TOWN OF MCKINLEY

POLK COUNTY
WISCONSIN

COMPREHENSIVE PLAN
2009-2030

Adopted February 10, 2009

Prepared by
MSA PROFESSIONAL SERVICES, INC.

Ordinance No. 1-2009

An Ordinance to Adopt the Comprehensive Plan of the Town of McKinley, Wisconsin.

The Town Board of the Town of McKinley, Wisconsin, do ordain as follows:

Section 1. Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the Town of McKinley, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Town Board of the Town of McKinley, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

Section 3. The plan commission of the Town of McKinley, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to Town Board the adoption of the document entitled "Town of McKinley, Polk County, Wisconsin, Comprehensive Plan 2008-2030," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 4. The Town has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

Section 5. The Town Board of the Town of McKinley, Wisconsin, does, by enactment of this ordinance, formally adopts the document entitled, "Town of McKinley, Polk County, Wisconsin, Comprehensive Plan 2008-2030," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and posting as required by law.

Adopted this 10th day of February, 2009

Mark P Renstrom

Mark Renstrom, Acting Town Chairman

Deborah Grover

Deborah Grover, Town Clerk

Posted:

PLAN AMENDMENTS

The following lists the dates and page numbers of any amendments to this comprehensive plan since its original adoption.

AMENDMENT DATE	PAGE #

TOWN OF MCKINLEY BOARD

Lynton Lindell	Town Chairman
Mark Renstrom	Supervisor
Kevin Wickstrom	Supervisor
Deborah Grover	Town Clerk
Peggy Lundmark	Town Treasurer

Town of McKinley Plan Commission

Mark Renstrom	Plan Commission Chairman
Peggy Lundmark	Commission Member
Mark Renstrom	Commission Member
Anna Weaver	Commission Member
Wayne Green	Commission Member
Robert Wurm	Commission Member

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EXECUTIVE SUMMARY

In early 2007, the Town of McKinley, requested the assistance of MSA Professional Services, Inc. to facilitate the creation of a Comprehensive Plans that complied with Wisconsin's "Smart Growth" requirements. Before this plan, the Town of McKinley had not previously created a comprehensive land use plan.

This Plan is a guidebook for future development of the Town of McKinley. The Plan provides the most recent available statistics and survey data, documents the important issues of concern identified by Town Officials & residents, and sets forth goals, objectives, policies, and recommendations for actions to be pursued by the Town in the coming years. The Plan covers topics mandated by Wisconsin State Statute 66.1001, but the content of the Plan reflects local concerns. This Plan looks forward to year 2030, but it should be reviewed annually and fully updated every ten years.

The Plan Commission met 9 times over the course of a year to review project material and to make policy recommendations. Over the course of these meetings several themes emerged which are highlighted below and discussed in more detail within this Plan.

- Continue to encourage a diverse rural economy based on agriculture, recreation, hunting, fishing and small businesses.
- Address deteriorated housing throughout the Town. New development in the Town should focus on replacement of these existing deteriorated properties.
- Maintain affordable housing and residential lots throughout the Town.
- Protect sensitive natural resources and agricultural lands within the Town of McKinley.

The remaining portion of this Plan is organized into five chapters:

- **Chapter 1: Introduction** – describes Wisconsin's Comprehensive Planning requirements and the planning process used to complete this Plan.

- **Chapter 2: Vision, Goals, Objectives, & Polices** - describes the community vision, goals, objectives, and policies for each element of the comprehensive plan.

- **Chapter 3: Future Land Use** – a summary of the future land use plan for the Town of McKinley reflective of the principles set forth in Chapter 2.

- **Chapter 4: Implementation** - a compilation of recommendations and specific actions to be completed in a stated sequence to implement the goals, objectives, & policies contained in Chapter 2.

- **Chapter 5: Existing Conditions** - summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). This information provides a basis for creating goals, objectives, policies, maps, and actions guiding future development in the Town of McKinley.

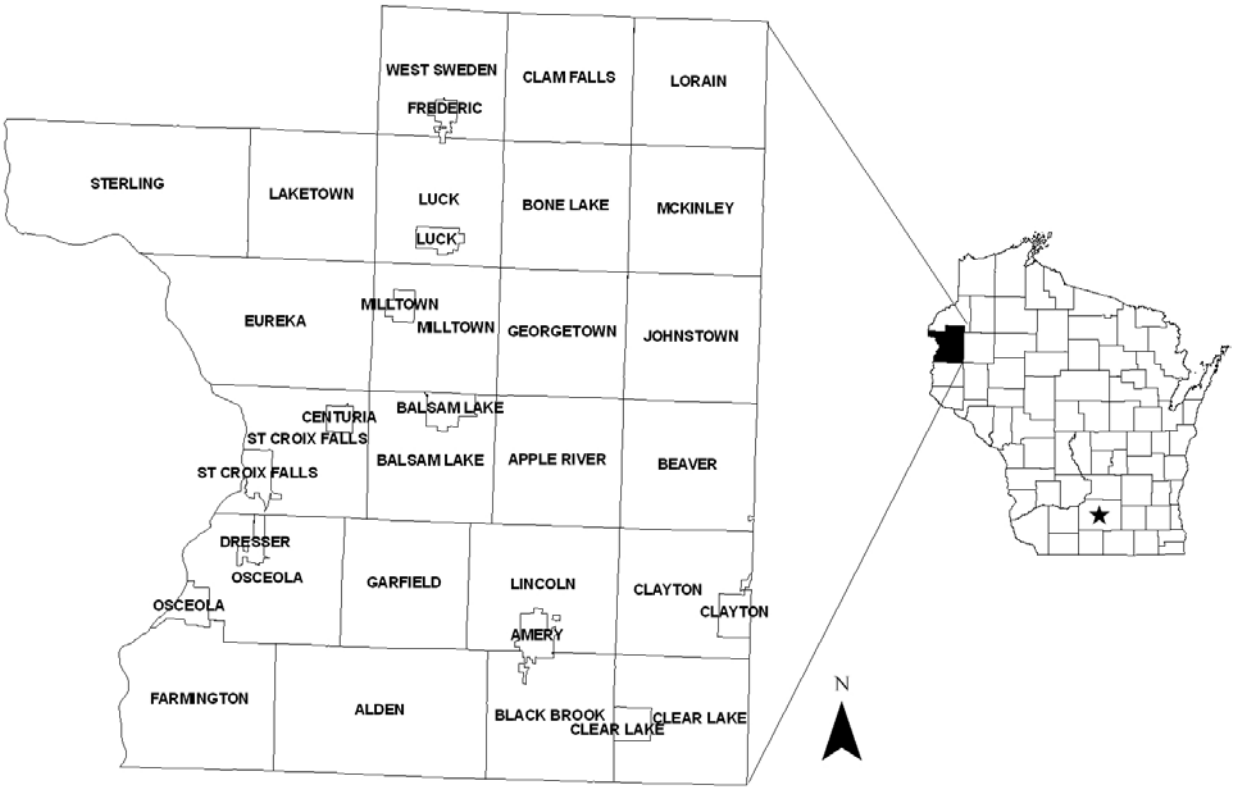
1 INTRODUCTION

1.1 REGIONAL CONTEXT

Officially incorporated in 1891, the Town of McKinley is located in northern Wisconsin (Polk County), 85 miles northeast of Minneapolis MN & 256 miles northwest of Madison WI. The Town borders the Towns of Lorain, Bone Lake, Johnstown, and Maple Plain (Barron County). The Town is about 23,773 acres in size (37.1 sq. mi.). The 2005 population for the Town was 339 (9.1 persons per sq. mi.).

Polk County was established in 1836, and is bordered on the east by Barron County, on the south by St. Croix County, on the west by the St. Croix River and Chisago County (Minnesota), and on the north by Burnett County. The total area is approximately 611,991 acres, or 956.2 square miles. The population in 2005 was 44,613 (46.7 persons per sq. mi.). Twenty-four towns, nine villages, and two cities are included in the County. The Village of Balsam Lake is the county seat.

Figure 1.1: Polk County Communities



1.2 WISCONSIN COMPREHENSIVE PLANNING LAW

Under the Comprehensive Planning legislation [s. 66.1001 Wis. Stats.], adopted by the State in October of 1999 and also known as "Smart Growth," beginning on January 1, 2010 if the Town of McKinley engages in any of the actions listed below, those actions shall be consistent with its comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Town, Village, or City zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

The Law Defines a Comprehensive Plan as containing nine required elements:

1. Issues and 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

The Comprehensive Planning Law in Wisconsin requires public participation at every stage of the comprehensive planning process. "Public participation" is defined as adopting and implementing written procedures for public participation that include but are not limited to broad notice provisions, the opportunity for the public and impacted jurisdictions to review and comment on draft plans, and the holding of a public hearing prior to plan adoption.

The Comprehensive Planning Law standardizes the procedure for adopting a comprehensive plan. The plan commission must submit a recommendation on the comprehensive plan to the chief elected body. The local governing body may then adopt and enact the plan by ordinance.

In addition to ensuring local residents and businesses have the opportunity to review and comment on the plan, the Comprehensive Planning Law requires that copies of the draft and final comprehensive plans be sent to adjacent communities, the Wisconsin Department of Administration, the regional planning commission & public library serving the area, and all other area jurisdictions located entirely or partially within the boundaries of the community.

The Role of a Comprehensive Plan for the Town of McKinley

This planning document is intended to be a "living" guide for the future overall development of the Town of McKinley. It serves the following purposes:

- The plan acts as a benchmark to where the community is now in terms of current strengths, weaknesses, opportunities and threats to quality of life.

- It provides a means of measuring progress for existing and future Town leaders.

- It clearly defines areas appropriate for development, redevelopment, and preservation.

- It identifies opportunities to update and strengthen the Town of McKinley's land use implementation tools.

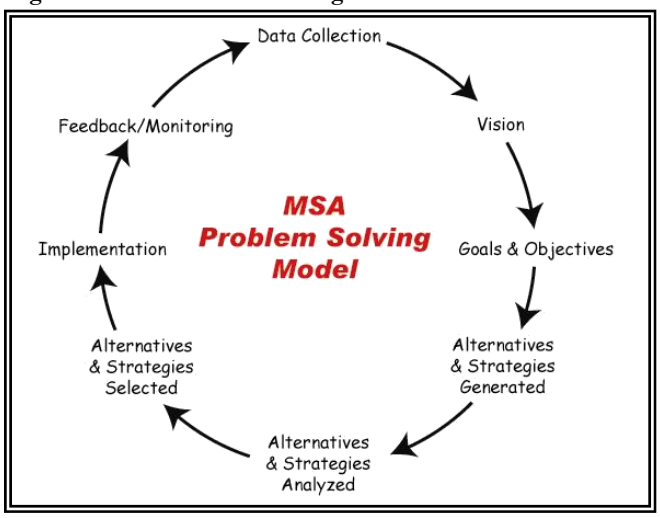
- It can be used as supporting documentation for Town policies and regulations as well as grant funding requests for public & private projects.

- In addition to any applicable zoning ordinances, it will be a primary document used by the Plan Commission and the Town Board to evaluate development proposals within the Town of McKinley.

The most important function the plan will serve is as a resource manual assisting in the evaluation of land use related requests and the provision of design recommendations for various types of development. It establishes a standard for all land use decisions in the Town of McKinley. Communities who consistently make land use decisions based on their comprehensive plan reduce their exposure to legal action, increase their opportunities to save money and improve the quality and compatibility of new development.

1.3 PUBLIC PROCESS

Figure 1.2: MSA Problem Solving Model



In 2007, the Town of McKinley requested the assistance of MSA Professional Services, Inc. to complete a Comprehensive Plan complying with Wisconsin's "Smart Growth" requirements, State Statute 66.1001. As part of the Comprehensive Planning legislation, every community must develop a public participation plan at the beginning of the planning process. The purpose of the public participation plan is to outline procedures for public involvement during every stage of the planning process. (See Appendix A for the complete Public Participation Plan.) Some of key components of the public participation plan include:

- Two (2) public meetings to allow the public to voice their ideas, opinions, and concerns in the development of the plan. Notice of public meetings published and posted in accordance with Town procedures and State law.
- Seven (7) Plan Commission working sessions to review project material and to make policy recommendations. Plan Commission meetings are open to the public unless otherwise indicated in the posted meeting notice.

1.4 SELECTION OF THE PLANNING AREA

The study area for this Plan includes all lands within the legal boundaries of the Town. (See Map 1: Planning Area).

1.5 COMMUNITY ASSETS & LIABILITIES

At the first project meeting the Planning Commission held initial discussions regarding those aspects of the community that were regarded as either assets or liabilities. The purpose of the exercise was to begin thinking about those things that the community wishes to build upon (ASSETS) and those things that the community wishes to minimize or change (LIABILITIES).

Assets: Things you like about the Town of McKinley that you would replicate or do more of.

Liabilities: Things you don't like about the Town of McKinley that should be reduced or changed.

Participants discussed the following **assets** in the Town of McKinley:

- Close to towns
- Good hospitals
- Good schools
- Lots of lakes
- Close to Twin Cities
- Good hunting
- Retirement place
- Beach/park
- Community closeness
- Township roads are well maintained
- New church building
- Town shop – well maintained equipment
- Good place to raise kids
- Town Hall
- Community events
- Good mix - agriculture, recreation, hunting, fishing
- Small businesses
- Affordable lots/housing
- Quiet lifestyle
- No big business
- Tax base
- Proximity to Health Care and Shopping
- New developments planned in beneficial way (County zoning adequate)

Participants discussed the following **liabilities** in the Town of McKinley:

- People commute by car
- Dogs running at large
- Junk in yards
- Size limit on fish – Grenquist
- Taxes growing too fast
- People have less property rights
- Boat landing needs improvement
- Old business areas need to be cleaned up
- Corner Hwy 48 and E
- Overdevelopment around the lakes
- Children need to ride buses a long way to school and recreational events
- No immediate grocery or gasoline stores or stations
- Police and Fire protection a long way away
- Too many mini-dumps (lack of enforcement)
- Lack of employment opportunities
- No signage on beach/picnic area
- No welcome to McKinley signage

2 VISION, GOALS, OBJECTIVES, & POLICIES

A vision statement identifies where an organization (the Town of McKinley) intends to be in the future and how to meet the future needs of its stakeholders: citizens. The vision statement incorporates a shared understanding of the nature and purpose of the organization and uses this understanding to move towards a greater purpose together. The statement is written in present tense and describes an ideal future condition.

The Town of McKinley is…

Rural in character with a majority of the land devoted to a mixture of agriculture, forests, and open space. Residential and commercial development is located primarily on land with poor agricultural productivity, or is predominantly concentrated along Highway 48. Farming is conducted to preserve and protect water and natural resources and new development is planned and sited to protect water, natural resources and productive farmland, and to reinforce the rural character of the Town.

The Town of McKinley is a desirable place to live because of its rural character, natural terrain, and proximity to regional employment opportunities. The community values its proximity to the City of Cumberland, Village of Luck, and the areas natural resources. Local leaders continue to work with adjoining towns, the Villages of Frederic and Luck, the City of Cumberland and Polk County to manage development and the delivery of services for the betterment of the region.

General Goals

Each chapter of this plan contains goals specific to one of the nine elements of the comprehensive plan. The following three goals are general in nature, and along with the vision statement, are intended to guide actions the Town of McKinley makes in the future. The essence of these recommendations, reflected in the Vision statement and throughout the entire plan, is to create a sustainable future for the Town of McKinley.

A Sustainable Community Framework

A sustainable community is one where economic prosperity, ecological integrity and social and cultural vibrancy live in balance. For the Town of McKinley, a sustainable future will create conditions that:

- **Protect and reinforce the agricultural economy and rural character of the Town of McKinley.**
- **Preserve and enhance the ecological assets of the Town of McKinley.**
- **Preserve and enhance the quality of life of the residents in the Town of McKinley.**

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 and the general goals.

Each element of the comprehensive plan contains goals, objectives, & policies that were developed during the planning process based on the information contained in Chapter 5, Existing Conditions. This section defines goals, objectives, and policies as follows:

Goal: A goal is a long-term target that states what the community wants to accomplish. The statement is written in general terms and offers a desired condition.

Objective: An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

Policy: A policy is a general course of action or rule of conduct that should be followed in order to achieve the goals and objectives of the plan. Policies are written as actions that can be implemented, or as general rules to be followed by decision-makers. Polices that direct action using the words "shall" or "will" are advised to be mandatory aspects of the implementation of the Town of McKinley Comprehensive Plan. Those policies using the words "should," "encourage," "discourage," or "may" are advisory and intended to serve as a guide.

2.1 HOUSING

2.1.1 Issues Raised During the Planning Process

Plan Commission members noted the need to address deteriorated housing. Housing goals for the community should ensure these properties are cleaned up, and abandoned buildings and homes demolished. The main focus for new housing should be around replacement housing.

Goal 1: Provide for the residential needs of all Town residents to meet existing and forecasted housing demands.

Objectives:

1. Collaborate with communities in Polk County to plan for a range of housing that meets the needs of area residents of various income levels, age, and health status.

Policies:

1. Encourage the development of affordable single-family housing for all age groups. Explore opportunities to provide incentives for homebuilders that create housing affordable for low and moderate-income households, including smaller, high-quality and energy-efficient farmsteads and single-family homes.

2. Discourage development of multi-family apartment buildings and special needs housing in rural areas of the Town and encourage it inside urban areas, where there is easier access to public services and facilities to support such developments.

Goal 2: Maintain housing properties, types and densities that reinforce the rural character of the Town.

Objectives:

1. Emphasize control of residential density (lot averaging) and site design rather than lot size alone.

2. Ensure that homes are built and maintained according to levels deemed safe by industry standards.

3. Retain farm-based residences as the preferred type of housing in the Town of McKinley. Establish regulations that support further development of farm-based residences throughout the Town, including regulations that support development of housing for family members of farm owners and for employees working on farms.

Policies:

1. If proposals for residential subdivisions are ever introduced, encourage clustered residential subdivisions that will prevent or minimize conversion of agricultural or open space land. Incentives may be considered by the Town for developments that use this technique.

Lot averaging is a regulatory tool that allows a property owner to create a lot that is smaller than the minimum lot size requirement, provided the acreage of the smaller parcel plus the remaining acreage of the parent parcel add up to the amount of acreage required for two parcels in the underlying area.

Conservation Subdivisions are an alternative approach to the conventional lot-by-lot division of land, which spreads development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the area. Residential lots are grouped or "clustered" on only a portion of a parcel of land while the remainder of the site is permanently preserved as open space.

2. Support the Uniform Dwelling Code, requiring inspection of new structures and repair of unsafe and unsanitary housing conditions.

3. Support programs that maintain or rehabilitate the Town's housing stock. Encourage voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes. Discourage the use of properties for the accumulation of "junk" materials.

> "Junk" – Any worn out or discarded materials including but not necessarily limited to scrap metal, inoperable motor vehicles and parts, construction material, household wastes, including garbage and discarded appliances.

2.2 TRANSPORTATION

2.2.1 Issues Raised During the Planning Process

Plan Commission members noted the need to repair CTH W and the need to continue a road maintenance program.

Goal 1: Provide for a safe, efficient, multi-modal, and well-maintained transportation network for all residents, farmers, area businesses, and emergency vehicles.

Objectives:

1. Maintain the Town's transportation network at a level of service desired by Town residents and businesses.

2. Manage access to the transportation network in order to effectively maintain the safe and functional integrity of Town roads.

3. Coordinate major transportation projects with neighboring communities, Polk County, and the WisDOT.

Policies:

1. Transportation Alternatives for Disabled & Elderly Residents – Collaborate with Polk County and urban areas in the region to provide transportation services for disabled & elderly residents.

2. Incorporation of Pedestrian & Bicycle Planning – Ensure that the Town has an active role in providing input on bicycle routes through the Town planned by Polk County, WIDNR, or local organizations. Encourage the use of foot or bike paths within and between adjacent conservation or conventional subdivisions. Encourage the inclusion of bikeway and pedestrian improvements in all development proposals.

3. Protection of Town Roads – New roads shall be built according to Town standards. At the Town's discretion, intergovernmental agreements that define the responsibilities of the Town, the developer and neighboring communities regarding any required improvements to Town roads and funding of such improvements may be required. Where appropriate, designate weight restrictions and truck routes, to protect local roads.

4. Maintain Condition Standards for Town Roadways – Strive to maintain an average PASER rating of 7 for all paved Town Roads, and establish and prioritize future road projects based on the applicable PASER scores and ADT data.

> PASER – Pavement Surface Evaluation & Rating. The WisDOT recommends municipalities maintain an average rating of "7" for all roads.

5. Coordination of Improvements to State and County Highways – Stay apprised of the WisDOT and Polk County's efforts to maintain and improve State and County roads. Coordinate improvements to adjacent local roads whenever feasible.

6. Joint Planning of Roads that Cross Jurisdictions – Work with adjoining towns to plan, construct and maintain those roadways that affect both jurisdictions, including cost sharing where appropriate.

Goal 2: Be prepared to address other transportation-related policies required by Wisconsin's Comprehensive Planning law.

Objectives:
1. Specifically identify any areas required by Wisconsin's Comprehensive Planning law that do not have direct applicability to the Town at this time.

Policies:
1. Future Cooperation and Planning – The Town will actively participate in any planning for any form of public transit, passenger rail, public air transportation or water transportation should any of these transportation alternatives become feasible in the Town in the future.

2.3 AGRICULTURAL, NATURAL, & CULTURAL RESOURCES

Goal 1: Reinforce the Town's rural character by encouraging the preservation of farmland, sensitive environmental areas, wildlife habitat, rural vistas, and local cultural resources.

Objectives:
1. Minimize fragmentation of agricultural cropland and natural areas.

2. Minimize the potential impact on natural resources, environmental corridors, or habitat areas when evaluating potential residential, commercial, industrial, and intensive agricultural uses.

