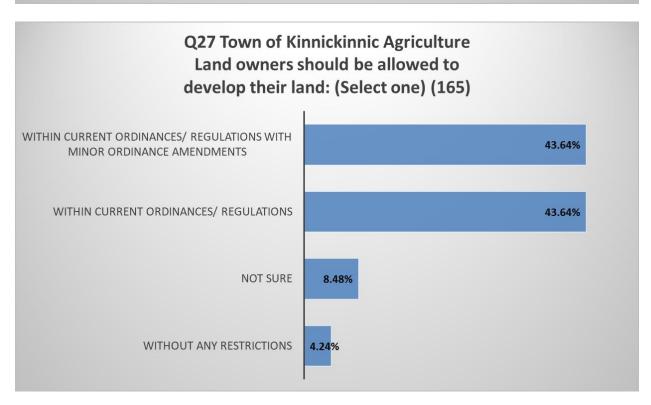
The purpose of the Land Use section is to document, analyze, and guide the future development and redevelopment of public and private property. Participants were given the following sub-topics to discuss in small groups, with notes from the vision session below.

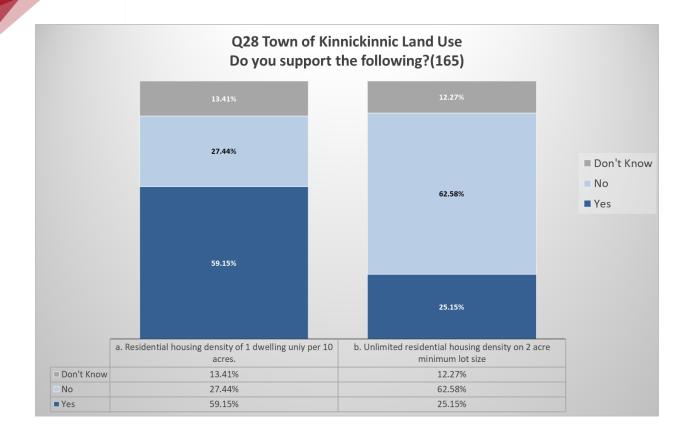
Land Use Vision Session Summary:

- 1. Rate of growth:
 - a. Good discussion regarding pace of development versus ultimate build out.
 - b. Try to find good balance of owner's rights versus rest of Town
 - c. Owner should have rights to sell
 - d. Consider defining reasonable growth
 - e. Reduce density
- 2. <u>Enforcement of land use, zoning, subdivision regulations</u>:
 - a. No R-2 zoning
 - b. Want R-1 zoning with the density restrictions
 - c. No R-3 zoning
 - d. Keep industrial out
 - e. Town over zoned based on projections
 - f. Consider transfer of development rights (TDR)
 - g. Need more zoning information for citizens
 - h. Pick acres for R2
 - i. Local regulation
- 3. Residential lot size and density:
 - a. Want 1.5 acre minimum out of the comprehensive plan
 - b. 1/10 limited residential









Issues & Opportunities - Implementation

The purpose of the Issues & Opportunities – Implementation section is to document, analyze, and make a statement of overall objectives, policies, goals and programs. At the vision session participants were given an opportunity to revisit all the elements of the comprehensive plan including: Housing, Transportation, Utilities & Community Facilities, Agricultural, Natural, & Cultural Resources, Economic Development, Intergovernmental Cooperation, and Land Use. The summary of the small group discussions of general issues and opportunities is written below.

Issues & Opportunities – Implementation Vision Session Summary:

1. <u>Natural, & Cultural Resources</u>: Nature center on Kinnickinnic River, [coordinate with other] organizations

Appendix B Ordinance and Resolution

TOWN OF KINNICKINNIC ORDINANCE 2024- 3 AN ORDINANCE TO ADOPT THE TOWN OF KINNICKINNIC 2024 COMPREHENSIVE PLAN

SECTION 1 - TITLE AND PURPOSE

The title of this ordinance is the Town of Kinnickinnic 2024 Comprehensive Plan Ordinance. The purpose of this ordinance is for the Town of Kinnickinnic. St. Croix County, Wisconsin, to lawfully adopt an updated Comprehensive Plan as required under Wisconsin Statutes 66.1001. Pursuant to Wisconsin Statutes 66.1001, a Comprehensive Plan shall be updated not less than once every 10 years.

SECTION 2 - AUTHORITY

The Town Board of the Town of Kinnickinnic, St. Croix County, Wisconsin, has authority under its Village Powers under Wisconsin Statutes 66.1001 to appoint a Town Planning Committee (Plan Commission) and to adopt this ordinance. The Comprehensive Plan of the Town of Kinnickinnicmust be in compliance with Wisconsin Statutes 66.1001 in order for the Town Board to adopt this ordinance.