3. Minimize the potential impact on local cultural resources when evaluating new developments.

Policies:
1. Discourage fragmentation of farmland, forested land, and natural areas to protect the continuity of these areas for future use. If development does occur, discourage its placement in the middle of parcels of agricultural cropland, or on prime farmland soils [as identified in Map 3 of this Plan].

2. Avoid development in areas that have documented threatened and endangered species, or have severe limitations due to steep slopes, soils not suitable for building, or sensitive environmental areas such as wetlands, floodplains, and streams in order to protect the benefits and functions they provide. The Town shall require these natural resource features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources.

3. Encourage maintenance and rehabilitation of historic areas and buildings. Ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or other development activities. Construction activities on a development site shall cease when unidentifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the Town of such potential discovery.

Map 3 illustrates the location of prime farmlands in the Town of McKinley according to the Polk County Soil Survey. There are three categories of prime farmland that are mapped: 1) soils identified by the NRCS as prime farmland soils; 2) soils identified by the NRCS as prime farmland soils of statewide importance; and 3) soils identified by the NRCS as prime farmland if the land is well drained.

Goal 2: Minimize land use conflicts between farm and non-farm uses, as well as between farms.

Objectives:
1. Ensure that new residents understand the "Right to Farm" law and are familiar with the seasonal affects of expected agricultural practices in the Town.

Policies:
1. All farming or forestry operations are encouraged to incorporate the most current "Best Management Practices" or "Generally Accepted Agricultural and Management Practices" (GAAMPS) as identified by but not limited to the following agencies:
   a. Polk County
   b. University of Wisconsin Extension
   c. Wisconsin Department of Agriculture, Trade and Consumer Protection
   d. Wisconsin Department of Natural Resources
   e. National Resource Conservation Service

> *Wisconsin's Right to Farm Law (s 823.08, Stats)*
> The law was designed to protect farm operations, which use good management practices from nuisance lawsuits that challenge acceptable farming practices and the ability of farmer to responsibly continue producing food and fiber for the nation and the world.

2. Require the owner of any new non-farm residence within an agricultural district to sign and record in the Polk County Register of Deeds Office a right-to-farm agreement at the time of purchase, and all subsequent owners of the lots shall be required to sign and record in the Register of Deeds Office a right-to-farm agreement.

2.4 UTILITIES & COMMUNITY FACILITIES

2.4.1 Issues Raised During the Planning Process

Plan Commission members noted the need for Town Police protection and the need to address future ATV use. In addition, the existing Town Hall does not include handicap accessible facilities. Members of the Commission noted the need for a new Town Hall and the need for assisted living facilities.

Goal 1: Maintain high quality Town services and facilities.

Objectives:
1. Ensure that public and private utilities are constructed and maintained according to professional and governmental standards and do not detract from the rural character of the Town.

2. Phase new development in a manner consistent with public facility and service capacity and community expectations.

3. Ensure that Town Hall and other public facilities continue to meet the needs of Town residents.

4. Monitor satisfaction with local emergency services and other utility or community services, and seek adjustments as necessary to maintain adequate service levels.

5. Adopt renewable energy policies and practices as part of a strategy to meet future energy needs.

Policies:
1. Sanitary Sewer – Density and minimum lot sizes should be managed allowing adequate space for replacement of private on-site sewage systems. Continue working with Polk County to ensure that existing private septic systems are adequately maintained and inspected on a regular basis, and that new private or shared septic systems are designed, constructed, and inspected according to State and Polk County regulations.

2. Water Supply - Encourage landowners with private wells to properly maintain and monitor their wells through inspection and water testing as necessary or required by WIDNR regulations. Landowners with private wells that are no longer in use shall properly close and abandon wells according to Wisconsin DNR regulations.

3. Stormwater Management – Control stormwater quality and quantity impacts from development. Maintain natural drainage patterns, as existing drainage corridors, streams, floodplains, and wetlands can provide for stormwater quality and quantity control benefits to the community. Direct that developers be responsible for stormwater quality and quantity control both during and after site preparation and construction activities. Collaborate with other jurisdictions as necessary to enforce the Polk County Stormwater Management and Erosion Control Ordinances.

4. Solid Waste & Recycling – Provide solid waste collection, disposal and recycling services that protect public health and the natural environment. Monitor levels of service provided by the contracted solid waste disposal and county recycling services and meet with them to address any concerns raised by residents or local businesses.

5. Parks – Work with the WIDNR and Polk County as necessary to determine if there are needs for future parks and natural areas in the Town. If needs are identified, work with the WIDNR and the County to determine the most effective and efficient way to proceed with development. Encourage the connectivity of the recreational facilities with regional & state facilities, via bicycle trials or marked routes on existing roads. Encourage recreational opportunities & public access to & along the lakefronts.

6. Power Plants, Transmission Lines, and Telecommunication Facilities – Ensure the provision of reliable, efficient, and well-planned utilities to adequately serve existing and planned development. Actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, or telecommunication towers. If such facilities are proposed, they should be located in an area safely away from existing residential uses and livestock facilities.

7. Renewable Energy Facilities – Support appropriate applications of renewable energy and utilization of onsite distributed energy generation (e.g., solar, wind, geo-thermal, biomass, solid waste):

   a. Allow the installation of solar and wind energy systems in line with WI State Statute 66.0401: Regulation relating to solar and wind energy systems.

   b. Encourage the use of bio-fuels using biomass and other products for power generation.

8. Cemeteries – Collaborate with local church associations regarding the need for additional cemeteries or cemetery expansion.

> *WI State Statute 66.0401: Solar and Wind Systems*
> No county, city, town or village may place any restriction, either directly or in effect, on the installation or use of a solar energy system (as defined in s.13.48(2)(h)1.g.), or a wind energy system (as defined in s.66.0415 (1)(m)), unless the restriction satisfies one of the following conditions:
> (a) Serves to preserve or protect public health or safety.
> (b) Does not significantly increase the cost of the system or significantly decrease its efficiency.
> (c) Allows for an alternative system of comparable cost and efficiency.

9. Special Needs Facilities – Work with Polk County and adjacent towns to maintain and improve access to special needs facilities (i.e. health care, childcare) for Town residents. Actively participate in the planning and siting of any new special needs facility.

10. Emergency Services - Work with Polk County Sheriff's Department, Cumberland Memorial Hospital, and the Luck, Cumberland and Frederic Fire Departments to maintain adequate provision of emergency services (i.e. fire, police, EMS) for Town residents and businesses, and review service provision levels with the appropriate agencies annually. Support the development of a “”first response” team within the Town of McKinley.

11. Libraries - Work with Polk County to maintain and improve access to public library facilities for Town residents.

12. Schools – Collaborate with the Frederic School District, the Luck School District, the Cumberland School District, and the Wisconsin Indianhead Technical College to provide high quality educational facilities and opportunities for Town residents. Actively participate in the planning and siting of any new school facility.

13. Town Facilities - Annually evaluate the condition of the Town Hall and associated equipment to ensure that it will continue to meet Town needs.

Goal 2: Ensure that new Town residents are aware of Town policies regarding services.

Objectives:
1. New residents should be educated on the norms and expectations for the delivery of services to Town of McKinley residents, which may differ from services they have received in the past.

Policies:
1. Distribute a pamphlet or newsletter describing Town policies and community norms when new development occurs in the Town. Information may include explanations and contact information pertinent to the jurisdictions responsible for delivery of a variety of services, costs associated with services, and expectations for residents.

2.5 ECONOMIC DEVELOPMENT

2.5.1 Issues Raised During the Planning Process

Plan Commission members noted that Town employment is dependent on the City of Cumberland and the Village of Luck. Members stated that the Town should seek to encourage local small/cottage industries within the Town and heavy industry in the surrounding cities and villages.

Goal 1: Ensure that new businesses do not detract from the predominantly rural character of the Town.

Objectives:
1. Maintain agriculture and agriculture-related businesses as the major economic development type in the Town.

2. Join area economic development organizations to support economic growth and vitality throughout the region and to bring the "voice" of the farmer to discussions about economic development.

3. Develop a long-term area strategy to promote sustainable economic development, with a special emphasis on promoting existing businesses and local agricultural and forest products.

Policies:
1. Encourage agriculture and forestry-related businesses as the major economic development type in the Town. Encourage the development of "niche" businesses focused on food and timber for local and regional markets (small-scale food processing, fresh and organic produce, woodworking, etc.)

2. Encourage local cottage industries & regional tourism businesses, such as small-family restaurants, specialty retail, and bed and breakfasts that do not diminish the quality of natural, historical, or cultural resources.

3. Collaborate with neighboring municipalities, Polk County, and local economic development organizations to develop programs and marketing initiatives that support local products.

Goal 2: Minimize land use conflicts between business and non-business uses.

Objectives:

1. Carefully consider whether proposals for commercial or industrial business development will interfere with farming and whether they can be supported with the existing road system, other infrastructure and available services.

2. Maintain design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access. (Refer to Community Design Principles)

3. Maintain standards and limitations for home occupations and home based businesses in residential areas to minimize noise, traffic, and other disturbances.

> *Home occupations* refer to office types of uses that do not alter the residential character of a home and its neighborhood.
>
> *Home based businesses* are selected types of small businesses that can include buildings, yards, and vehicles, that have the physical appearance of a business rather than a home, located on the same parcel of land as the residence. Examples may include veterinary, animal boarding, blacksmiths, or woodworking businesses.

Policies:

1. Discourage development of intensive commercial and industrial development in the Town of McKinley and concentrate light commercial and industrial development where a full range of utilities, services, roads, and other infrastructure is readily available.

2. Prohibit home based businesses within residential subdivisions, or groups of rural residences, which would cause safety, public health, or land use conflicts with adjacent residential uses due to such things as increased noise, traffic, and lighting. Proposed businesses shall require a conditional use permit.

2.6 INTERGOVERNMENTAL COOPERATION

2.6.1 Issues Raised During the Planning Process

Plan Commission members noted the benefits of looking at potential cooperative arrangements for equipment and services as well as the potential for contracting Town equipment and labor to surrounding towns and the County.

Goal 1: Maintain mutually beneficial relationships with neighboring municipalities, Polk County, State & Federal agencies, and school districts serving McKinley residents.

Objectives:

1. Coordinate Town planning efforts with local school districts as necessary to allow those districts to properly plan for facility needs.

2. Coordinate with other neighboring towns to jointly plan boundary areas and coordinate their long-term growth plans with the Town Comprehensive Plan.

3. Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government.

4. Identify existing and potential conflicts between McKinley and neighboring towns and establish procedures to address them.

Policies:

1. Encourage an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas. To the extent possible, coordinate the Town's Comprehensive Plan any future comprehensive plans for neighboring municipalities or Polk County.

2. Prior to the adoption of the Town Comprehensive Plan, and for subsequent updates, request comments from area school district officials, neighboring towns, and Polk County.

3. Request that School District officials keep the Town apprised of any plans for new facilities that could either be located in the Town or near enough to the Town's jurisdiction that Town roads could be affected.

4. Request that neighboring towns, Polk County, and State or Federal agencies communicate to the Town land use or planning activities that would affect the Town of McKinley.

5. Continually work with neighboring towns & municipalities to identify opportunities for shared services or other cooperative planning efforts.

2.7 LAND USE

2.7.1 Issues Raised During the Planning Process

Plan Commission members noted the need to gear new development towards residential uses, cottage industries and area-based businesses.

Goal 1: Ensure a desirable balance and distribution of land uses is achieved which reinforces the Town's character & sense of place.

Objectives:

1. Maintain a comprehensive future land use plan and map[1] that coordinates housing, economic development, agriculture, and the preservation of open space and natural resources.

Policies:

1. Map sensitive environmental features requiring protection including steep slopes, wetlands and floodplains. Delineate areas having these features on the Future Land Use Map and prepare a description of these areas that designates them as areas for conservation or protection where development should not occur. Review and update regulations that protect these areas consistent with any state or other applicable laws.

2. Map areas in agricultural use, including those areas that have historically been used for farming but may be lying fallow. Also, map prime farmland soils. Delineate these areas on the Future Land Use Map and designate them as areas for agricultural use. Review and update regulations that support continued agricultural use in these areas.

3. Allow for very limited non-farm residential development in areas slated for agricultural use, provided owners of residences in these areas acknowledge, in writing, that they understand that they have moved into an area that is slated for agricultural use and that they find noises, odors, and other similar factors associated with farming to be acceptable.

4. Map the location of non-farm residences throughout the Town. Identify areas suitable for residential development considering other factors including the potential for land use conflicts with areas well-suited and slated for agricultural use, soil conditions, and topography. Delineate these areas on the Future Land Use Map and designate them for residential use. Develop one or more descriptions that describe the type and density of residential development appropriate for these areas. Review and update regulations that support residential development in these areas.

5. Map existing commercial and/or industrial uses that are found in the Town. Evaluate whether the uses are compatible with surrounding uses, whether the road system and other infrastructure is satisfactory to support these uses, whether the uses are adequately supported by available services, and whether there are other suitable places where they could locate. Based upon the evaluation, determine whether the location of existing

[1] Refer to Chapter 3, Future Land Use Plan.

commercial and/or industrial uses should be delineated as appropriate locations for commercial and/or industrial use in the Town. In addition, determine whether other additional areas should be designated for commercial and/or industrial use, and if so, delineate them on the Future Land Use Map.

Goal 2: Balance land use regulations and individual property rights with community interests.

Objectives:

1. Provide flexibility in development options/tools to create win-win outcomes between landowner desires and community interests.

2. Maintain policies for considering revisions to the Future Land Use Map if and when requested by eligible petitioners.

3. Maintain polices for interpreting future land use boundaries.

Policies:

1. Planned Unit Developments: [2] A subdivider may elect to apply for approval of a plat employing a planned residential development (PUD) design.

2. Conservation Subdivision Development: A subdivider may elect to apply for approval of a plat employing a conservation subdivision design.

3. Purchase of Development Rights:[3] The use of purchase of development rights may be considered within the Town, if Polk County develops this program.

4. Transfer of Development Rights:[4] The use of transfer of development rights may be considered within the Town, if Polk County develops this program.

A *Planned Unit Development (PUD)* refers to a parcel of land planned as a single unit, rather than as an aggregate of individual lots, with design flexibility from traditional siting regulations. Within a PUD, variations of densities, setbacks, streets widths, and other requirements are allowed. The variety of development that is possible using PUDs creates opportunities for creativity and innovation within developments. Since there is some latitude in the design of PUDs, the approval process provides opportunities for cooperative planning between the developer, reviewing boards, and other interested parties.

Purchase of Development Rights (PDR) refers is a public program to pay landowners the fair market value of their development rights in exchange for a permanent conservation easement that restricts development of the property.

Transfer of Development Rights (TDR) refers to a program to relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" or "sending" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was allowed under a comprehensive plan or zoning ordinance.

[2] See Polk County Zoning Code
[3] No such program existed when this plan was completed.
[4] No such program existed when this plan was completed.

2.8 COMMUNITY DESIGN PRINCIPLES

Goal: Promote high quality site and building designs.

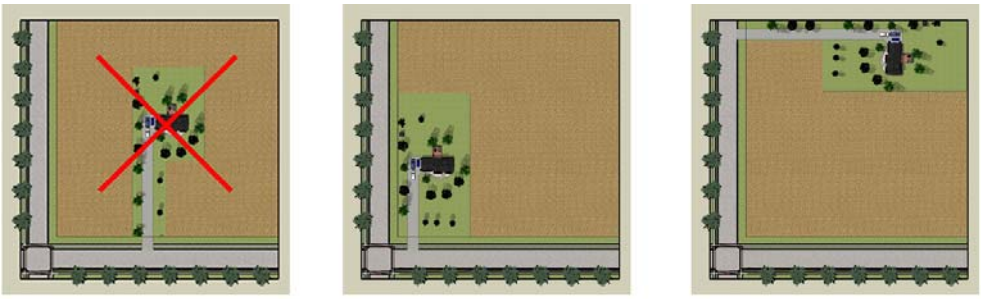
Objectives:
Maintain site and building design guidelines for all development to uphold property values, minimize conflicts with neighboring uses, and to reinforce the character of the Town as a whole.

Policies:
Sites, buildings and facilities shall be designed in accordance with the policies outlined below:

Rural Preservation Areas
Lots, buildings, and driveways within agricultural areas shall be configured to be located on the least productive soils and shall not fragment large tracts of agricultural land by placing building envelopes and driveways in the middle of large parcels (greater than 10 acres).

Environmentally Sensitive Areas
Avoid fragmentation and isolation of remaining natural areas and corridors. Lots and buildings shall be configured to retain large tracts of undeveloped land. Developers shall strive to connect undeveloped lands with existing undeveloped areas to maintain environmental corridors. No buildings shall be allowed in areas with slopes greater than 20% and building development shall be severely limited in areas designated as wetlands, floodplains, and areas with slopes between 12-20%. To the extent possible, developers shall preserve existing woodlands and mature trees during and after development.

Figure 2.1: Building Layout in Rural Preservation



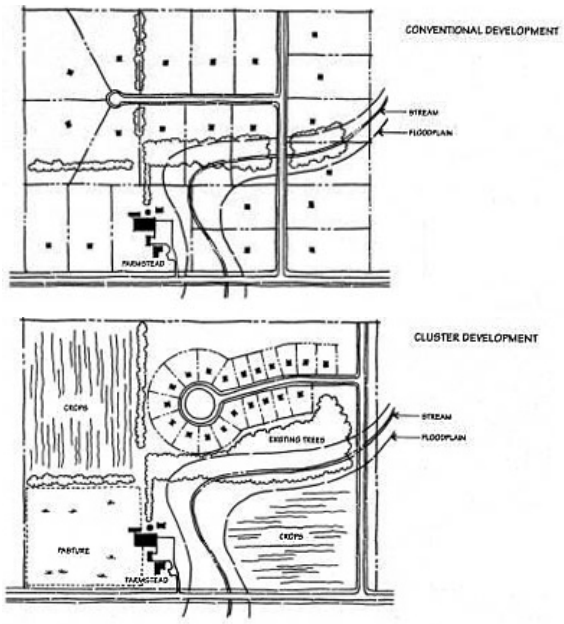
Discouraged Layout | Desirable Layout #1 | Desirable Layout #2

Conservation Subdivisions: Development proposed in areas containing environmentally sensitive areas are encouraged to use conservation subdivision design principles, such as:

- Hiding development from main roads to the extent possible through natural topography, vegetation (e.g. tree lines, wooded edges), landscaped bufferyards, and setbacks.
- Provide vegetative buffers between building sites, wetlands, and streams beyond minimum setback standards.
- Preserve mature trees, stone rows, fence lines, and tree lines.
- Arrange lots so that houses are not placed on exposed hilltops or ridgelines.
- Design streets and lot layouts to blend with natural land contours.
- Create pedestrian trails through common open space areas.

- Restore the quality and continuity of degraded environmental areas within the subdivision, such as streams and wetlands.
- Encourage stormwater management treatment systems that focus on Best Management Practices (BMPs).

Figure 2.2: Conventional verses Conservation Subdivisions



Conservation Subdivisions are an alternative approach to the conventional lot-by-lot division of land in rural areas, which spreads development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the area. Conservation Subdivisions allow for an adjustment in the location of residential dwelling units on a parcel of land so long as the total number of dwelling units does not exceed the number of units otherwise permitted in the zoning district or comprehensive plan. This clustering of the dwellings into a small area is made possible by reducing the individual lot sizes. The dwelling units are grouped or "clustered" on only a portion of a parcel of land. The remainder of the site is permanently preserved as open space or farmland held in common or private ownership. Sometimes additional dwelling units may be permitted if certain objectives are achieved. Conservation subdivisions enable a developer to concentrate units on the most buildable portion of a site, preserving natural drainage systems, open space, and environmentally and culturally sensitive areas. A conservation subdivision should identify a conservation theme such as forest stewardship, water quality preservation, farmland preservation, natural habitat restoration, view shed preservation, or archaeological and historic properties preservation.

Compatibility with Neighboring Uses: Potential for land use conflicts with existing uses (including forestry & agricultural uses and environmentally sensitive areas) shall be mitigated through buffering, landscaping berms, and lot/building location on the original parcel.

Figure 2.3: Residential Screening

Signage, Parking, & Lighting

Excessive signage, parking and lighting is discouraged:

- The use of monument, wall, cantilever, or awning signs is strongly encouraged.
- New business developments shall utilize shared parking and signage whenever feasible.
- New developments shall incorporate full cut-off lighting, which reduces impacts on neighboring properties (light trespass) and protects the night sky (prevents sky glow).

Figure 2.4: Sign Types

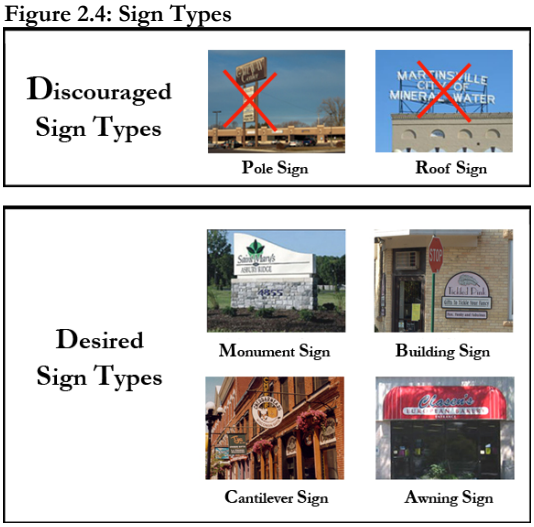


Figure 2.5: Parking Layout

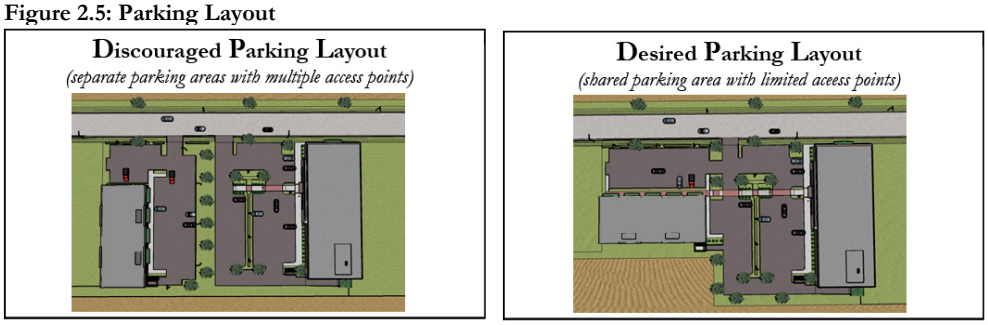
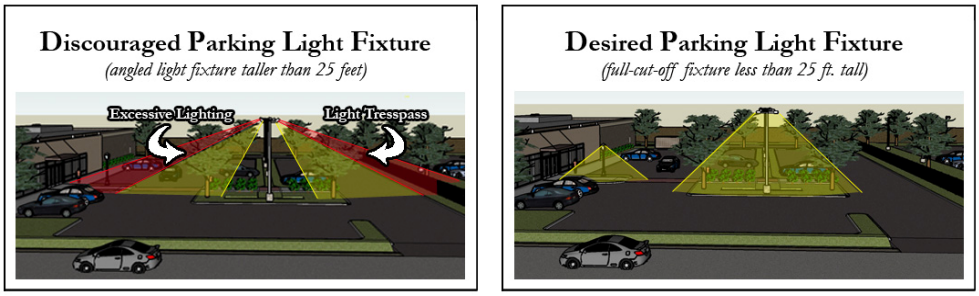


Figure 2.6: Outdoor Lighting



Transportation Facilities

Transportation facilities for new developments shall be constructed according to local ordinances and shall allow for safe ingress and egress of vehicles. Most lots shall take access from interior local streets to minimize the impacts to existing transportation facilities and new facilities shall address future connectivity to surrounding properties. Streets should be designed to the minimum width that will reasonably satisfy all realistic needs. Local streets should not appear as wide collector streets, or "micro-freeways," which encourages higher travel speeds. Streets should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. The use of traditional or modified grid-like street patterns, as opposed to multiple cul-de-sacs and dead end roads, is strongly encouraged. Pedestrian and bicycle improvements are strongly encouraged, especially in areas near existing facilities. Development proposals shall address the impacts to transportation systems including:

a. Traffic flow and volume

b. Road conditions, construction, and maintenance

c. Emergency vehicle access

d. Safe ingress and egress

e. Future connectivity to surrounding properties

f. Transportation of students (e.g. bus turn-arounds)

g. Pedestrian and bicycle improvements.

Utility Construction

Utilities shall be sited and designed to minimize impacts on adjacent uses. Underground placement and co-location for new public and private utility facilities is encouraged. Above ground utilities shall incorporate site, design, and landscaping features that minimize impacts to adjacent uses.

Architectural Styles

New buildings should promote a high quality of architectural style. The use of natural building materials and energy-efficient materials or designs is highly encouraged, including LEED certification. Buildings should be designed and located to blend into the natural environment. Discourage the use of repeating building heights, exterior colors, and housing floor plans within new subdivisions.

Leadership in Energy and Environmental Design (LEED) is a rating system developed by the U.S. Builders Association that provides a suite of standards for environmentally sustainable construction.

3 FUTURE LAND USE PLAN

3.1 FUTURE LAND USE SUMMARY

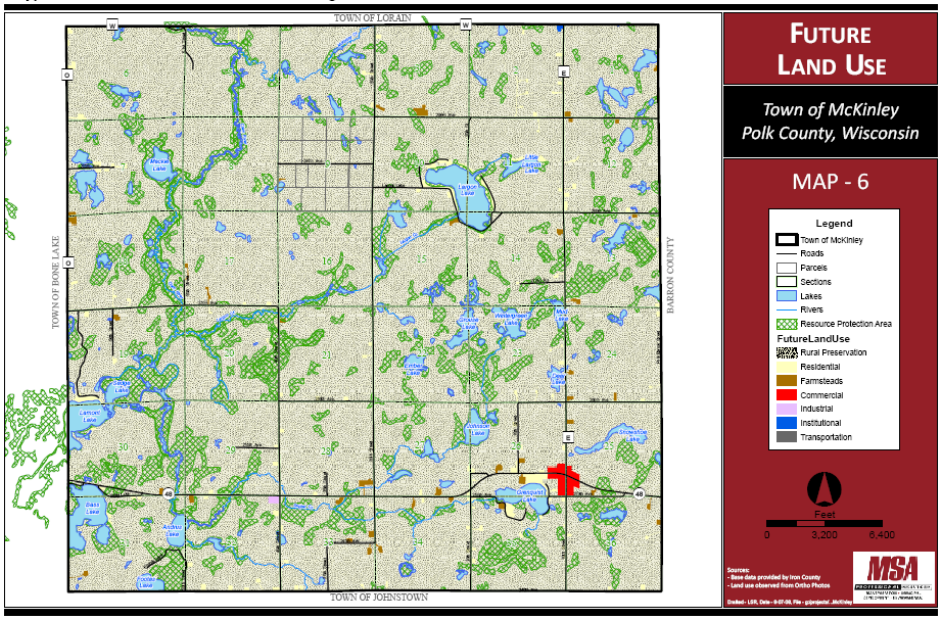
The following chapter summarizes the future land use plan for the Town of McKinley and covers all of the information required under *SS*66.1001. The information is intended to provide a written explanation of the Town of McKinley Future Land Use Map (See Appendix B), which depicts the Town's desired pattern of land use and establishes the Town's vision and intent for the future through their descriptions and related objectives and policies (Chapter 2). The future land use plan identifies areas of similar character, use, and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.).

The Town does not assume that all areas depicted on the Future Land Use Map will develop during the next 20 years. Instead, the Future Land Use Map depicts those areas that are the most logical development areas based on the goals and policies of this plan, overall development trends, environmental constraints, proximity to existing development, and the ability to provide services. The Town does not support the rezoning or development of all the lands identified on the maps immediately following adoption of this Plan. Other factors, such as the ability to provide services, the potential effect on adjacent properties, and the phasing of development will have to be considered.

3.1.1 Future Land Use Map

Upon completion of the existing conditions analysis, planning policies, and a working session with the Plan Commission focused on developing a future land use map, the consultant prepared a future land use map for review by the Plan Commission and the public. The preliminary Future Land Use Map reflected only minor amendments to existing land uses within the Town. Upon review of the preliminary Future Land Use Map at a second working session, it was determined that the Future Land Use Map would include commercial land use classification at the intersection of Highway E and 48 to reflect opportunities for commercial development at this location (see Map 6: Future Land Use).

Figure 3.1: Future Land Use Map



3.1.2 Future Land Use Plan

The proposed pattern of land use is depicted in Map 6 (See Appendix B). The Future Land Use Plan, in conjunction with the other chapters of this plan, should be used by Town staff and officials to guide recommendations and decisions on rezoning and other development requests.

3.1.2.1 Land Use Recommendations

This Plan generally proposes minor changes in the existing land use pattern within the Town of McKinley. The Future Land Use plan for the Town is divided into seven (7) land uses. Recommendations for these land uses are outlined below.

- Residential. This land use category includes most of the existing residential development within the Town and is largely limited to areas surrounding the Town's lakes. These areas are intended to be primarily single family residential with a total density not to exceed 2 units per acre.

  The following Polk County zoning districts are appropriate within the Residential land use classification: Residential district.

- Commercial. This classification includes locations where retail goods and/or services are sold or where office activities take place. The Future Land Use Map indicates opportunities for commercial development at the intersection of Highway E and 48. The intensity of commercial development is regulated by the County zoning ordinance. Industrial developments should be avoided in commercial areas.

  The following Polk County zoning districts are appropriate within the Commercial land use classification: Commercial District (C1) and Restricted Commercial District (C2).

- Industrial. This classification includes the existing auto-body shop at the intersection of 40th Street and Highway 48 and includes those lands appropriate for indoor manufacturing, warehousing, distribution, office and outdoor storage usage. The intensity of industrial development is regulated by the County zoning ordinance. A small amount of new industrial development may be appropriate surrounding the existing industrial uses.

  The following Polk County zoning districts are appropriate within the Industrial land use classification: Industrial District (I1) and Restricted Industrial District (I2).

- Institutional. This classification includes properties owned by the Town, the school district, and religious institutions. Additional institutional land has not been identified in this Plan. Applications for the development of institutional uses shall be approved as conditional uses under the regulation of the Polk County Comprehensive Land Use Ordinance. The Town does not intend to require an amendment to the Future Land Use Map if and when a proposed institutional use is approved.

- Rural Preservation. Much of the Town is planned as Rural Preservation. The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat. This designation includes farmland, scattered open lands, woodlots, agricultural-related uses, and limited single-family residential development. These lands represent areas that are vital to the regions agricultural & forestry economy and are key ingredients of the rural character and image of the Town of McKinley. Those areas indicated as Farmstead on the Future Land Use Map include lands that contain existing residential structures associated with agricultural land and typically without urban services (public water or sewer). These areas are subject to the policies of the Rural Preservation land use classification.

  The following policies shall apply to areas designated as Rural Preservation:

  1. New non-farm residential development shall be limited a density of one (1) residential dwelling unit per thirty-five (35) contiguous acres. In return for developing smaller lots, property owners are required to place 35-acres of the remaining property under a non-development easement to be held for a period of no less than 20 years. For example, if a property owner of 40 acres creates a 5 acre lot, the remaining 35 acres is placed under a non-development easement for no less than 20-years.
  2. New development shall be located on the least productive portion of the original parcel in order to minimize the fragmentation of productive agricultural land and to minimize any disruption to existing farm operations.

Cluster development and conservation subdivisions are highly encouraged for all non-farm residential development.

3. Agriculturally related businesses, cottage industries, utility, recreation, mineral extraction, religious and government uses may be permitted based on the conditional use requirements of the appropriate Polk County zoning districts for Rural Preservation areas.
4. Substandard Parcels - All parcels which are less than 35 contiguous acres as of the original date of adoption of this Plan, shall be allowed a total of one new dwelling unit, if the parcel does not contain an existing dwelling unit, and is a minimum of 60,000 square feet (such that 2 legally conforming 30,000 square feet lots can be created). Rezoning or additional land divisions of vacant substandard parcels that would result in the right to construct more than one dwelling unit shall be prohibited.
5. The following Polk County zoning districts will be considered for approval within the Rural Preservation land use classification: Agricultural District (A1), Exclusive Agricultural District (A2), Forestry District, Conservancy District, and Recreational District.

- Resource Protection Area[5]. The Resource Protection Area includes undevelopable lands that meet one or more of the following conditions:

1. Wetlands mapped as part of the WIDNR Wetland Inventory[6], or
2. 100-Year Floodplains based on FEMA maps, or
3. Areas with steep slopes greater than 20%

The following policies shall apply to areas designated as Resource Protection:

1. This classification is intended to function as an "overlay district" in which the resource protection policies would be applied in addition to the land use regulations of the underlying future land use classification. Land within a Resource Protection Area shall count towards calculating the number of dwelling units allowed on the overall parcel, per the underlying future land use classification.
2. Resource Protection areas should be protected from development in order to preserve the natural resource qualities of the areas and protect the visual and aesthetic qualities of the Town of McKinley. Building, road construction, or land disturbance associated with nonagricultural development should be prohibited on slopes in excess of 20 percent. All structures, except for boardwalks, viewing platforms, decks, and similar structures, shall be prohibited within 75 feet of WDNR-designated wetlands; 75 feet of the ordinary high water mark (OHWM) of Class 1 navigable waters[7]; 100 feet of the OHWM of Class 2 and Class 3 navigable waters; and 100 feet of rivers and streams.
3. Building development may be permitted provided:
   a. The area no longer falls within WIDNR designated wetland boundaries or FEMA designated floodplain boundaries and does not contain slopes greater than 20%.
   b. The development meets all requirements of the Polk County Shoreland Zoning Ordinance.

3.1.3 Amending the Future Land Use Map

The Town of McKinley recognizes that from time to time changes to the future land use map may be necessary to account for changes in the current planning environment that were not anticipated when the map was originally created. A property owner may petition for a change to the Future Land Use Map[8]. The Town will consider petitions based on the following criteria:

[5] It should be noted that Resource Preservation Area delineations are shown only for local land use planning purposes and do not indicate any additional County, State or Federal regulations that would affect a landowner's ability to utilize the property for agricultural or development purposes.
[6] The WIDNR Wetland Inventory was derived from 1996 aerial photography and only includes wetlands which are larger than five (5) acres. Wetlands smaller than five (5) acres may exist within the Town and shall be included under the Resource Protection classification.
[7] As defined by Polk County Shoreland Protection Zoning Ordinance.
[8] Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the Planning Area, by Town Officials, or by officials from adjacent municipalities. Refer to Chapter 4 Implementation.

1. Agricultural Criteria: The land does not have a history of productive farming activities or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.

2. Compatibility Criteria: The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing agricultural operations. A petitioner may indicate approaches that will minimize incompatibilities between uses.

3. Natural Resources Criteria: The land does not include important natural features such as wetlands, floodplains, steep slopes, or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland & Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

4. Emergency Vehicle Access Criteria: The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.

5. Transportation Criteria: The proposed change will not significantly increase traffic in an area such that it will pose public safety concerns. The existing transportation system is capable of supporting the proposed use. Petitioners may demonstrate how they will upgrade any transportation facilities to address existing deficiencies or safety issues.

6. Ability to Provide Services Criteria: Provision of public facilities and services will not place an unreasonable burden on the ability of the Town to provide and fund those facilities and services. Petitioners may demonstrate to the Town that the current level of services in the Town, including but not limited to school capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Town with any shortcomings in public services or facilities.

7. Intergovernmental Cooperation Criteria: Petitioners may demonstrate that a change in the Future Land Use Map is consistent with the Polk County Comprehensive Plan and Zoning Code.

8. Public Need Criteria: There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive fiscal impact on the Town. The Town may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

3.1.4 Interpreting Boundaries[9]

Where uncertainty exists as to the boundaries of districts shown on the Future Land Use Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.

[9] With respect to the accuracy of this and other maps included in this document, a disclaimer is necessary. The Town of McKinley and MSA Professional Services have prepared and reviewed maps herein. It has been mutually understood that these maps were accurate for planning purposes and that they will continue to be used to make planning and zoning decisions. Due to scale limitations or potential data errors, it is recognized that disputes may arise concerning areas delineated on the maps. If a landowner or any other party alleges error or misrepresentation of map delineations, he or she must submit proof from recognized professionals that such is the case. The Town Board will consider such submission and will adjust the boundaries when approving a land use change if appropriate.

2. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines shall be construed as following such lot lines.

3. Boundaries indicated as approximately following municipal boundaries shall be construed as following such boundaries.

4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

5. Boundaries indicated as following shorelines and floodplains, shall be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it shall be construed as moving the mapped boundary.

6. Boundaries indicated as following the centerlines of streams, rivers, canals, or other bodies of water shall be construed to follow such centerlines.

7. Boundaries indicated as parallel to extension of features indicated in the preceding above shall be so construed. The scale of the map shall determine distances not specifically indicated on the Future Land Use Map.

4 IMPLEMENTATION

4.1 IMPLEMENTATION SUMMARY

The implementation element is defined as a compilation of programs and specific actions to be completed in stated sequence to implement the goals, objectives, policies, plans and programs contained within this plan, including proposed changes to any applicable zoning ordinances, official maps, sign regulations erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances. The element describes how each of the elements of the compressive plan will be integrated and made consistent with the other elements of the comprehensive plan, and includes a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element also includes a process for updating the comprehensive plan.

4.2 REGULATORY MEASURES

Regulatory measures used to guide development are an important means of implementing the recommendations of a comprehensive plan. The zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by the comprehensive plan. The Town Board officially adopts these regulatory and land use control measures as ordinances (or as revisions to the existing ordinances).

4.2.1 Zoning Ordinance

Zoning is used to control the use of land and the design and placement of structures. A zoning ordinance establishes how lots may be developed, including setbacks and separation for structures, the height and bulk of those structures, and density. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by setting standards for individual uses. It is also one of the important legal tools that a community can use to control development and growth.

The Town of McKinley is zoned under the Polk County Zoning Ordinance. The Town intends to use this plan along with the Polk County Zoning Ordinance to guide future development.

Beginning January 1, 2010, zoning changes must be consistent with the Town & County Comprehensive Plans. Any changes to the Polk County Zoning Ordinance should be reviewed for consistency with the Town of McKinley Comprehensive Plan.

- **This plan recommends maintaining the existing zoning administrative procedures and authorities.**
- **This plan does not require the rezoning of any parcels within the Town prior to its adoption.**
- **Action: Contribute input into any proposed changes to the Polk County Zoning Ordinance based on the recommendations of this plan.**

4.2.2 Official Maps

An official map shows areas identified as necessary for future public streets, recreation areas, and other public grounds. By showing the area on the Official Map, the municipality puts the property owner on notice that the property has been reserved for future taking for a public facility or purpose. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has one year to purchase the property upon notice by the owner of the intended development.

- **The Town does not have an official map, and there are no immediate plans to create one.**

4.2.3 Sign Regulations

Local governments may adopt regulations, such as sign ordinances, to limit the height and other dimensional characteristics of advertising and identification signs. The purpose of these regulations is to promote the well-being of the community by ensuring that signs do not compromise the rights of Town residents to a safe, healthful and attractive environment.

- **Polk County Zoning Ordinance provides requirements for signs within the Town. In addition, the Town has established specific sign design principals as established in Section 2.8 of this plan.**

4.2.4 Erosion/Stormwater Control Ordinances

The purpose of stormwater or erosion control ordinances is to establish rules that will prevent or reduce water pollution caused by the development or redevelopment of land. Adoption of local ordinances for stormwater do not pre-empt more stringent stormwater management requirements that may be imposed by WPDES Stormwater Permits issued by the Department of Natural Resources under Section 147.021 Wis. Stats.

- **Erosion and stormwater control in the Town of McKinley is governed by the Polk County Stormwater Management and Erosion Control Ordinance.**

4.2.5 Historic Preservation Ordinances

An historic preservation ordinance is established to protect, enhance, and perpetuate buildings or an area of special character or the special historic or aesthetic interest of districts that represent a community's cultural, social, economic, political, and architectural history.

- **The Town does not have an historic preservation ordinance, and there are no immediate plans to create one.**

4.2.6 Renewable Energy Ordinances

Renewable energy ordinances can be established to oversee the permitting of renewable energy systems (wind, solar, bio-fuels) to preserve and protect public health and safety without significantly increasing the cost or decreasing the efficiency of a renewable energy system.

- **The permitting and siting of small wind energy systems is governed by the Polk County Small Wind Energy Ordinance.**

4.2.7 Site Plan Regulations

A site plan is a detailed plan of a lot indicating all proposed improvements. Some communities have regulations requiring site plans prepared by an engineer, surveyor, or architect. Site plan regulations may require specific inclusions like: General Layout, Drainage and Grading, Utilities, Erosion Control, Landscaping & Lighting, and Building Elevations.

- **The Town does not have site plan regulations, and there are no immediate plans to create them. However, the Town has established specific site and design principals as established in Section 2.8 of this plan.**

4.2.8 Design Review Ordinances

Design Review Ordinances are used to protect the character of a community by regulating aesthetic design issues. They include guidelines that can address a wide range of building and site design criteria, and they are typically implemented by a design review committee that reviews all proposed development within a designated area for consistency with the guidelines. Areas designated for application of a design review ordinance are called overlay districts, and they do not change the underlying zoning regulations.

- **The Town does not have a design review ordinance, and it does not intend to create one. However, the Town has established specific site and design principals as established in Section 2.8 of this plan.**

4.2.9 Building Codes and Housing Codes

The Uniform Dwelling Code (UDC) is the statewide building code for one- and two-family dwellings built since June 1, 1980. As of January 1, 2005, there is enforcement of the UDC in all Wisconsin municipalities. Municipal or county building inspectors who must be state-certified primarily enforce the UDC. In lieu of local enforcement, municipalities have the option to have the state provide enforcement through state-certified inspection agencies for just new homes. Permit requirements for alterations and additions will vary by municipality. Regardless of permit requirements, state statutes require compliance with the UDC rules by owners and builders even if there is no enforcement.

- **The Town requires adherence to the Uniform Dwelling Code, including building permit & inspection requirements.**

4.2.10 Mechanical Codes

In the State of Wisconsin, the 2000 International Mechanical Code (IMC) and 2000 International Energy Conservation Code (IECC) have been adopted with Wisconsin amendments for application to commercial buildings.

- **The Town requires adherence to all state mechanical codes**.

4.2.11 Sanitary Codes

The Wisconsin Sanitary Code (WSC), which is usually enforced by a county, provides local regulation for communities that do not have municipal sanitary service. The WSC establishes rules for the proper siting, design, installation, inspection and management of private sewage systems and non-plumbing sanitation systems.

- **The Town requires adherence to the Wisconsin Sanitary Code and the Polk County Sanitary Ordinance.**

4.2.12 Land Division & Subdivision Ordinance

Land division regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street design open space, and other improvements necessary to ensure that new development will be an asset to the Town.

- **The division of land in the Town of McKinley is governed by the Wisconsin Statutes and the Polk County Subdivision Ordinance.**

4.3 PLAN ADOPTION

In order to implement this Plan it must be recommended for approval by the Town Plan Commission. One copy of the Plan adopted by the Plan Commission for recommendation to the Town Board is required to be sent to: (a) Every governmental body that is located in whole or in part within the boundaries of the Town, including any school district, sanitary district, or other special district, (b) the clerk of every city, village, town, and county that is adjacent to the Town, (c) the Department of Administration, (d) the regional planning commission in which the Town is located, (e) the public library that serves the area in which the Town is located. The Town will also send one copy of the plan, per written request, to any operator who has applied for or obtained a nonmetallic reclamation permit, a person who has registered a marketable nonmetallic mineral deposit, or any other property owner or leaseholder that has an interest in property allowing the extraction of nonmetallic mineral resources. (Refer to Section 66.1001(4)(b), Stats.)