SECTION 3 - ADOPTION OF ORDINANCE

This ordinance, adopted by a majority of the Town Board on a roll call vote with a quorum present and voting and proper notice having been given, provides for the adoption by the Town of a Comprehensive Plan under Wisconsin Statutes 66.1001.

SECTION 4 - PUBLIC PARTICIPATION

The Town Board has adopted written procedures designed to foster public participation in every stage of the preparation of a Comprehensive Plan as required Wisconsin Statutes 66.1001.

SECTION 5 – TOWN PLAN COMMISSION RECOMMENDATION

The Plan Commission of the Town of Kinnickinnic, by a majority vote of the entire committee, recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the Town of Kinnickinnic2024 Comprehensive Plan, which contains all of the elements specified in Wisconsin

SECTION 6 - PUBLIC HEARING

The Town of Kinnickinnichas held at least one public hearing on this ordinance, with notice in compliance with the requirements of Wisconsin Statutes 66.1001.

SECTION 7 - ADOPTION OF TOWN COMPREHENSIVE PLAN UPDATE

The Town Board, by the enactment of this ordinance, formally adopts the document entitled Town of Kinnickinnic2024 Comprehensive Plan under Wisconsin Statutes 66.1001.

SECTION 8 - SEVERABILITY

Town of Kinnickinnic

If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are

Ordinance

SECTION 9 - EFFECTIVE DATE

nce is effective on publication or posting

The Town Clerk shall properly post or publish this ordinance as required under Wisconsin Statutes 66.1001 and copy of the ordinance and the Comprehensive Plan, shall be filed with at least all of the entities specified under Wisconsin Statutes 66.1001.

Adopted this 3rd day of December, 2024 by:

Town Board	Affirmative Signatures	Negative Signatures
Jerry Olson, Chair	Seralow Che_	
Alex Williams	A. 402.	
Dave Nelson		Duf our
Mae Wolfe	Mu a. Hoge.	
Axel Bogden	Call Gran	

Ordinance

Attest: Ware Tuck

Page 1 of 2 Town of Kinnickinnic

TOWN OF KINNICKINNIC PLAN COMMISSION RESOLUTION 2024-3 RECOMMENDING TOWN BOARD ADOPTION OF THE TOWN OF KINNICKINNIC 2024 COMPREHENSIVE PLAN

WHEREAS, the Town of Kinnickinnic has determined the need and propriety to amend and update the Town Comprehensive Plan with the general purpose of guiding, directing, and accomplishing a coordinated, adjusted, and harmonious development of the Town of Kinnickinnic which will, in accordance with existing and future needs, best promote public health, safety, order, convenience, prosperity, and the general welfare, as well as, efficiency and economy in the process of development; and

WHEREAS, the Town of Kinnickinnic Plan Commission has prepared the Town of Kinnickinnic 2024 Comprehensive Plan pursuant to Wisconsin Statutes 66.1001 and 62.23 which includes community demographics from the most recent census, maps, community survey results, and community information in the nine comprehensive plan elements listed below.

- 1. Issues & Opportunities
- 2. Housing
- 3. Transportation
- 4. Utilities & Community Facilities
- 5. Agricultural, Natural, and Cultural Resources
- 6. Economic Development
- 7. Intergovernmental Cooperation
- 8. Land Use
- 9. Implementation

WHEREAS, the Town of Kinnickinnic Plan Commission, pursuant to Wisconsin Statutes 66.1001, may recommend to the Town Board the adoption of the updated comprehensive plan by adoption of a resolution to that effect.

THEREFORE, BE IT RESOLVED, the Plan Commission of the Town of Kinnickinnic, St. Croix County, Wisconsin by this resolution, adopted by a majority of the Plan Commission on a roll call vote with a quorum present and voting and proper notice having been given, recommends to the Town Board of the Town of Kinnickinnic the adoption of the updated and amended Town of Kinnickinnic 2024 Comprehensive Plan.

The vote of the Town Plan Commission in regard to this Resolution shall be recorded by the Clerk of the Town Plan Commission in the official minutes of the Plan Commission of the Town of Kinnickinnic. The Town Clerk shall properly post or publish this resolution as required under Wisconsin Statutes 60.80.

Adopted this 20th day of November , 2024

Signatures and Certification

Town Plan Commission	Affirmative Signatures	Negative Signatures
Dustin Robey, Chair		
Axel Bogden	Cive Scot	
Jerry Olson	Bush (b) Ola-	
Annie Johnson	annie Johns	
Brian Lorence	Da & Aoure	
Jeanne Williams		Janua Welliams
Kurt Krueger	WAY TIN	

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Nicky Thompson, Town Clerk