After the Plan Commission recommends the Plan by resolution, the Town Board must adopt the Plan by ordinance. Prior to adopting the Plan, the Town Board will hold at least one public hearing to discuss the recommended plan (*SS* 66.1001 (4)(d)). At least 30 days prior to the hearing a Class 1 notice will be published that contains, at a minimum, the following:

- The date, time and location of the hearing,
- A summary of the proposed plan or plan amendment,
- The local government staff who may be contacted for additional information,
- Where to inspect and how to obtain a copy of the proposal before the hearing.

Prior to adopting the Plan, the Town Board will provide an opportunity for written comments by the public and respond to such comments through review and discussion at a Town Board meeting.

The Town Board, by a majority vote, shall enact the ordinance adopting the recommended plan (Section 66.1001(4)(c), Stats.). The adopted plan and ordinance shall be distributed to the aforementioned parties in Section 66.1001(4)(b), Stats. The plan shall contain all nine elements identified in Section 66.1001(2), Stats. If the Town Board asks the Planning Commission to revise the recommended plan, it is not mandatory that these revisions be sent to the distribution list. However, in the spirit of public participation and intergovernmental cooperation, revisions that constitute a substantial change to the recommended plan may be sent to the distribution list.

4.4 CONSISTENCY AMONG PLAN ELEMENTS

Once formally adopted, the Plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, beginning on January 1, 2010 if the Town of McKinley engages in any of the actions listed below, those actions shall be consistent with its comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Town, village, or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

An action shall be deemed consistent if:

1. It furthers, or at least does not interfere with, the goals, objectives, and policies of this plan,
2. It is compatible with the proposed future land uses and densities/intensities contained in this plan,
3. It carries out, as applicable, any specific proposals for community facilities, including transportation facilities, other specific public actions, or actions proposed by nonprofit and for-profit organizations that are contained in the plan.

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. Prior to adoption of the plan the

Town of McKinley reviewed, updated, and completed all elements of this plan together, and no inconsistencies were found.

Inconsistencies with the 2003 Polk County Land Use Plan

In developing this Plan, the Town McKinley strived to maintain consistency the policies contained within the 2003 Polk County Land Use Plan. It should also be noted that in 2007 Polk County was awarded a Comprehensive Planning Grant through the Wisconsin Department of Administration. Twenty-six municipalities, including the County, are currently participating in the grant. This planning process will include amendments to the County's 2003 Land Use Plan. The Town of McKinley is not part of this planning process.

The Town Plan provides for more restrictive density requirements than the County plan. While the Town Plan maintains a minimum 1 dwelling per 35 acres within the Rural Preservation areas, the County plan allows a one-time land division of up to 2-acres from a 40-acre parcel within the same areas. The more restrictive regulations in this plan are allowed under Wisconsin State Law. The policies of this Plan encourage continued cooperation with Polk County.

- **Action: Circulate the Town of McKinley Comprehensive Plan to Polk County for review and comment.**

4.5 PLAN MONITORING, AMENDING & UPDATING

To monitor consistency with the Comprehensive Plan the Town shall regularly revisit this plan to review its content prior to any important decisions, especially those that will affect land use. Members of the Town Board, Plan Commission and any other decision-making body should periodically review the plan and identify areas that need to be amended. Special attention should be paid to the recommendations identified in this plan, and to the timetable for their completion. Completed actions should be celebrated and removed, while those actions not yet carried out should be given new deadlines and assigned to specific individuals, boards or committees for completion per the new schedule.

Although this Plan has described policies and recommendations for future implementation, it is impossible to predict the exact future conditions in the Town. Amendments may be appropriate in years following the adoption of the Plan, particularly when the Plan becomes contradictory toward emerging issues or trends. An amendment may also be needed to accommodate a unique proposal not previously considered; however, amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals should be avoided or the Plan loses integrity and becomes meaningless.

Amendments are any changes to plan text or maps and are defined as either being minor or major. Minor amendments are defined as changes to plan text or maps that are not associated with a development proposal. Major amendments are defined as changes to plan text or maps that are associated with a development proposal. In order to provide economies of scale, minor amendment requests should be collected throughout the year and addressed at a specified annual joint meeting of the Plan Commission & Town Board (recommended for January to review requests of the previous year). Major amendments requests (i.e. Future Land Use amendments) can be aligned with the development review process (i.e. zoning or subdivision meetings). The processes are essentially the same (Plan Commission recommendation, public hearing, governing body takes final action) except for some differences in notice requirements. Using the more stringent notice requirements of the State comprehensive law can satisfy both processes.

Whether reviewing the request for a minor or major amendment, it is important to ensure that the change does not trigger the need to alter something else in the Plan. The proposed amendment should be evaluated based on its merits and whether it is consistent, or would cause inconsistencies, with the other elements of the Plan.

- **Action: Hold one annual joint meeting between the Town Board and Plan Commission to:**
  - Review the Town's progress in implementing the recommendations of the Plan,
  - Establish new deadlines and responsibilities for new or unfinished recommendations,
  - Identify any minor or major plan amendments that are needed or have been requested for review.

Frequent requests for minor or major amendments to the comprehensive plan should signal the need for a plan update. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. Per the requirements of State comprehensive planning law, this Plan needs to be updated at least once every ten years. Updates could be coordinated with the release of new demographic and economic data (as with new census), or the release of updated mapping layers (such as FEMA Flood Maps), as the assumptions of the previous plan might be reconsidered in light of the new information.

- **Action: Update this Comprehensive Plan at least once every ten years per the requirements of the State comprehensive planning law.**

To follow State comprehensive planning law, the Town shall use the same process to amend or update the plan as it originally followed when it was initially adopted (regardless of how minor the amendment or change is). Proposed amendments should be channeled through the local Plan Commission for recommendation, with final action occurring at the Town Board, including proper public notices and hearings. For most amendments, the Town does not need to circulate the entire plan to the aforementioned parties in Section 66.1001(4)(b), only the portion that is being amended. All the governmental entities to whom this amendment is submitted will have already received the full version of the plan when it was originally adopted. For the purpose of record keeping, Page ii of this Plan contains an area to list any amendments made to this plan after its original adoption.

4.6 ACTION PLAN

The plan implementation table on the following pages provides a detailed list and work schedule of major actions that the Town should complete as part of the implementation of the Comprehensive Plan. It should be noted that some of the actions require considerable cooperation with others, including the citizens of McKinley, neighboring municipalities, Polk County and State officials.

Table 4.1: Implementation Actions

Action	Timeframe	Responsible Party
1) Support local government and agency efforts to obtain grant program funds to assist first time home buying or home rehabilitation for low and moderate-income households.	Continual	Town Board Plan Commission
2) Maintain development design standards that are intended to reinforce the rural character of the Town.	Continual	Town Board Plan Commission
3) Maintain a Future Land Use Map to guide development to planned growth areas in the Town.	Continual	Town Board Plan Commission
4) Maintain criteria for changing the future land use designation of parcels.	Continual	Town Board Plan Commission
5) Contribute input into any proposed changes to the Polk County Zoning Ordinance and make changes to this plan as necessary	Continual	Town Board Plan Commission
6) Review & provide comments on neighboring municipality planning projects that affect the Town.	Continual	Town Board Plan Commission
7) Prior to the adoption of the Town Comprehensive Plan, and for subsequent updates, request comments from School District Officials, neighboring municipalities, and Polk County.	Continual	Town Board Plan Commission
8) Hold one annual joint meeting between the Town Board and Plan Commission to: o Review the Town's progress in implementing the recommendations of the plan, o Establish new deadlines and responsibilities for new or unfinished recommendations, o To identify proposals or decisions that were consistent (or inconsistent) with the plan, o To identify any minor or major plan amendments that are needed or have been requested for review.	Continual	Town Board Plan Commission
9) Update this Comprehensive Plan at least once every ten years per the requirements of the State comprehensive planning law.	Mid Term 10 Years	Town Board Plan Commission

4.7 SEVERABILITY

If any provision of this Comprehensive Plan shall be found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application.

5 EXISTING CONDITIONS

The following chapter summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). The information is compiled at the County and municipal level to the extent that such data is available or can be synthesized from standard data sources. Much of the data comes from secondary sources, consisting primarily of the U.S. Census. Caution should be given as a majority of the data that the US Census collects is from a sample of the total population; and therefore, are subject to both sampling errors (deviations from the true population) and non-sampling errors (human and processing errors).

5.1 ISSUES & OPPORTUNITIES

This element provides a baseline assessment of the Town of McKinley past, current, and projected population statistics and covers all of the information required under *SS*66.1001. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development in the Town of McKinley.

5.1.1 Population Statistics & Projections

The following displays the population statistics and projections that were prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment and housing characteristics, are in their corresponding chapters.

Table 5.1: Population & Age Distribution

Population	Town of McKinley	Town of McKinley	Polk County	Polk County	Wisconsin	Wisconsin
Total Population (1970)	297	100.0%	26,666	100.0%	4,417,821	100.0%
Total Population (1980)	337	100.0%	32,351	100.0%	4,705,642	100.0%
Total Population (1990)	327	100.0%	34,773	100.0%	4,891,769	100.0%
Total Population (2000)	328	100.0%	41,319	100.0%	5,363,675	100.0%
Total Population (2005)*	339	100.0%	44,613	100.0%	5,580,757	100.0%
SEX AND AGE (2000)						
Male	182	55.5%	20,650	50.0%	2,649,041	49.4%
Female	146	44.5%	20,669	50.0%	2,714,634	50.6%
Under 5 years	16	7.0%	2,427	5.9%	342,340	6.4%
5 to 9 years	26	8.7%	2,962	7.2%	379,484	7.1%
10 to 14 years	16	7.2%	3,293	8.0%	403,074	7.5%
15 to 19 years	27	4.6%	3,145	7.6%	407,195	7.6%
20 to 24 years	10	6.1%	1,788	4.3%	357,292	6.7%
25 to 34 years	28	16.1%	4,633	11.2%	706,168	13.2%
35 to 44 years	51	16.0%	6,794	16.4%	875,522	16.3%
45 to 54 years	63	11.9%	5,947	14.4%	732,306	13.7%
55 to 59 years	17	5.2%	2,156	5.2%	252,742	4.7%
60 to 64 years	21	5.1%	1,927	4.7%	204,999	3.8%
65 to 74 years	39	6.0%	3,111	7.5%	355,307	6.6%
75 to 84 years	13	3.6%	2,223	5.4%	251,621	4.7%
85 years and over	1	2.5%	913	2.2%	95,625	1.8%
Median Age (2000)	**44.0**		**38.7**		**36.0**	

Source: US Census, *WIDOA Estimate

From year 1970 to 2000, the population for the Town of McKinley increased by 10.4%, while the population in Polk County increased by 55% and that for the state increased by 21.4%. The Department of Administration estimated that the population in the Town was 339 in the year 2005. By comparison, the median population for Wisconsin towns in year 2005 was 884. Population living in Wisconsin towns as a whole increased by 34.5% 1970 to 2000. Based on 2005 estimates, the Town of McKinley ranked 1,130 out of 1,259 Wisconsin towns in total population.

The age group (cohort) with the highest population in the Town is those 45 to 54 years old (19.2%). The median age is 44.0, which is significantly higher than the County and State median ages. Approximately 22.6% of the population is at or near retirement age (60+), which is higher than the County (19.8%) and State (16.9%).

Population projections allow a community to anticipate and plan for future growth needs. In year 2004, the Wisconsin Department of Administration released population projections to year 2025 for every municipality in Wisconsin, and projections to year 2030 for counties. The WIDOA projected the Town of McKinley population will decrease to 302 by year 2025, about 0.6% of the Polk County total for that year. The WIDOA projects the population in Polk County will increase to 52,257 by year 2030. In order to derive municipal population projections for 2030, MSA held constant the WIDOA county total and the 2025 proportion of countywide population. This resulted in a 2030 population projection of 309, a decrease of 5.9% since year 2000. However, it should be noted that the WIDOA projection methodology tends to rely too heavily on past population trends. The WIDOA states that…

> "Local geophysical conditions, environmental concerns, current comprehensive land use plans, existing zoning restrictions, taxation, and other policies influence business and residential location. These and other similar factors can govern the course of local development and have a profound effect on future population change were not taken into consideration in the development of these projections."

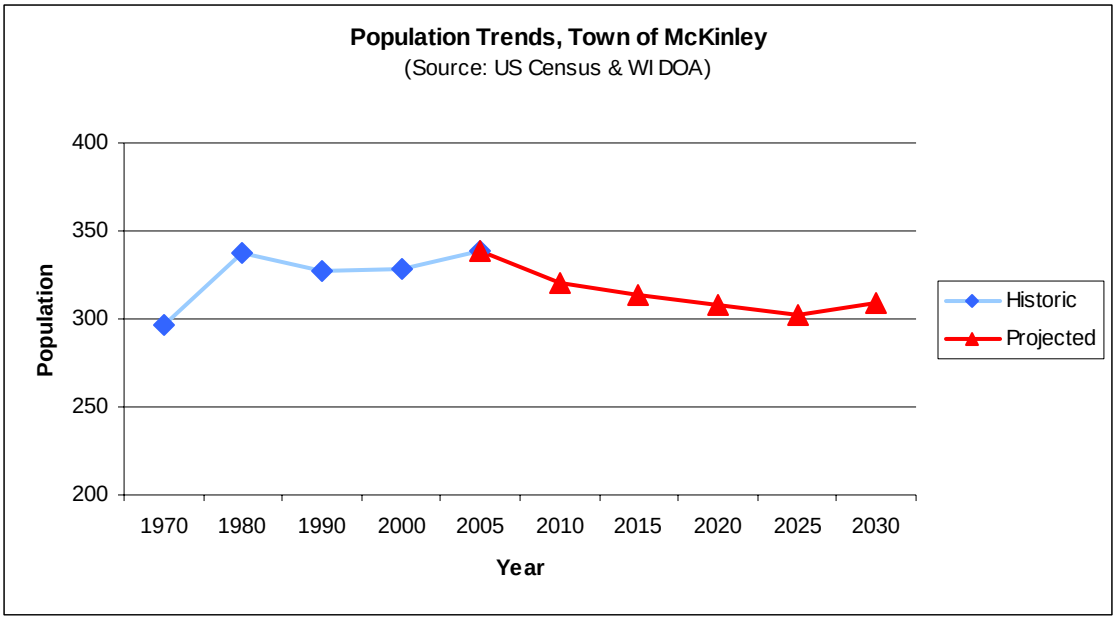
One factor influencing the future population projections for the Town is its proximity to the greater Twin Cities region. If retirees from the Twin Cities area move into the Town, population could stabilize or perhaps increase over the next several years.

Table 5.2: Population Projections

Population	Town of McKinley	Polk County	Wisconsin
Total Population (1970)	297	26,666	4,417,821
Total Population (1980)	337	32,351	4,705,642
Total Population (1990)	327	34,773	4,891,769
Total Population (2000)	328	41,319	5,363,675
Total Population (2005)*	339	44,613	5,580,757
WIDOA Projection			
Total Population (2005)	339	44,613	5,563,896
Total Population (2010)	320	45,901	5,751,470
Total Population (2015)	314	47,842	5,931,386
Total Population (2020)	308	49,592	6,110,878
Total Population (2025)	302	51,152	6,274,867
Total Population (2030)**	309	52,257	6,415,923
Percent Growth (2000-2030)	-5.9%	26.5%	19.6%

Source: US Census, Projection WIDOA, *2005 WIDOA Estimate, **2030 MSA Projection for municipalities

Figure 5.1: Population Trends



5.2 HOUSING

This element provides a baseline assessment of the Town of McKinley current housing stock and covers all of the information required under *SS*66.1001. Information includes: past and projected number of households, age & structural characteristics, occupancy & tenure characteristics, and value & affordability characteristics. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of housing in the Town of McKinley.

5.2.1 Households & Housing Units: Past, Present, and Future

In year 2000, there were 130 households in the Town of McKinley, an increase of 22.6% since 1970. During the same period, total households increased by 95% and 57%, respectively, for all of Polk County and the State. The larger increase in households (22.6%) vs. population (10.4%), from year 1970 to 2000, can be attributed to the *decrease* in the average household size. Since 1970, the number of persons per household has been decreasing in Wisconsin. In McKinley, the number of persons per household has decreased from 2.8 to 2.3, a trend that can be attributed to smaller family sizes and increases in life expectancy.

Table 5.3: Households & Housing Units

Housing	Town of McKinley	Polk County	Wisconsin
Total Households (1970)	106	8,337	1,328,804
Total Households (1980)	114	11,394	1,652,261
Total Households (1990)	118	13,056	1,822,118
Total Households (2000)	130	16,254	2,084,544
People per Household (1970)	2.8	3.2	3.3
People per Household (1980)	3.0	2.8	2.8
People per Household (1990)	2.8	2.7	2.7
People per Household (2000)	2.3	2.5	2.6
Housing Units (1970)	Not Available	9,801	1,482,322
Housing Units (1980)	186	12,980	1,863,857
Housing Units (1990)	193	18,562	2,055,774
Housing Units (2000)	223	21,129	2,321,144

Source: US Census, *WIDOA Estimate

Total Households include any unit that is **occupied.*
***Housing units are all those available, including occupied **and** vacant units or seasonal units.*

Household projections allow a community to begin to anticipate future land use needs. WIDOA and MSA household figures are derived from their population projections; therefore, they have the same limitations. As with population projections, MSA has prepared household projections as follows:

Household projections were derived using a report from the Wisconsin Department of Administration (2004). The WIDOA projected the Town of McKinley total households will increase to 133 by year 2025, comprising 0.6% of the Polk County total. The WIDOA projected there will be 22,803 households in Polk County by year 2030, but has not yet published population and household projections at the municipal level. MSA utilized WIDOA projections to derive 2030 household projections for McKinley in three steps. Since household size is projected to continue to decline in the future, the first step was to project the 2030 household size based on WIDOA trends. For the Town of McKinley, there are expected to be 2.3 people per household in year 2030. Next, the projected municipal population was divided by the 2030 household size. Finally, an adjustment factor was used to ensure that the total number of households for all Polk County municipalities added up to the WIDOA county total of 22,803. The number of households in the Town in 2030 as projected by WIDOA is 137, an increase of 5.4% between 2000 and 2030.

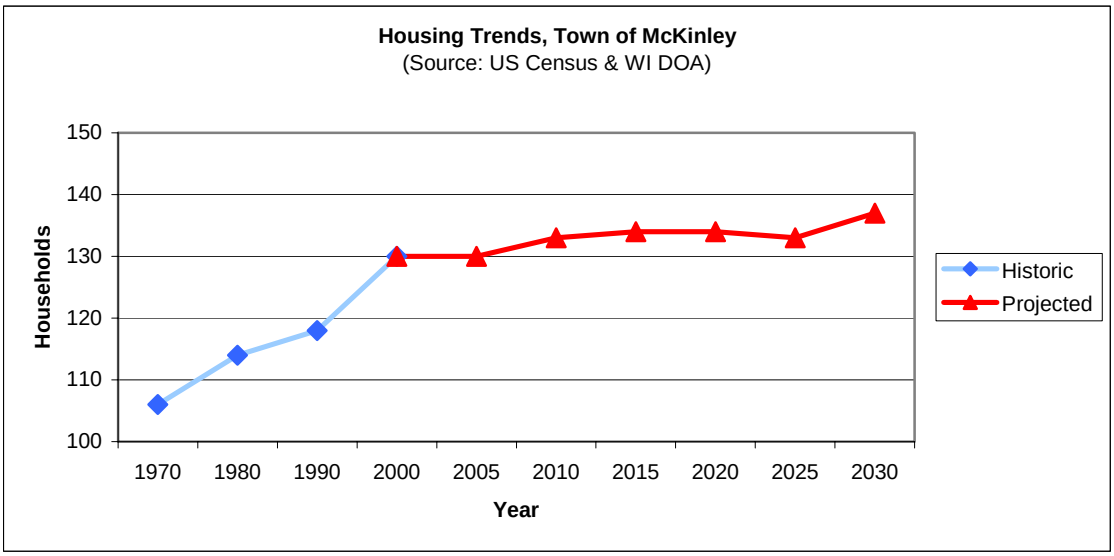
Data in Table 5.4 indicates that housing growth between 2000 and 2030 in the Town of McKinley will be significantly slower than Polk County and the State overall.

Table 5.4: Projected Households

Household Projections	Town of McKinley	Polk County	Wisconsin
Total Households (2000)	130	16,254	2,084,544
Total Households (2005)	130	17,401	2,190,210
Total Households (2010)	133	18,842	2,303,238
Total Households (2015)	134	20,083	2,406,798
Total Households (2020)	134	21,179	2,506,932
Total Households (2025)	133	22,091	2,592,462
Total Households (2030)*	137	22,803	2,667,688
Percent Growth (2000-2030)	5.4%	40.3%	28.0%

Source: US Census, Projection WIDOA, *MSA projection for municipalities

Figure 5.2: Housing Trends



5.2.2 Age & Structural Characteristics

Table 5.5: Housing Age Characteristics

Year Structure Built	Number	Percent
1939 or Earlier	51	22.9%
1940 to 1959	22	9.9%
1960 to 1969	32	14.3%
1970 to 1979	31	13.9%
1980 to 1989	44	19.7%
1990 to 1994	14	6.3%
1995 to 1998	19	8.5%
1999 to March 2000	10	4.5%
Total	223	100.0%

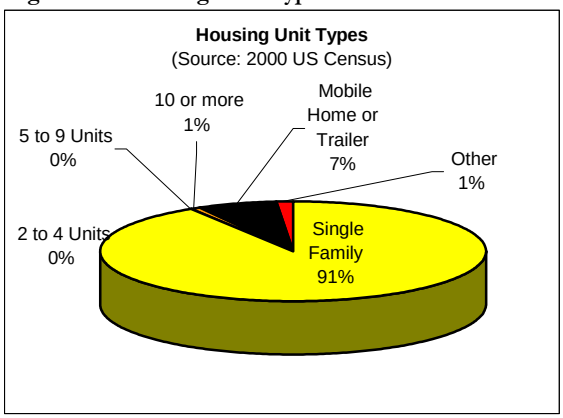
Source: US Census, Town of McKinley

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos products. Of the Town of McKinley's 223 housing units, 47.1% were built before 1970 and 22.9% were built before 1940. The percentage of older homes (60+ years) is very close to the County's average of 20.6%.

Beginning in 2005, Wisconsin State Statutes require all municipalities to adopt and enforce the requirements of the Uniform Dwelling Code (UDC) for one and two family dwellings. This requirement will ensure that new residential buildings are built to safe standards, which will lead to an improvement in the housing stock of communities. The UDC is administered by the Wisconsin Department of Commerce.

As of the 2000 US Census, 91% of the Town of McKinley's housing units were single-family homes, 1% of the housing units were within multifamily residential buildings with at least ten units, and another 7% were mobile homes.

Figure 5.3: Housing Unit Types



5.2.3 Occupancy & Tenure Characteristics

According to the 2000 Census, the Town of McKinley had 130 occupied housing units. Of these, 52.5% were owner occupied, 5.8% were renter occupied, and 41.7% were vacant at the time of the Census. The majority (83) of the vacant units are actually seasonal or recreational homes, and the proportion of these within the Town did not changed significantly between 1990 and 2000. In 2000, when removing the influence of seasonal and recreational homes, the total vacancy rate was 7.9%. Economists and urban planners consider a vacancy rate of 5% to be the ideal balance between the interests of a seller and buyer, or landlord and tenant.

Table 5.6: Housing Occupancy Characteristics

Occupancy	1990 Number	1990 Percent	2000 Number	2000 Percent
Owner Occupied Housing Units	103	51.2%	117	52.5%
Renter Occupied Housing Units	15	7.5%	13	5.8%
Vacant Housing Units	83	41.3%	93	41.7%
Seasonal or Recreational Use	75	37.3%	83	37.2%
Homeowner Vacancy Rate	-	0.0%	-	0.8%
Rental Vacancy Rate	-	0.0%	-	7.1%

Source: US Census, Town of McKinley

Of the owner-occupied housing units in year 2000, 30.1% had been lived in by the same householder for five or fewer years (1995-2000) and 54.7% for 10 or fewer years (1990-2000). Of the population five years and older, 32.2% lived in a different house in 1995; 28.2% were living outside of Polk County, and 12% were living outside of Wisconsin. This shows that the vast majority of households moving to the Town from 1995 to 2000 arrived from outside of Polk County. This trend may continue as more baby boomers from the Twin Cities retire to Polk County.

Table 5.7: Housing Tenure & Residency

Year Head of Household Moved into Unit	Percent of Housing Units	Residence in 1995	Percent of Population 5 years an older
1969 or earlier	7.9%	Same House in 1995	67.8%
1970 to 1979	19.8%	Different House in US in 1995	32.2%
1980 to 1989	17.5%	Same County	4.0%
1990 to 1994	24.6%	Different County	28.2%
1995 to 2000	30.1%	Same State	16.3%
		Different State	12.0%

Source: US Census, Town of McKinley

5.2.4 Value & Affordability Characteristics

In year 2000, the median value for a home in the Town of McKinley was $85,000, compared to $100,200 for Polk County and $112,200 for Wisconsin. The median home value increased 127% from 1990, while that for the County and State increased 87% and 81% respectively. Median household income increased 69% for Town households from

year 1990 to 2000 (see Economic Development), not keeping up with the rise in median home values. Most homes in the Town, 85%, are valued under $100,000. The median monthly rent in the Town was $525 in year 2000, compared to $440 for Polk County and $540 for Wisconsin.

Table 5.8: Home Value and Rental Statistics

Value of Owner-Occupied Units	1990 Percent	2000 Percent	Gross Rent for Occupied Units	1990 Percent	2000 Percent
Less than $50,000	67.9%	17.6%	Less than $200	100.0%	0.0%
$50,000 to $99,999	32.1%	44.1%	$200 to $299	0.0%	16.7%
$100,000 to $149,999	0.0%	23.5%	$300 to $499	0.0%	0.0%
$150,000 to $199,999	0.0%	14.7%	$500 to $749	0.0%	50.0%
$200,000 to $299,999	0.0%	0.0%	$750 to $999	0.0%	0.0%
$300,000 to $499,999	0.0%	0.0%	$1,000 to $1,499	0.0%	0.0%
$500,000 to $999,999	0.0%	0.0%	$1,500 or more	0.0%	0.0%
$1,000,000 or more	0.0%	0.0%	No cash rent	0.0%	33.3%
Median Value	$37,500	$85,000	**Median Rent**	$138	$525

Source: US Census, Town of McKinley

Table 5.9 displays the number of home sales and the median sale price for housing transactions in Polk County from year 2000 to 2006. From year 2000 to 2006, the median sale price for homes has grown rather steadily from $109,300 to $154,500.

Table 5.9: Recent Home Sales, Polk County

Year	Number of Home Sales	Median Sale Price YTD
2000	345	$109,300
2001	441	$128,100
2002	464	$137,500
2003	619	$145,000
2004	616	$152,900
2005	624	$158,700
2006	530	$154,500
Average	520	$140,857

Source: WI Realtors Association, Polk County

In the Town of McKinley, affordable housing opportunities are often provided through the sale of older housing units located throughout the Town. According to the U.S. Department of Housing and Urban Development (HUD), housing is generally considered affordable when the owner or renter's monthly costs do not exceed 30% of their total gross monthly income. Among households that own their homes, 12% exceeded the "affordable" threshold in year 2000, and at least 33% of renters exceeded the threshold. In year 2000, the median percentage of household income spent on owner occupied units with a mortgage was 18%, and 25% for renter occupied units. These figures are below the 30% threshold established by HUD, indicating that housing is affordable for the majority of Town residents, regardless of whether they own or rent their homes.

Table 5.10: Home Costs Compared to Income

Selected Monthly Owner Costs as a Percentage of Household Income	Percent	Gross Rent as a Percentage of Household Income	Percent
Less than 15%	50.0%	Less than 15%	33.3%
15% to 19.9%	20.6%	15% to 19.9%	0.0%
20% to 24.9%	17.6%	20% to 24.9%	0.0%
25% to 29.9%	0.0%	25% to 29.9%	0.0%
30% to 34.9%	5.9%	30% to 34.9%	0.0%
35% or more	5.9%	35% or more	33.3%
Not computed	0.0%	Not computed	33.3%
Median (1990) with mortgage	15.0%	**Median** (1990)	10.0%
Median (2000) with mortgage	18.0%	**Median** (2000)	25.0%

Source: US Census, Town of McKinley

5.3 TRANSPORTATION

This element provides a baseline assessment of the Town of McKinley transportation facilities and covers all of the information required under *SS*66.1001. Information includes: commuting patterns, traffic counts, transit service, transportation facilities for the disabled, pedestrian & bicycle transportation, rail road service, aviation service, trucking, water transportation, maintenance & improvements, and state & regional transportation plans. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of transportation facilities in the Town of McKinley.

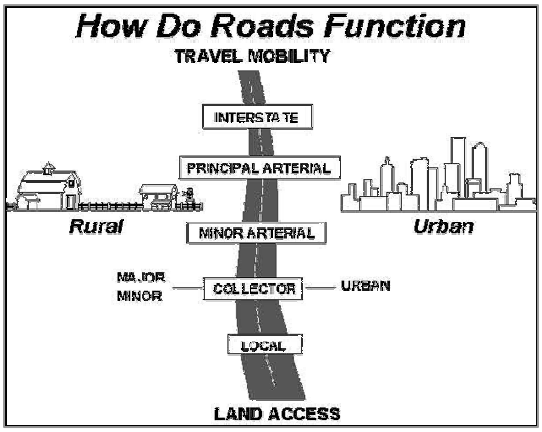
5.3.1 Existing Transportation Facilities

5.3.1.1 Highways & the Local Street Network

There are approximately 56 miles of roadway within the Town. All federal, state, county, and local roads are classified into categories under the "Roadway Functional Classification System." Functional classification is the process by which the nation's network of streets and highways are ranked according to the type of service they provide. It determines how travel is "channelized" within the roadway network by defining the part that any road or street should play in serving the flow of trips through a roadway network. In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic. (Refer to the Town of McKinley Transportation Facilities Map)

- **Arterials** –accommodate interstate and interregional trips with severe limitation on land access. Arterials are designed for high-speed traffic.
- **Collectors** – serve the dual function of providing for both traffic mobility and limited land access. The primary function is to collect traffic from local streets and convey it to arterial roadways. Collectors are designed for moderate speed traffic.
- **Local Roads** – provide direct access to residential, commercial, and industrial development. Local roads are designed for low speed traffic.

Figure 5.4: Functional Classifications



5.3.1.2 Commuting Patterns

Table 5.11: Commuting Methods

Commuting Methods, Residents 16 Years or Older	Number	Percent
Car, Truck, Van (alone)	105	76.1%
Car, Truck, Van (carpooled)	14	10.1%
Public Transportation (including taxi)	0	0.0%
Walked	4	2.9%
Other Means	2	1.4%
Worked at Home	13	9.4%
Mean Travel Time to Work (minutes)	25.4	X
Total (Workers 16 Years or Over)	138	100.0%

Source: US Census, Town of McKinley

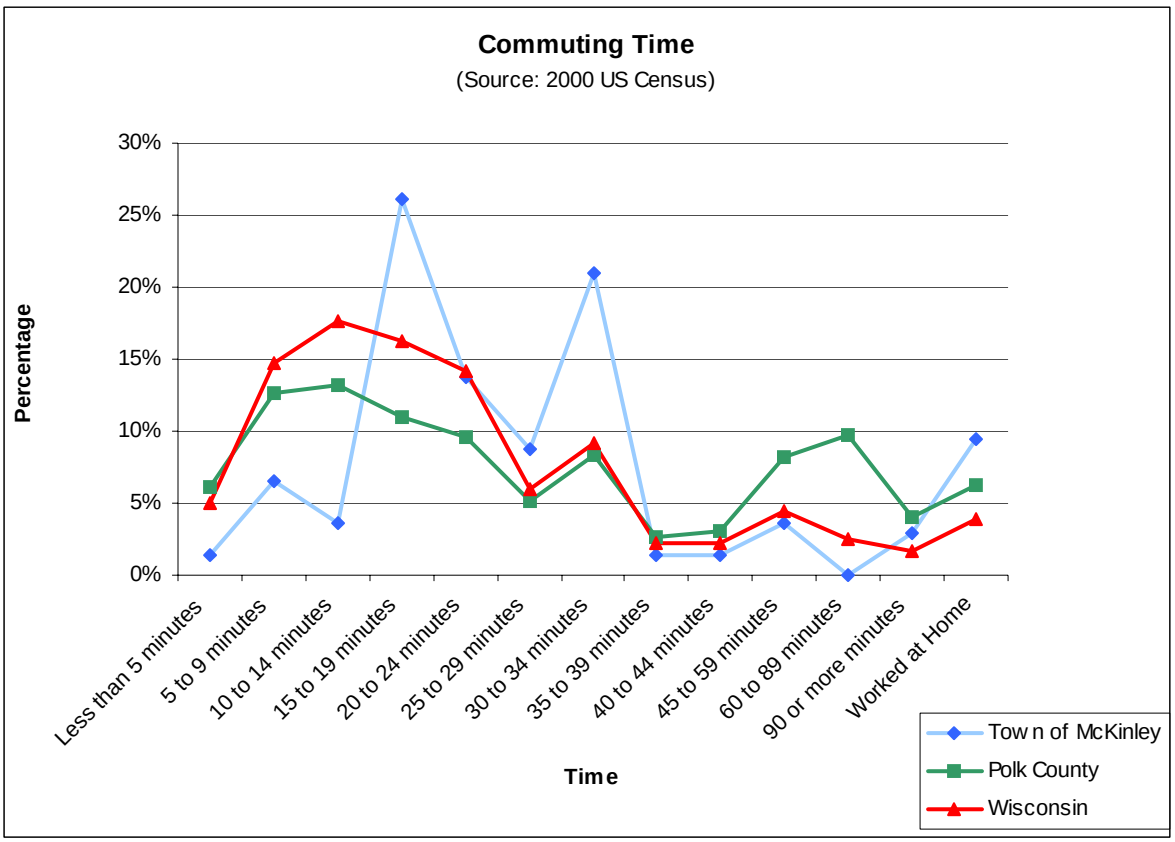
Table 5.11 shows commuting choices for resident workers over age 16. Over 86% of local workers use automobiles to commute to work, and about 10% percent report carpooling. 9.4% of residents worked at home and did not commute to work (County average is 6.3%). The average commute time for Town residents is 25.4 minutes, which is slightly higher than the overall average for the State of Wisconsin, 21 min. Commuting times on the high end of the spectrum may reflect residents working in the Twin Cities Metro Area (see Table 5.12 and figure 5.5).

Table 5.12: Residents Place of Work

Place of Work, Residents 16 Years or Older	Town of McKinley	Polk County
In Polk County	34%	62%
Outside of County, but in WI	62%	15%
Outside of Wisconsin	4%	23%
Total	100%	100%

Source: US Census 2000

Figure 5.5: Commuting Time



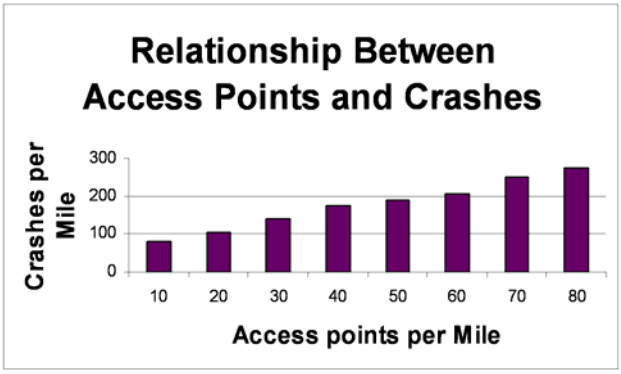
5.3.1.3 Traffic Counts

Annual Average Daily Traffic (AADT) counts are defined as the total volume of vehicle traffic in both directions of a highway or road for an average day. The AADT counts can offer indications of traffic circulation problems and trends and also provide justification for road construction and maintenance. WisDOT provides highway traffic volumes from selected roads and streets for all communities in the State once every three years. WisDOT calculates AADT by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. (Refer to the Town of McKinley Transportation Facilities Map)

5.3.1.4 Access Management & Safety

Studies show a strong correlation between: 1) an increase in crashes, 2) an increase in the number of access points per mile, and 3) the volume of traffic at each access point. Simply put, when there are more access points, carrying capacity is reduced and safety is compromised.

Figure 5.6: Relationship Between Access Points And Crashes



The authority of granting access rights to roadways is ordinarily assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility. Through implementation of its adopted *Access Management System Plan*, the WisDOT plans for and controls the number and location of driveways and streets intersecting state highways. In general, arterials should have the fewest access points since they are intended to move traffic through an area. Collectors and local roads should be permitted to have more access points since they function more to provide access to adjacent land.

It is estimated that a single-family home generates 9.5 trips per day. A trip is defined as a one-way journey from a production end (origin) to an attraction end (destination). On a local road, one new home may not make much difference, but 10 new homes on a road can have quite an impact on safety and mobility.

Table 5.13: Trip Generation Estimates

		Rates		
Land Use	Base Unit	AM Peak	ADT	ADT Range
Residential				
Single Family Home	per dwelling unit	0.75	9.55	4.31-21.85
Apartment Building	per dwelling unit	0.41	6.63	2.00-11.81
Condo/Town Home	per dwelling unit	0.44	10.71	1.83-11.79
Retirement Community	per dwelling unit	0.29	5.86	
Mobile Home Park	per dwelling unit	0.43	4.81	2.29-10.42
Recreational Home	per dwelling unit	0.3	3.16	3.00-3.24
Retail				
Shopping Center	per 1,000 GLA	1.03	42.92	12.5-270.8
Discount Club	per 1,000 GFA	65	41.8	25.4-78.02
Restaurant (High-turnover)	per 1,000 GFA	9.27	130.34	73.5-246.0
Convenience Mart w/ Gas Pumps	per 1,000 GFA		845.6	578.52-1084.72
Convenience Market (24-hour)	per 1,000 GFA	65.3	737.99	330.0-1438.0
Specialty Retail	per 1,000 GFA	6.41	40.67	21.3-50.9
Office				
Business Park	per employee	0.45	4.04	3.25-8.19
General Office Bldg	per employee	0.48	3.32	1.59-7.28
R & D Center	per employee	0.43	2.77	.96-10.63
Medical-Dental	per 1,000 GFA	3.6	36.13	23.16-50.51
Industrial				
Industrial Park	per employee	0.43	3.34	1.24-8.8
Manufacturing	per employee	0.39	2.1	.60-6.66
Warehousing	1,000 GFA	0.55	3.89	1.47-15.71
Other				
Service Station	per pump	12.8	168.56	73.0-306.0
Village Park	per acre	1.59	NA	NA
County Park	per acre	0.52	2.28	17-53.4
State Park	per acre	0.02	0.61	.10-2.94
Movie Theatre	per movie screen	89.48	529.47	143.5-171.5
w/Matinee	Saturday	(PM Peak)		
Day Care Center	per 1,000 GFA	13.5	79.26	57.17-126.07

Source: Institute of Transportation Engineers (ITE). Trip Generation.

5.3.2 Additional Modes of Transportation

5.3.2.1 Transit Service

Currently no bus service exists within the Town of McKinley. Greyhound Lines makes stops in St. Paul (approximately 85 miles from McKinley) and Eau Claire (approximately 80 miles from McKinley), should residents wish to make a long haul trip by bus.

5.3.2.2 Transportation Facilities for the Elderly or Disabled

Polk County Aging Department provides transportation for elderly and disabled citizens of Polk County, including McKinley residents. Transportation services are available which allow County residents who are either over 54 years old or disabled to get to medical appointments and adult daycare facilities. The service uses voluntary drivers (reimbursed for mileage) and has an approximate monthly ridership of 500 people across Polk County (Source: Polk County Aging Department).

Through a separate non-profit entity, residents who use wheelchairs can access rides to and from the Adult Development Center in Balsam Lake. Rides with this service are either paid for out of pocket by the resident, or reimbursed by their medical assistance when possible. For all other personal errands such as grocery trips, etc., Polk County residents are referred to Interfaith Caregivers in St. Croix Falls.

5.3.2.3 Pedestrian & Bicycle Transportation

Walkers and bikers currently use the Town's roadways. The WisDOT maintains a map of bicycling conditions for Polk County. These maps have been recently updated using 2004 traffic and roadway data http://www.dot.wisconsin.gov/travel/bike-foot/countymaps.htm. Figure 5.7 displays the portion of the map for the Town. Green routes indicate roadways considered to be in the best condition for biking, blue routes indicate moderate conditions for biking, and red routes indicate undesirable conditions.

Figure 5.7: Bicycling Conditions

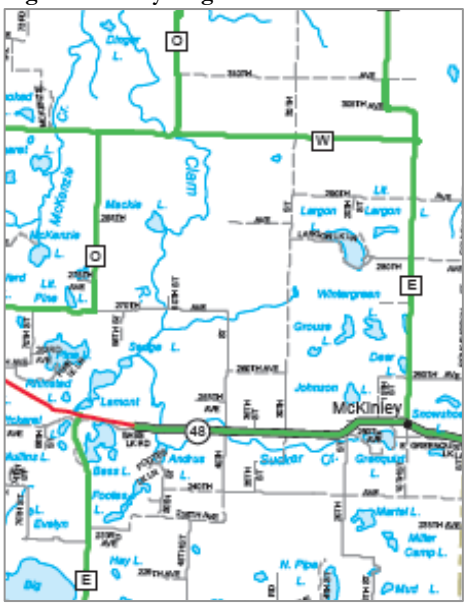
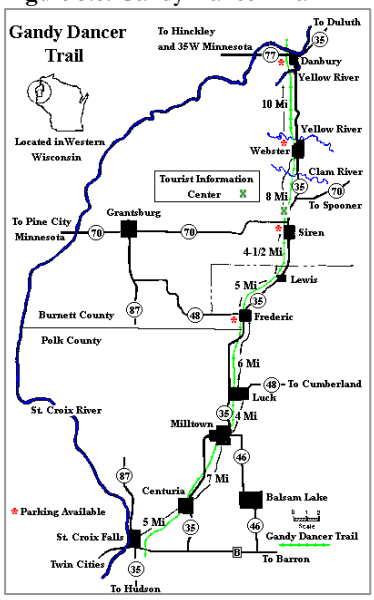


Figure 5.8: Gandy Dancer Trail



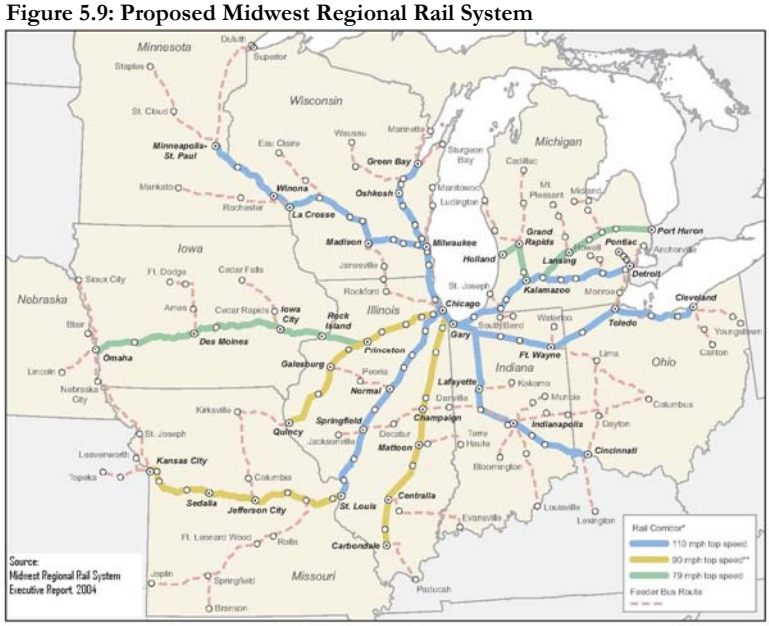
In addition, the 98-mile Gandy Dancer State Trail runs along an old railroad grade through Polk County, connecting St. Croix Falls with Superior. The southern half of the trail, which is appropriate for bicycling, is surfaced with crushed limestone, and although it does not currently connect with the Town of McKinley, it provides an important nearby recreational cycling opportunity for area residents.

The *Wisconsin Bicycle Facility Design Handbook*, available online, provides information to assist local jurisdictions in implementing bicycle-related improvements. It provides information that can help to determine if paved shoulders are necessary. In addition, the WisDOT has developed the *Bicycle Transportation Plan 2020* and the *Pedestrian Plan 2020*. These plans are intended to help both communities and individuals in developing bicycle and pedestrian friendly facilities.

5.3.2.4 Rail Road Service

Wisconsin's rail facilities are comprised of four major (Class 1) railroads, three regional railroads, and four local railroads. Freight railroads provide key transportation services to manufacturers and other industrial firms. Over the last ten years, the amount of Wisconsin track-miles owned by railroads has declined, due in large part to the consolidation of railroad operators and the subsequent elimination of duplicate routes. A recent commodity forecast predicts growth in state freight rail tonnage of 51% by the year 2020. The closest freight rail line enters Polk County at Osceola on the Canadian National Railway and continues to Dresser.

Figure 5.9: Proposed Midwest Regional Rail System



*Indiana DOT is evaluating additional passenger rail service to South Bend and to Louisville.
**In Missouri, current restrictions limit train speeds to 79 mph.

Amtrak operates two passenger trains in Wisconsin: the long-distance Empire Builder operating from Chicago to Seattle and Portland, with six Wisconsin stops; and the Hiawatha Service that carries about 470,000 people each year on seven daily round-trips in the Chicago-Milwaukee corridor. The Amtrak station closest to the Town of McKinley is in Minneapolis-St. Paul.

The WisDOT has been studying ways in which passenger rail could be expanded. WisDOT, along with Amtrak and eight other state DOTs, is currently evaluating the Midwest Regional Rail System (MWRRS), a proposed 3,000-mile Chicago based passenger rail network. The MWRRS would provide frequent train trips between Chicago, Milwaukee, Madison, La Crosse, Eau Claire, St. Paul, Milwaukee, and Green Bay. Modern trains operating at peaks speeds of up to 110-mph could produce travel times competitive with driving or flying (Source: WisDOT Rail Issues and Opportunities Report, 2004).

5.3.2.5 Aviation Service

As of January 2000, the State Airport System is comprised of 95 publicly owned, public use airports and five privately owned, public use airports. In its *State Airport System Plan 2020*, the WisDOT does not forecast any additional airports will be constructed by year 2020. The Federal Aviation Administration (FAA) classifies airports into four categories: 1) Air Carrier/Cargo, 2) Transport/Corporate, 3) General Utility, 4) Basic Utility.

The Federal Aviation Administration (FAA) lists Amery Municipal Airport and LO Simenstad Municipal airport (Osceola) among Polk County airports included in the National Plan of Integrated Airport Systems (NPIAS). To be eligible for federal funds, an airport must be included in the NPIAS, which is published by the FAA every two years. Both airports are general aviation airports with no passenger service. The NPIAS *Five Year Plan (2007-2011)* anticipates that Amery Municipal Airport will have approximately 48 locally owned aircraft hangers or based at the airport by 2011, and that LO Simenstad will have 50.

5.3.2.6 Trucking

The trend toward less freight movement by rail and air has led to an increase in the trucking industry. According to a 2006 publication "Freight Facts and Figures," trucking accounted for 82% of the total domestic U.S. freight moved in year 2002 and 95% of the total value. Projections for the freight shipping industry for the year 2035 predict a 98% increase in the volume of freight moved by truck and a 168% increase in the value of truck freight shipments. In general, freight is trucked through the Town of McKinley using STH 48.

5.3.2.7 Water Transportation

The Town of McKinley does not have its own access to water transportation but is approximately 100 miles from port access to Lake Superior at the Port of Duluth-Superior, and 85 miles from port access to the Mississippi River at either Minneapolis or St. Paul, MN.

5.3.3 Maintenance & Improvements

The responsibility for maintaining and improving roads should ordinarily be assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility.

The WisDOT has developed the *State Highway Plan 2020*, a 21-year strategic plan which considers the highways system's current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated every six years (*Six Year Improvement Plan)* to reflect changing transportation technologies, travel demand, and economic conditions in Wisconsin.

The WisDOT *Six Year Improvement Plan (2006-2011)* for Polk County lists no projects located in the Town, but nine relatively minor resurfacing projects within Polk County.

5.3.3.1 Pavement Surface Evaluation & Rating

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction. The rating system is intended to assist the Town in planning for roadway improvements and to better allocate its financial resources for these improvements. During the inventory, roadways in the Town are evaluated and rated in terms of their surface condition, drainage, and road crown. Paved roads are rated from 1 to 10 (10 being the best), and gravel roads are rated from 1 to 5 (5 being the best).

5.3.4 State & Regional Transportation Plans

A number of resources were consulted while completing this comprehensive plan. Most of these resources were WisDOT plans resulting from Translink 21, Wisconsin's multi-modal plan for the 21st Century. Currently the WisDOT is in the process of replacing Translink 21 with a new plan called Connections 2030. Similar to Translink 21, Connections 2030 will address all forms of transportation. However, unlike Translink 21, Connections 2030 will be a policy-based plan instead of a needs based plan. The policies will be tied to "tiers" of potential financing levels. One set of policy recommendations will focus on priorities that can be accomplished under current funding levels. Another will identify policy priorities that can be achieved if funding levels increase or decrease.

Figure 5.10: Transportation Plans & Resources

- WisDOT Rail Issues and Opportunities Report, 2004
- WisDOT 5-Year Airport Improvement Program, 2007-2011
- WisDOT Translink 21
- WisDOT State Highway Plan 2020
- WisDOT 6-Year Highway Improvement Plan
- WisDOT State Transit Plan 2020
- WisDOT Access Management Plan 2020
- WisDOT State Airport System Plan 2020
- WisDOT State Rail Plan 2020
- WisDOT Bicycle Transportation Plan 2020
- WisDOT Pedestrian Plan 2020

5.4 AGRICULTURAL, NATURAL & CULTURAL RESOURCES

This element provides a baseline assessment of the Town of McKinley agricultural, natural, & cultural resources and covers all of the information required under *SS*66.1001. Information includes: productive agricultural areas, a natural resource inventory, and a cultural resource inventory. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of agricultural, natural, & cultural resources in the Town of McKinley.

5.4.1 Agricultural Resource Inventory

The following section details some of the important agricultural resources in the Town and Polk County. The information comes from a variety of resources including the U.S. Census, U.S. Census of Agriculture, and the Polk County Land & Water Conservation Department. Several other relevant plans exist and should be consulted for additional information:

- Polk County Land and Water Resource Management Plan, 2004
- Soil Survey of Polk County, 1979

5.4.1.1 Geology and Topography

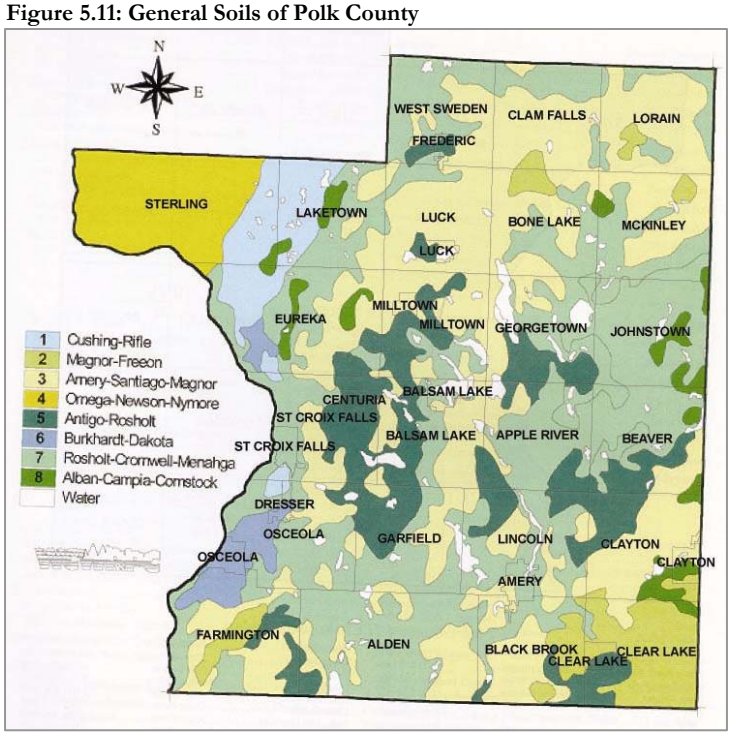
Polk County has rolling topography with glaciated surface features. Much of the County is covered by glacial outwash, resulting in lakes, wetlands, and uneven topography. Glacial end moraines run southwest to northeast across the county, and the best agricultural land is found on level ground between the moraines. The average elevation of the County is between 800 and 900 feet. Elevations range from about 680feet above sea level to over 1,400 feet in the north central and eastern portions of Polk County (Source: Polk County Land and Water Resource Management Plan).

5.4.1.2 Soils

Polk County Soils were formed from glacial and alluvial deposits under northern hardwood and conifer forest cover. Irregular topography and many depressions account for much of the local variability in soils. Figure 5.11 provides a general soils map of Polk County *(Source: Polk County Land & Water Resources Management Plan).* Although each soil type contains variations, soils in the Town are generally four types: Magnor-Freeon, Amery-Santiago-Magnor, and Rosholt-Cromwell-Menhaga, and Alban-Campia-Comstock. County Soils are described in detail in the *Soil Survey of Polk County*. The general soil map is not intended to provide information for site-specific applications.

1. Cushing Rifle Association: Undulating to very hilly, well and moderately well drained, loamy and nearly level very poorly drained organic soils on till plains
2. Magnor-Freeon Association: Nearly level and gently sloping, somewhat poorly and moderately well drained silty soils on till plains
3. Amery-Santiago-Magnor: Nearly level to very hilly, well and somewhat poorly drained loamy and silty soils on till plains.
4. Omega-Newson-Nymore Association: Nearly level to hilly, somewhat excessively and poorly to very poorly drained sandy soils on outwash plains
5. Antigo Rosholt: Nearly level to sloping well-drained silty and loamy soils on outwash plains.
6. Burkhardt-Dakota Association: Nearly level to sloping, well and somewhat excessively drained loamy and sandy soils on pitted outwash plains.
7. Roshalt-Cromwell-Menhaga Association: Nearly level to very hilly, well and somewhat excessively drained loamy and sandy soils on pitted outwash plains.
8. Alban-Campia-Comstock Association: Nearly level to moderately steep, well to somewhat poorly drained loamy and silty soils on glacial lake plains.
9. Water

Figure 5.11: General Soils of Polk County



The Town of McKinley Productive Agricultural Soils Map depicts the location of prime farmland in the Town as well as those farmers that have land enrolled in the Polk County Farmland Preservation Program. The "prime farmland" designation indicates Class I or II soils, and some Class III soils. These class designations refer to the quality of soils for growing crops and are based on Natural Resource Conservation Service (NRCS) classifications. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses, it is also possible to have a productive farm on soils that are not designated as "prime." The "prime farmland" designation simply indicates that these soils are generally good for productive farming.

5.4.1.3 Farming Trends

Most farming data is not collected at the township or municipal level. However, assumptions can be made based on data collected at the County level. Table 5.14 and Figure 5.12 provide information on the number and size of farms in Polk County from 1987 to 2002. While the acreage of farmland decreased slightly, the total number of farms in Polk County actually increased by 13% from 1987 to 2002. The Agricultural Census defines a farm as any place from which $1,000 or more of agricultural products were produced, and sold, during a year. Today many "farms" or "farmettes" qualify under this definition but few are actually the traditional farms that people think of, 80 plus acres with cattle or dairy cows. These farmettes are typically less than 40 acres, serve niche markets, and produce modest agricultural goods or revenue. Figure 5.12 illustrates how the number of smaller farms - especially those with 10-49 acres - has risen since 1987. As of 2002, over one fourth of Polk County farms were between 10 and 49 acres in size.

Table 5.14: Farms and Land in Farms 1987-2002

Farms and Land in Farms	Polk County 1987	Polk County 1992	Polk County 1997	Polk County 2002	Percent Change 1987-2002
Number of Farms	1,467	1,324	1,301	1,659	13.1%
Land in Farms (acres)	315,416	282,405	267,639	292,860	-7.2%
Average Size of Farms (acres)	215	213	206	177	-17.7%
Market Value of Land and Buildings					
Average per Farm	$142,756	$164,402	$215,868	$381,997	167.6%
Average per Acre	$687	$811	$969	$2,150	213.0%

Source: US Census of Agriculture, Polk County

The number of farms with 100-1000 acres has decreased, while the number of very large farms has risen slightly. This is likely due to farm consolidation, which occurs when older traditional farms continually expand in order to stay afloat in the agricultural economy. Regardless of size, all farms are important to the local agricultural economy.

Figure 5.12: Farm Size 1987-2002, Polk County

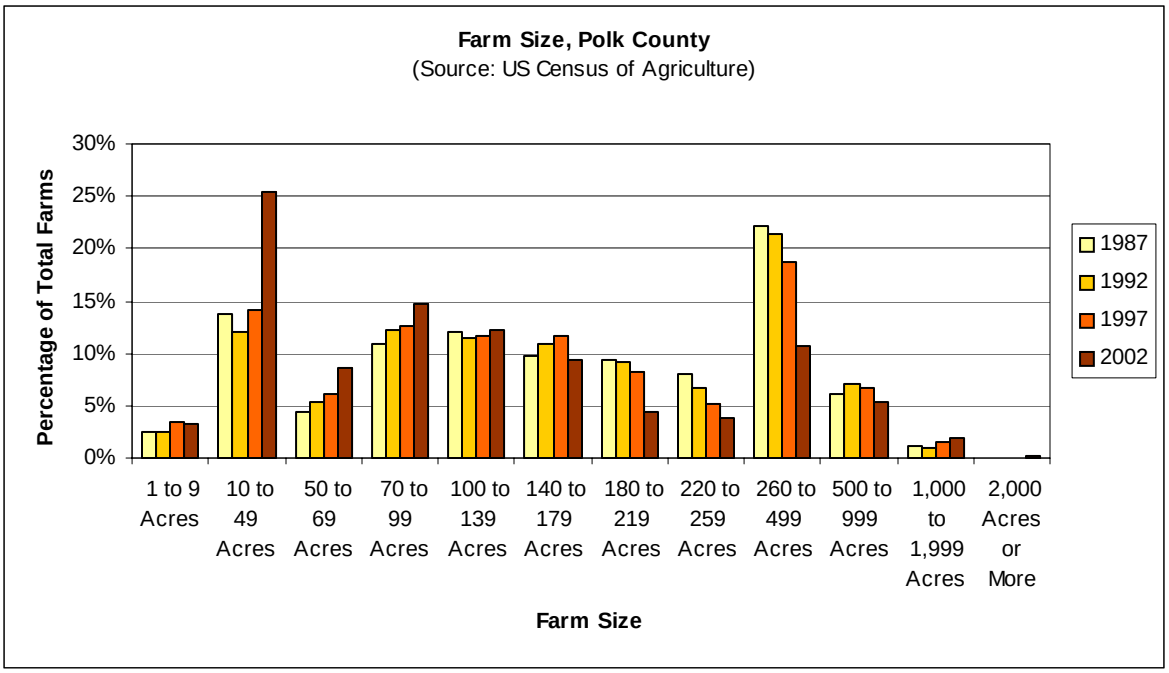


Table 5.15 displays the number of farms by NAICS (North American Industrial Classification System) for Polk County and Wisconsin, as reported for the 2002 Census of Agriculture. The largest percentage of farms in Polk County is in the "Sugarcane, hay, and all other" category. The percentage of farms by category is fairly consistent with the percentages for the State, with the exception of the "Sugarcane, hay, and all other" and "Dairy Cattle" categories.

Table 5.15: Number of Farms by NAICS

	Polk County		Wisconsin	
Types of Farms by NAICS	Number of Farms 2002	Percentage of Farms 2002	Number of Farms 2002	Percentage of Farms 2002
Oilseed and grain (1111)	236	14.2%	12,542	16.3%
Vegetable and melon (1112)	13	0.8%	1,317	1.7%
Fruit and tree nut (1113)	17	1.0%	1,027	1.3%
Greenhouse, nursery, and floriculture (1114)	53	3.2%	2,284	3.0%
Tobacco (11191)	0	0.0%	188	0.2%
Cotton (11192)	0	0.0%	0	0.0%
Sugarcane, hay, and all other (11193, 11194, 11199)	568	34.2%	20,943	27.2%
Beef cattle ranching (112111)	231	13.9%	9,852	12.8%
Cattle feedlots (112112)	95	5.7%	3,749	4.9%
Dairy cattle and milk production (11212)	228	13.7%	16,096	20.9%
Hog and pig (1122)	4	0.2%	759	1.0%
Poultry and egg production (1123)	14	0.8%	910	1.2%
Sheep and goat (1124)	41	2.5%	1,117	1.4%
Animal aquaculture and other animal (1125, 1129)	159	9.6%	6,347	8.2%
Total	1,659	100.0%	77,131	100.0%

Source: US Census of Agriculture

5.4.2 Natural Resource Inventory

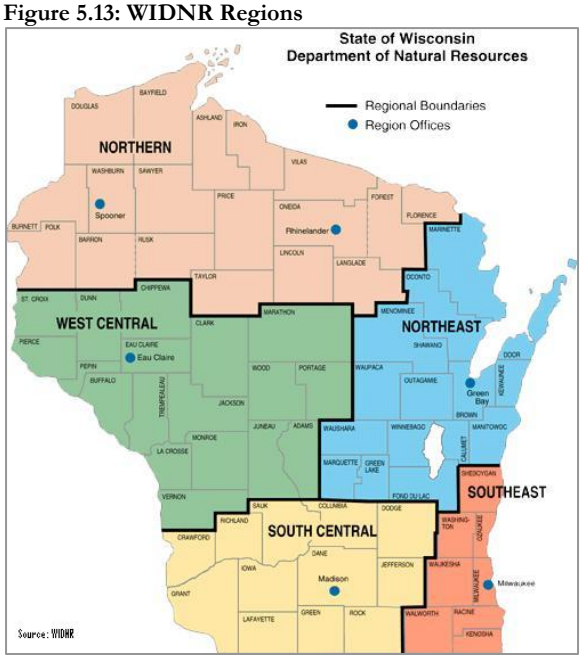
The following section details some of the important natural resources in the Town of McKinley and Polk County. The information comes from a variety of resources including the Wisconsin Department of Natural Resources and the Polk County Land & Water Conservation Department. Information on local and regional parks is explored in the Utilities and Community Facilities Element. Several other relevant plans exist and should be consulted for additional information:

- Polk County Land and Water Resource Management Plan, 2004
- St. Croix River Basin Report, 2002
- Wisconsin DNR Legacy Report, 2002

The *Polk County Land and Water Resource Management Plan* identifies goals, objectives and actions developed by their Plan Commission, whose guiding mission was to "protect the intrinsic beauty, rural atmosphere, and quality of life in Polk County and minimize threats thereto". Four goals were identified and are listed below:

1) Protect and enhance the quality of our surface water, groundwater, and soils
2) Prioritize contiguous agriculture, woodland, trail, and greenways to provide for a broad range of wildlife/ Work to protect those areas.
3) Preserve, protect, and enhance riparian areas, wetlands, and aquatic and upland plant communities. Prioritize these sites to preserve the most pristine sites.
4) Improve recreation opportunities for all county citizens and visitors

Figure 5.13: WIDNR Regions



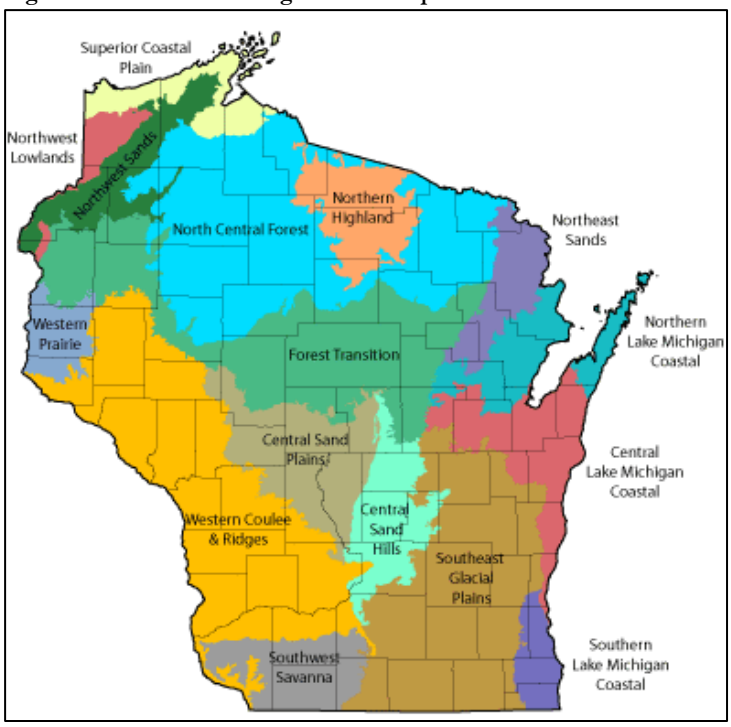
Polk County is located within the Northern Region of the WIDNR. The Regional Offices are located in Spooner and Rhinelander, with the nearest Service Centers in Barron and Cumberland and the nearest Field Stations in Osceola and St. Croix Falls.

In an effort to put potential future conservation needs into context, the Natural Resources Board directed the Department of Natural Resources (DNR) to identify places critical to meet Wisconsin's conservation and outdoor recreation needs over the next 50 years. In 2002, after a three-year period of public input, the WIDNR completed the Legacy Report. The final report identifies 229 Legacy Places and 8 Statewide Needs and Resources. The Report identifies nine criteria that were used in order to identifying the types or characteristics of places critical to meeting Wisconsin's conservation and outdoor recreation needs. The nine criteria were:

1. **Protect the Pearls** (protect the last remaining high quality and unique natural areas).
2. **Protect Functioning Ecosystems in Each Part of the State** (protect representative, functional natural landscapes that help keep common species common).
3. **Maintain Accessibility and Usability of Public Lands** (protect land close to where people live and establish buffers that ensure these lands remain useable and enjoyable).
4. **Think Big** (protect large blocks of land).
5. **Ensure Abundant Recreation Opportunities** (provide a wide range of outdoor recreation opportunities).
6. **Connect the Dots** (link public and private conservation lands through a network of corridors).
7. **Protect Water Resources** (protect undeveloped or lightly developed shorelands, protect water quality and quantity, and protect wetlands).
8. **Promote Partnerships** (leverage state money and effort through partnerships with other agencies and organizations).

9. **Diversify Protection Strategies** (where feasible, utilize options other than outright purchase to accomplish conservation and recreation goals).

Figure 5.14: WIDNR Ecological Landscapes



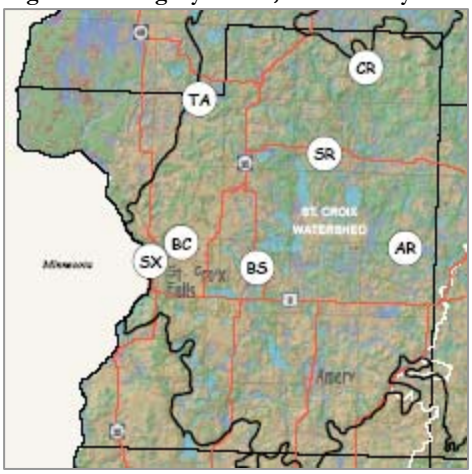
The 229 Legacy Places range in size and their relative conservation and recreation strengths. They also vary in the amount of formal protection that has been initiated and how much potentially remains. The Legacy Places are organized in the report by 16 ecological landscapes, shown in Figure 5.14 (ecological landscapes are based on soil, topography, vegetation, and other attributes). The majority of Polk County (and the Town of McKinley) is located within the Forest Transition landscape. Small southeastern and southwestern portions of the County lie in the Western Prairie landscape, and small northwestern portions in both the Northwest Lowlands landscape and the Northwest Sands landscape.

The seven Legacy Places identified in (or partly within) Polk County are:

- Apple River (AR)
- Balsam Branch Creek & Woodlands (BS)
- Big Rock Creek (BC)
- Clam River (CR)
- Trade River Wetlands (TA)
- Straight River Channel (SR)
- St. Croix River (SX)

The Clam River is closest to the Town of McKinley. Refer to the report for specific information. (Source: WIDNR Legacy Report)

Figure 5.15: Legacy Places, Polk County



5.4.2.1 Groundwater

Groundwater is the only source of drinking water in the Town. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near ground surface, or where only a thin layer of soil separates the ground surface from the water table. According to the WIDNR Susceptibility to Groundwater Contamination Map (not pictured), the Town generally ranks high to high-medium for susceptibility to groundwater contamination. Susceptibility to groundwater contamination is determined based on five physical resource characteristics: Bedrock Depth, Bedrock Type, Soil Characteristics, Superficial Deposits, Water Table Depth. Groundwater can be contaminated through both point and non-point source pollution (NPS). The Environmental Protection Agency defines NPS as:

> "Pollution which occurs when rainfall, snowmelt, or irrigation runs over land or through the ground, picks up pollutants, and deposits them into rivers, lakes, and coastal waters or introduces them into ground water." And

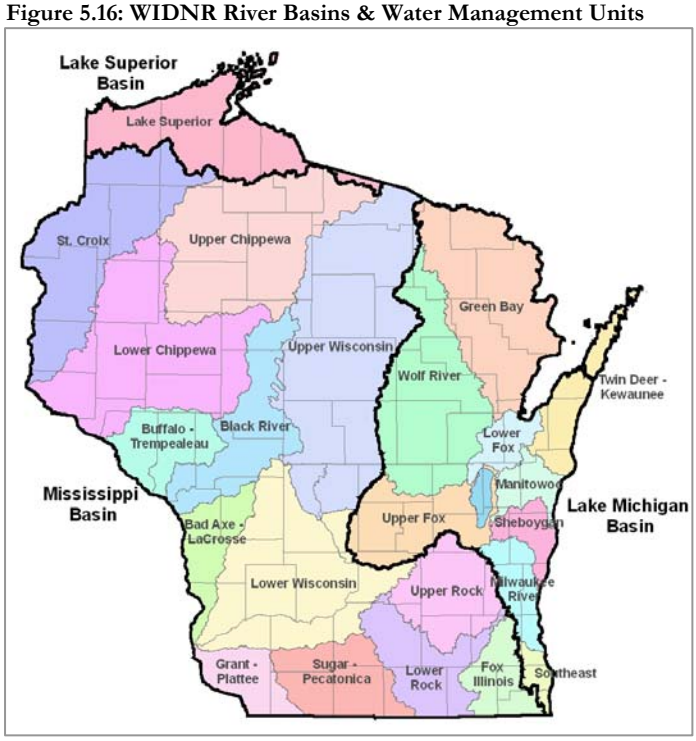
point source pollution as: "Sources of pollution that can be traced back to a single point, such as a municipal or industrial wastewater treatment plant discharge pipe."

According to the EPA, NPS pollution remains the Nation's largest source of water quality problems and is the main reason why 40% of waterways are not clean enough to meet basic uses such as fishing or swimming. The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care). Areas that are most susceptible to contaminating groundwater by NPS pollution include:

- An area within 250ft of a private well or 1000ft of a municipal well
- An area within the Shoreland Zone (300ft from streams, 1000ft from rivers and lakes)
- An area within a delineated wetland or floodplain
- An area where the soil depth to groundwater or bedrock is less than 2 feet

5.4.2.2 Stream Corridors

Figure 5.16: WIDNR River Basins & Water Management Units



Wisconsin is divided into three major River Basins each identified by the primary waterbody into which the basin drains (Figure 5.16). The entire western portion of the State is located within the Mississippi Basin. The three basins are further subdivided into 24 Water Management Units (Figure 5.16). The entire Town, and the vast majority of Polk County is located within the St. Croix WMU, with a very small southeastern portion of the County in the Lower Chippewa WMU.

In 2002, the WIDNR released the first State of the St. Croix River Basin Report. The goal of the report is to inform basin residents and decision-makers about the status of their resource base so that they can make informed, thoughtful decisions that will protect and improve the future state of the St. Croix Basin.

The report indicates that the top four priority issues for the Basin are:

- Shoreland (lakes and rivers) habitat protection and restoration
- Non-point source run-off contamination of surface water
- Cooperation with grassland/prairie and wetland restoration initiatives to protect water quality and enhance wildlife habitat
- Northwest Sands Integrated Ecosystem Plan

Each WMU is further subdivided into one or more of Wisconsin's 334 Watersheds. A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed. The St. Croix WMU consists of 22 watersheds. Most of the Town lies within the Clam River Watershed, with a small southeastern portion in the Upper Apple River Watershed and a small northeastern portion in the North Fork Clam River Watershed.

Figure 5.17: Polk County Watersheds

5.4.2.3 Surface Water

Surface water resources, consisting of lakes, rivers and streams together with associated floodplains, form an integral element of the natural resource base of the Plan Area. Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic quality of the area. Lakes, rivers and streams constitute focal points of water related recreational activities; provide an attractive setting for properly planned residential development; and, when viewed in context of the total landscape, greatly enhance the aesthetic quality of the environment. Rivers and streams are susceptible to degradation through improper rural and urban land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, that result from malfunctioning and improperly located onsite sewage disposal systems; urban runoff; runoff from construction sites; and careless agricultural practices. The water quality of streams and ground water may also be adversely affected by the excessive development of river areas combined with the filling of peripheral wetlands (which if left in a natural state serve to entrap and remove plant nutrients occurring in runoff, thus reducing the rate of nutrient enrichment of surface waters that results in weed and algae growth).

Perennial streams are defined as watercourses that maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. The perennial streams in and around the Town of McKinley are shown on the Environmental Corridor Map. The Clam River and Sucker Creek are the most prominent perennial streams within the Town.

There are 23 lakes within or partly within the Town of McKinley. Andrus Lake (Little Round Lake) (25 acres); Bass Lake (19 acres); Deer Lake (16 acres) Ember Lake (13 acres); Grenquist Lake (58 acres); Grouse Lake (23 acres); Johnson Lake (38 acres); Lamont Lake (96 acres); Largon Lake (129 acres); Little Largon Lake (19 acres); Mackie Lake (34 acres); Mud Lake (15 acres); Sedge Lake (20 acres); Snowshoe Lake (13 acres); Wintergreen Lake (32 acres), and 8 unnamed lakes.

Outstanding & Exceptional Waters

Wisconsin has classified many of the State's highest quality waters as Outstanding Resource Waters (ORWs) or Exceptional Resource Waters (ERWs). Waters designated as ORW or ERW are surface waters that provide outstanding recreational opportunities, support valuable fisheries, have unique hydrologic or geologic features, have unique environmental settings, and are not significantly impacted by human activities. The primary difference between the two is that ORW's typically do not have any direct point sources (e.g., industrial or municipal sewage treatment plant, etc.) discharging pollutants directly to the water. An ORW or ERW designation does not include water quality criteria like a use designation. Instead, it is a label that identifies waters the State has identified that warrant additional protection from the effects of pollution. These designations are intended to meet federal Clean Water Act obligations requiring Wisconsin to adopt an "antidegradation" policy that is designed to prevent any lowering of water quality.

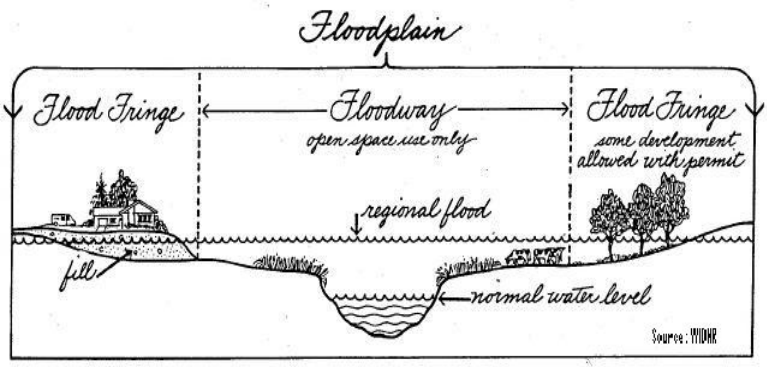
Polk County has no ERW's, but five ORW's: the St. Croix River on the county's western border, McKenzie Creek, Sand Creek and tributaries, Pipe Lake, and the Clam River, which runs through the Town of McKinley. (Source: WIDNR, Polk County Land & Water Management Plan)

Impaired Waters

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the "303(d) list." This list identifies waters that are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs). States are required to submit a list of impaired waters to EPA for approval every two years. These waters are listed within Wisconsin's 303(d) Waterbody Program and are managed by the WDNR's Bureau of Watershed Management. There are two bodies of water within Polk County on the 303(d) list: Cedar Lake (because of impacts from nutrients, turbidity, and sediment) and Ward Lake (due to atmospheric deposition of mercury from regional sources). There are no impaired water bodies within the Town of McKinley. (Source: WIDNR)

5.4.2.4 Floodplains

Figure 5.18: Diagram of a Floodplain



Floods are the nations and Wisconsin's most common natural disaster and therefore require sound land use plans to minimize their effects. Benefits of floodplain management are the reduction and filtration of sediments into area surface waters, storage of floodwaters during regional storms, habitat for fish and wildlife, and reductions in direct and indirect costs due to floods.

Direct Costs:

- Rescue and Relief Efforts
- Clean-up Operations
- Rebuilding Public Utilities & Facilities
- Rebuilding Uninsured Homes and Businesses
- Temporary Housing Costs for Flood Victims

Indirect Costs:

- Business Interruptions (lost wages, sales, production)
- Construction & Operation of Flood Control Structures
- Cost of Loans for Reconstructing Damaged Facilities
- Declining Tax Base in Flood Blight Areas
- Subsidies for Flood Insurance

The Development Limitations Map displays the floodplain areas in the Plan Area (approximately 946 acres, or 4% of the land area). The Federal Emergency Management Agency (FEMA) designates floodplain areas. A flood is defined as a general and temporary condition of partial or complete inundation of normally dry land areas. The area inundated during a flood event is called the floodplain. The floodplain includes the floodway, the floodfringe, and other flood-affected areas. The floodway is the channel of a river and the adjoining land needed to carry the 100-year flood discharge. Because the floodway is characterized by rapidly moving and treacherous water, development is severely restricted in a floodway. The floodfringe, which is landward of the floodway, stores excess floodwater until it can be infiltrated or discharged back into the channel. During a regional flood event, also known as the 100-year, one-percent, or base flood, the entire floodplain or Special Flood Hazard Area (SFHA) is inundated to a height called the regional flood elevation (RFE). (Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

Floodplain areas generally contain important elements of the natural resource base such as woodlands, wetlands, and wildlife habitat; therefore, they constitute prime locations necessary for park, recreation, and open space areas. Every effort should be made to discourage incompatible urban development of floodplains and to encourage compatible park, recreation, and open space uses.

Floodplain zoning applies to counties, cities and villages. Section 87.30, Wis. Stats., requires that each county, city and village shall zone, by ordinance, all lands subject to flooding. Chapter NR 116, Wis. Admin. Code requires all communities to adopt reasonable and effective floodplain zoning ordinances within their respective jurisdictions to

regulate all floodplains where serious flood damage may occur within one year after hydraulic and engineering data adequate to formulate the ordinance becomes available. Refer to the Polk County Floodplain Ordinance. (Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

5.4.2.5 Wetlands

Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment. Wetlands generally occur in low-lying areas and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained. Under certain conditions wetlands may also occur in upland areas. Wetlands accomplish important natural functions, including:

- Stabilization of lake levels and stream flows,
- Entrapment and storage of plant nutrients in runoff (thus reducing the rate of nutrient enrichment of surface waters and associated weed and algae growth),
- Contribution to the atmospheric oxygen and water supplies,
- Reduction in stormwater runoff (by providing areas for floodwater impoundment and storage),
- Protection of shorelines from erosion,
- Entrapment of soil particles suspended in stormwater runoff (reducing stream sedimentation),
- Provision of groundwater recharge and discharge areas,
- Provision of habitat for a wide variety of plants and animals, and
- Provision of educational and recreational activities.

The Wisconsin Wetland Inventory (WWI) was completed in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 50% of original wetland acreage. This figure does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county); and because the original WWI utilized aerial photographs taken in the summer, some wetlands were missed. In addition, wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI.

The latest Polk County data within the Wisconsin DNR wetlands inventory lists 60,921 acres of wetlands (10.4% of the land area) in the County. The Development Limitations Map displays the wetland areas in the Town, which encompass an area of 3,641 acres (15% of the land area).

Wetlands are not conducive to residential, commercial, or industrial development. Generally, these limitations are due to the erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils, as well as the associated high water table. If ignored in land use planning and development, those limitations may result in flooding, wet basements, unstable foundations, failing pavement, and excessive infiltration of clear water into sanitary sewers. In addition, there are significant onsite preparation and maintenance costs associated with the development of wetland soils, particularly as related to roads, foundations, and public utilities. Recognizing the important natural functions of wetlands, continued efforts should be made to protect these areas by discouraging costly, both in monetary and environmental terms, wetland draining, filling, and urbanization. The Wisconsin DNR and the US Army Corp of Engineers require mitigation when natural wetland sites are destroyed.

5.4.2.6 Threatened or Endangered Species

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. The presence of one or more rare species and natural communities in an area can be an indication of an area's ecological importance and should prompt attention to conservation and restoration needs. Protection of such species is a valuable and vital component of sustaining biodiversity.

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another. The WI-DNR's Endangered Resources Bureau monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database. The

NHI maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature. According to the Wisconsin Endangered Species Law it is illegal to:

1. Take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List;
2. Process or sell any wild plant that is a listed species;
3. Cut, root up, sever, injure, destroy, remove, transport or carry away a listed plant on public lands or lands a person does not own, lease, or have the permission of the landowner.

There are exemptions to the plant protection on public lands for forestry, agriculture and utility activities. In some cases, a person can conduct the above activities if permitted under a Department permit (i.e. "Scientific Take" Permit or an "Incidental Take" Permit).

Table 5.16 list those elements contained in the NHI inventory for the Town. These elements represent "known" occurrence and additional rare species and their habitat may occur in other locations but are not recorded within the NHI database. For a full list of elements known to occur in Polk County & Wisconsin visit the WIDNR's Endangered Resources Bureau.

- Endangered Species - one whose continued existence is in jeopardy and may become extinct.
- Threatened Species - one that is likely, within the foreseeable future, to become endangered.
- Special Concern Species - one about which some problem of abundance or distribution is suspected but not proven.

Table 5.16: Natural Heritage Inventory Data on Rare and Endangered Species

Group	Scientific Name	Common Name	State Status	Date Listed
Bird	Haliaeetus leucocephalus	Bald Eagle	SC/FL	2002
Bird	Haliaeetus leucocephalus	Bald Eagle	SC/FL	1995
Plant	Scirpus heterochaetus	Slender Bulrush	SC I	1980

Source: WIDNR NHI, Town of McKinley

NOTE: END = Endangered; THR = Threatened; SC = Special Concern; NA = Not applicable, SC/N = Regularly occurring, usually migratory and typically non-breeding species for which no significant or effective habitat conservation measures can be taken in Wisconsin, SC/H = Of historical occurrence in Wisconsin, perhaps having not been verified in the past 20 years, and suspected to be still extant. Naturally, an element would become SH without such a 20-year delay if the only known occurrence were destroyed or if it had been extensively and unsuccessfully looked for.*

The Federal Endangered Species Act (1973) also protects animals and plants that are considered endangered or threatened at a national level. The law prohibits the direct killing, taking, or other activities that may be detrimental to the species, including habitat modification or degradation, for all federally listed animals and designated critical habitat. Federally listed plants are also protected but only on federal lands.

5.4.2.7 Forests & Woodlands

Under good management forests, or woodlands, can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, the woodlands contribute to the maintenance of a diversity of plant and animal life in association with human life. Unfortunately, woodlands, which require a century or more to develop, can be destroyed through mismanagement in a comparatively short time. The destruction of woodlands, particularly on hillsides, can contribute to stormwater runoff, the siltation of lakes and streams, and the destruction of wildlife habitat. Woodlands can and should be maintained for their total values; for scenery, wildlife habitat, open space, education, recreation, and air and water quality protection.

The Existing Land Use Map displays those lands that are wooded in the Plan Area, approximately 13,343 acres (56%). According to 2004 data from the WI DNR, approximately 245,740 acres (41%) of Polk County is forested, and includes mixed hardwood, aspen, oak, jack pine, and red pine.

5.4.2.8 Environmentally Sensitive Areas & Wildlife Habitat

Taken together, surface waters, wetlands, floodplains, woodlands, steep slopes, and parks represent environmentally sensitive areas that deserve special consideration in local planning. Individually all of these resources are important areas, or "rooms," of natural resource activity. They become even more functional when they can be linked together by environmental corridors, or "hallways." Wildlife, plants, and water all depend on the ability to move freely within the environment from room to room. Future planning should maintain and promote contiguous environmental corridors in order to maintain the quantity and quality of the natural ecosystem.

The WIDNR maintains other significant environmental areas through its State Natural Areas (SNA) program. State Natural Areas protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations and archeological sites. Wisconsin's 558 State Natural Areas are valuable for research and educational use, the preservation of genetic and biological diversity, and for providing benchmarks for determining the impact of use on managed lands. They also provide some of the last refuges for rare plants and animals. In fact, more than 90% of the plants and 75% of the animals on Wisconsin's list of endangered and threatened species are protected on SNAs. Site protection is accomplished by several means, including land acquisition from willing sellers, donations, conservation easements, and cooperative agreements. Areas owned by other government agencies, educational institutions, and private conservation organizations are brought into the natural area system by formal agreements between the DNR and the landowner. The SNA Program owes much of its success to agreements with partners like The Nature Conservancy, USDA Forest Service, local Wisconsin land trusts, and county governments. (Source: WIDNR)

There are no SNAs within the Town, but and seven total within Polk County. Most SNAs are open to the public; however, these sites usually have limited parking and signage. Visit the WINDR Bureau of Endangered Resources for more information each location.

5.4.2.9 Metallic & Non-Metallic Mineral Resources

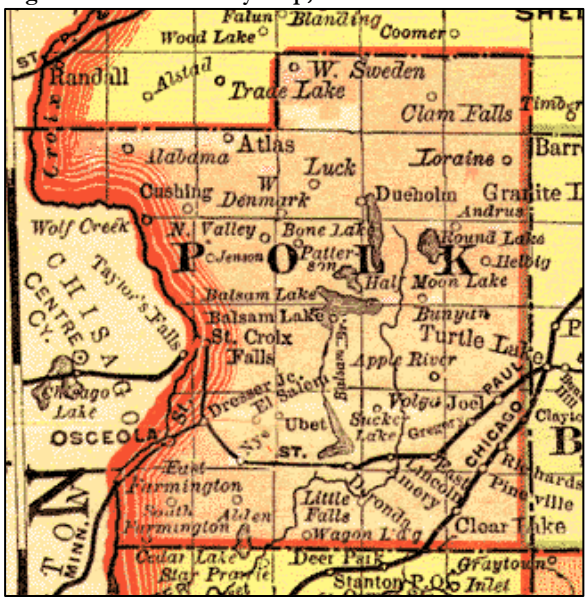
Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources include lead and zinc. Nonmetallic resources include sand, gravel, and limestone. In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation. (Refer to Polk County Department of Zoning) The purpose of the ordinance is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to wind and water erosion. After reclamation many quarries become possible sites for small lakes or landfills. Identification of quarry operations is necessary in order to minimize nuisance complaints by neighboring uses and to identify areas that may have additional transportation needs related to trucking.

There are no known mining operations or quarries in the Town of McKinley.

5.4.3 Cultural Resource Inventory

The following section details some of the important cultural resources in the Town of McKinley and Polk County. Cultural resources, programs, and special events are very effective methods of bringing people of a community together to celebrate their cultural history. Not only do these special events build community spirit, but they can also be important to the local economy. Unfortunately, there are many threats to the cultural resources of a community. Whether it is development pressure, rehabilitation and maintenance costs, or simply the effects of time, it is often difficult to preserve the cultural resources in a community. Future planning within the community should minimize the effects on important cultural resources in order to preserve the character of the community.

Figure 5.19: Polk County Map, 1901



5.4.3.1 Historical Resources

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's heritage. The WI Historical Society's Division of Historic Preservation administers the Historical Markers program. There are five registered historical markers in Polk County, but none in the Town of McKinley.

The Architecture and History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and historical survey beginning in 1970s. Caution should be used as the list is not comprehensive and much of the information is dated, as some properties may be altered or no longer exist. Due to funding cutbacks, the Historical Society has not been able to properly maintain the database. In addition, many of the properties in the inventory are privately owned and are not open to the public. Inclusion of a property conveys no special status, rights or benefits to the owners. There are 18 AHI records listed for the Town of McKinley (contact the State Historical Society for more information on each record):

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society and some listed sites may be altered or no longer exist. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified. Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance. Contact the State Historical Society for information on ASI records in the Town.

Some resources are deemed so significant that they are listed as part of the State and National Register of Historic Places. The National Register is the official national list of historic properties in American worthy of preservation, maintained by the National Park Service. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the Wisconsin Historical Society Division of Historic Preservation. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or locally history.

Table 5.17: State Register of Historic Places, Town of McKinley

Reference #	Historic Name	Municipality	Location
None registered in the Town of McKinley			

Source: WI Historical Society

The establishment of a historical preservation ordinance and commission is one of the most proactive methods a community can take to preserve cultural resources. A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. A community with a historic preservation ordinance may apply for Certified Local Government (CLG) status with the Wisconsin State Historical Society. Once a community is certified, they become eligible for:

- Matching sub-grants from the federal Historic Preservation Fund,
- Use of Wisconsin Historic Building Code,
- Reviewing National Register of Historic Places nominations allocated to the state.

There are currently 50 CLGs in the State of Wisconsin, but none in Polk County.

5.5 UTILITY & COMMUNITY FACILITIES

This element provides a baseline assessment of the Town of McKinley utility & community facilities and covers all of the information required under *SS*66.1001. Information includes: forecasted utility & community facilities needs, and existing utility & community facility conditions. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of utility & community facilities in the Town of McKinley.

5.5.1 Existing Utility & Community Facilities Conditions

5.5.1.1 Sanitary Sewer System

Town of McKinley residences rely on private septic systems for sanitary needs. The Polk County Sanitary Ordinance regulates the proper location, design, installation, inspection and management of private sewage systems and non-plumbing sanitation systems. The County requires that all structures in the County that are intended for occupancy, where plumbing fixtures exist and pressurized water service is provided and which are not serviced by a public sewer, install a system for the holding or treatment and dispersal of sewage and wastewater. The County also requires approval for a sanitary system before issuance of a permit for the installation or modification of any sewage disposal system.

5.5.1.2 Storm Water Management

Storm water management involves providing controlled release rates of runoff to receiving systems, typically through detention and/or retention facilities. A storm water management system can be very simple – a series of natural drainage ways – or a complex system of culverts, pipes, and drains. Either way, the purpose of the system is to store and channel water to specific areas, diminishing the impact of non-point source pollution.

Town management of stormwater is undertaken through the Polk County Ordinance. Culverts are used as stormwater management infrastructure throughout the town. The Town does not undertake Stormwater management activities (e.g. leaf pick-up, public education).

Since March 10, 2003, federal law has required that landowners of construction sites with one acre or more of land disturbance obtain construction site storm water permit coverage to address erosion control and storm water management. Except within Indian Country, the Department of Natural Resources (DNR) has been delegated by the United States Environmental Protection Agency (USEPA) to implement the federal storm water program in Wisconsin. On August 1, 2004, the DNR received authority under revised ch. NR 216, Wis. Adm. Code, to require landowners of construction sites with one acre or more of land disturbance to obtain permit coverage. Landowners need to submit an application called a Notice of Intent (NOI) to request coverage under the Construction Site Storm Water Runoff General Permit No. WIS067831.

5.5.1.3 Water Supply

Town of McKinley businesses and residences rely on private wells for water needs. Wells are safe, dependable sources of water if sited wisely and built correctly. Wisconsin has had well regulations since 1936. NR 812 (formerly NR 112), Wisconsin's Administrative Code for Well Construction and Pump Installation, is administered by the DNR. The Well Code is based on the premise that if a well and water system is properly located, constructed, installed, and maintained, the well should provide safe water continuously without a need for treatment.

5.5.1.4 Solid Waste Disposal & Recycling Facilities

Waste management for the Town of McKinley is undertaken through a private contractor. Recycling service is provided through Polk County.

5.5.1.5 Parks, Open Spaces & Recreational Resources

Parks and recreational resources are important components of a community's natural resource inventory. These resources provide residents with areas to exercise, socialize, enjoy wildlife viewing or provide opportunities for environmental education for adults and children. Increasingly, parks and recreational resources can contribute to a

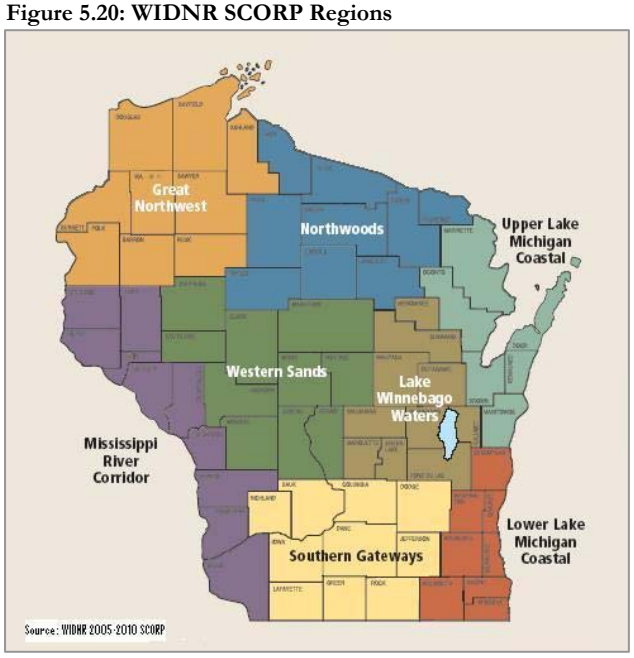
community's local economy through eco-tourism. In addition, these resources are important for wildlife habitat and movement. Taken together, it is clear that the protection, enhancement, and creation of parks and recreational resources are important to the quality of life and character of a community.

The National Recreation and Park Association recommends six to ten total acres of parks or recreation space per 1,000 people within a community. Town of McKinley contains four recreation facilities for residents. A boat landing and a beach are located on the shores of Grenquist Lake, a boat landing is located on Andrus Lake, and a boat landing (maintained by lake residents) is also located on the shores of Largon Lake. Residents have many other recreational resources in the form of State and County land within close proximity.

The 2005-2010 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) provides information on statewide and regional recreation, including recreation supply and demand, participation rates and trends, and recreation goals and actions. Since passage of the Federal Land and Water Conservation Fund (LWCF) Act of 1965, preparation of a statewide outdoor recreation plan has been required for states to be eligible for LWCF acquisition and development assistance. The LWCF is administered by the WIDNR and provides grants for outdoor recreation projects by both state and local governments. The following are a few highlights of the plan:

- Walking for Pleasure is rated as the activity with the most participation.
- Backpacking, Downhill Skiing, Golf, Hunting, Mountain Biking, Snowmobile, and Team Sports are decreasing in demand.
- ATVing, Birdwatching, Canoeing, Gardening, Geocaching, Paintball Games, Road Biking, RV Camping, Hiking, Water Parks, Wildlife Viewing, and Photography are increasing in demand.
- The Warren Knowles-Gaylord Nelson Stewardship Program (Stewardship 2000) provides $60 million annually through FY 2010 for outdoor recreation purposes.

Figure 5.20: WIDNR SCORP Regions



The Wisconsin SCORP divides the state into eight planning regions based on geographic size, demographic trends, tourism influences, and environmental types. Together these influences shape each region's recreational profile, describing which activities are popular, which facilities need further development, and which issues are hindering outdoor recreation. Polk County is a part of the *Great Northwest* (Ashland, Barron, Bayfield, Burnett, Douglas, Polk, Rusk, Sawyer, and Washburn Counties). The most common issues and needs for the region identified by the plan include:

Issues:
- Lack of funding for park and recreation maintenance
- Increasing ATV usage and associated impacts
- Increasing noise pollution from motorized activities
- Lack of educational programs/naturalists/interpreters
- Overcrowding
- Pressure from the logging industry to harvest on public lands

Needs:
- More bird watching opportunities
- More hiking trails
- More kayaking opportunities
- More silent sport opportunities

5.5.1.6 Telecommunication Facilities
There are no telecommunication towers located within the Town of McKinley. There are no cable service providers for the Town.

5.5.1.7 Power Plants & Transmission Lines
The Polk-Burnett Electric Coop and Xcel Energy provide electricity to the Town of McKinley. The Polk-Burnett Electric Coop is an electric cooperative providing electric service to over 18,000 members throughout Polk and Burnett counties and adjoining areas on a non-profit basis. Polk-Burnett is headquartered in Centuria.

5.5.3.8 Cemeteries
Church Cemetery is located within the Town of McKinley.

5.5.1.9 Health Care Facilities
There are no hospitals located in the Town of McKinley. Nearby facilities, include Cumberland Memorial Hospital and Clinic (located 10 miles to the east) and Luck Clinic (located 14 miles west).

5.5.1.10 Child Care Facilities
Under Wisconsin law, no person may be compensated for providing care and supervision for 4 or more children under the age of 7 for less than 24 hours a day unless that person obtains a license to operate a child care center from the Department of Health and Family Services. There are two different categories of state licensed childcare; they depend upon the number of children in care. Licensed Family Child Care Centers provide care for up to eight children. This care is usually in the provider's home, but it is not required to be located in a residence. Licensed Group Child Care Centers provide for nine or more children. There are no licensed family or group childcare facilities within the Town of McKinley.

5.5.1.11 Police & Emergency Services
The Polk County Sheriff's Department, located in Balsam Lake, provides police service to McKinley residents. The Department employs 75 full-time employees and several part-time staff, and operates a boat, a snowmobile, and all terrain vehicles. Fire services are operated by both the Luck Fire Department and the Cumberland Fire Department. Rescue services are also provided through EMS services from Cumberland.

5.5.1.12 Libraries
There are no libraries in the Town of McKinley. The nearest library services are located in the Village of Luck and the City of Cumberland. Luck Public Library has 9,187 books. In 2006, the library had a circulation of over 26,000 items and served 1,565 clients (867 from outside Luck). The library has many additional services including adult and children's programs and 4 computers with Internet service. Cumberland Public Library has over 16,000 books. In 2006, the library had a circulation of over 45,000 items and served 4,158 clients (2,833 from outside Cumberland). The library has many additional services including adult and children's programs and 5 computers with Internet service. Books are also available to McKinley residents through the mail.

In addition, residents can access item from over 30 area libraries through the Indianhead Federated Library System. In 1971, the Wisconsin State Legislature passed a law creating seventeen Library Systems in Wisconsin. The purpose of the library systems is to provide free and equitable access to public libraries for all residents in Wisconsin even if their community has no library. The library systems also serve to take on projects too costly or complex for individual community libraries. The funding for the Public Library Systems comes from a set percentage of the budgets of all the public libraries in Wisconsin. The Indianhead Library System is headquartered in Eau Claire and serves libraries in Eau Claire, Chippewa, Pepin, Dunn, Pierce, St. Croix, Polk, Barron, Rusk, and Price counties. For more information, visit the Indianhead website http://www.ifls.lib.wi.us/index.asp.

5.5.3.13 Schools
The Town of McKinley is served by the Frederic School District, the Luck School District and the Cumberland School District, none of which have facilities within the Town. The Frederic School District serves residents living in the western portion of the Town of McKinley, and operates an elementary school for grades K-6 and a high school

from grades 7-12. The district served a total of 528 students as of fall 2007, down 15% from 606 students in 2001 (Wisconsin Dept. of Public Instruction). According to the district website, the district has approximately 65 staff, including three administrative staff. For more information, visit the school district web site: http://www.frederic.k12.wi.us/

The Luck School District also serves residents in the western portion of the Town of McKinley. The district operates one elementary school for grades K-6 and a high school for grades 7-12, serving approximately 572 students as of fall 2007. Enrollment is down 13% from 645 during the 2000-2001 school year (Source: WI Dept. of Public Instruction). According the to school district website, the district has three administrative staff, four support staff, and 54 teachers. For more information, visit the school district website: http://www.lucksd.k12.wi.us/

The Cumberland School District also serves residents in the eastern portion of the Town of McKinley. The district operates an elementary school, middle school and high school, serving approximately 1127 students as of fall 2007. Enrollment is down 9% from 1239 during the 2000-2001 school year (Source: WI Dept. of Public Instruction). For more information, visit the school district website: http://www.cumberland.k12.wi.us/

Polk County is served by the Wisconsin Indianhead Technical College (WITC), which has campuses in Ashland, New Richmond, Rice Lake, and Superior, and branches in Hayward and Ladysmith. WITC as a system offers 101 programs of study leading to various degrees and certificates. 60 programs are offered at the New Richmond location (48 miles from McKinley), and 62 at the Rice Lake location (24 miles from McKinley). UW-Barron County also offers 2-year university programs in Rice Lake. The nearest four-year universities in the University of Wisconsin system are UW-River Falls (70 miles from McKinley) and UW-Stout (64 miles from McKinley).

5.5.3.14 Public Buildings

The McKinley Town Hall and garage is located at 2527 15th Street.

5.6 ECONOMIC DEVELOPMENT

This element provides a baseline assessment of the Town of McKinley economic development and covers all of the information required under *SS*66.1001. Information includes: labor market statistics, economic base statistics, new businesses desired, strength & weaknesses for economic development, analysis of business & industry parks, and environmentally contaminated sites. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future economic development activities in the Town of McKinley.

5.6.1 Economic Development Existing Conditions

5.6.1.1 Labor Market

Table 5.18 details the employment status of workers in the Town of McKinley as compared to Polk County and the State. At the time of the 1990 U.S. Decennial Census, unemployment for the Town was higher than that for Polk County and the State. By year 2000, the Town unemployment rate decreased to 5.5%, but was still higher than both County and State rates. Unemployment rates for towns are only collected during the U.S. Decennial Census; therefore, 2006 data was not available.

Table 5.18: Employment Status of Civilians 16 Years or Older

Employment Status, Civilians 16 Years or Older	Town of McKinley	Polk County	Wisconsin
In Labor Force (1990)	148	16,574	2,598,898
Unemployment Rate	7.4%	6.7%	4.3%
In Labor Force (2000)	156	21,400	2,996,091
Unemployment Rate	5.5%	2.6%	3.4%
In Labor Force (2006)	Not Available	24,178	3,062,932
Unemployment Rate	Not Available	5.8%	4.7%

Source: US Census and WI Department of Workforce Development

Table 5.19 indicates the percentage of workers by class for the Town of McKinley, Polk County and the State, in year 2000. The Town of McKinley has a higher percentage of both self-employed residents and residents employed in government jobs than Polk County and the State.

Table 5.19: Class of Worker

Class of Worker	Town of McKinley	Polk County	Wisconsin
Private Wage & Salary	72.5%	77.5%	81.1%
Government Worker	15.5%	11.4%	12.5%
Self-Employed	12.0%	10.4%	6.1%
Unpaid Family Worker	0.0%	0.6%	0.3%
Total	100.0%	100.0%	100.0%

Source: US Census

Table 5.20 and Figure 5.21 describe the workforce by occupation within the Town, County and State in year 2000. Occupation refers to the type of job a person holds, regardless of the industry type. The highest percentage of occupations for employed McKinley residents is in the Production, Transportation, & Material Moving category. This category also ranks high for Polk County, although Management, Professional, and Related jobs rank slightly higher.

Table 5.20: Employment by Occupation

Employment by Occupation, Civilians 16 Years & Older	Town of McKinley Number	Town of McKinley Percent	Polk County Number	Polk County Percent	Wisconsin Number	Wisconsin Percent
Prod, Trans & Mat. Moving	46	32.4%	5,368	26.1%	540,930	19.8%
Const, Extraction & Maint.	8	5.6%	2,135	10.4%	237,086	8.7%
Farm, Fishing & Forestry	0	0.0%	335	1.6%	25,725	0.9%
Sales & Office	33	23.2%	4,458	21.7%	690,360	25.2%
Services	23	16.2%	2,839	13.8%	383,619	14.0%
Mgmt, Prof & Related	32	22.5%	5,418	26.4%	857,205	31.3%
Total	**142**	**100%**	**20,553**	**100%**	**2,734,925**	**100%**

Source: US Census

Figure 5.21: Employment by Occupation

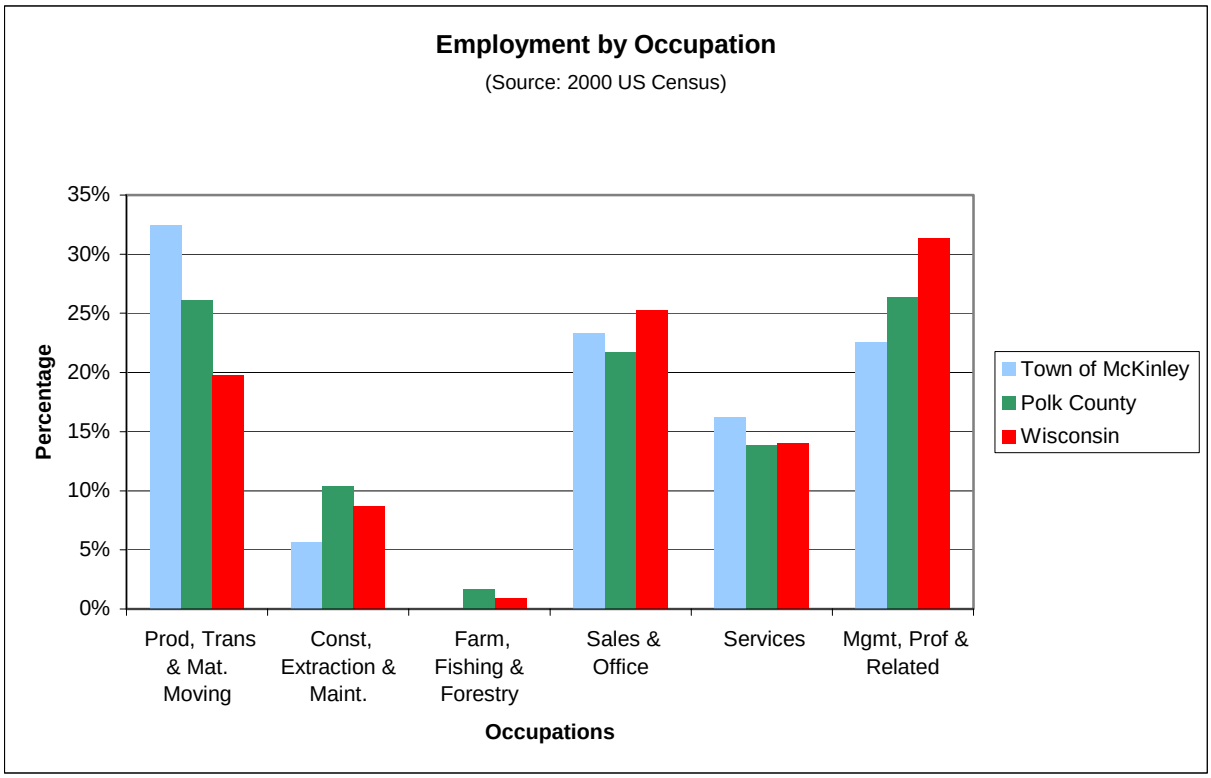


Table 5.21 and Figure 5.22 show the earnings for workers within the Town, County and State, in years 1989 & 1999. Earning figures are reported in three forms: per capita income (total income divided by total population), median family income (based on units of occupancy with at least two related individuals), and median household income (based on every unit of occupancy with one or more individuals). For all three-income indicators, the Town of McKinley ranks lower than the average for Polk County and the State. Percent growth of household income between 1989 and 1999 was in line with Polk County, and greater than that of the State.

The percentage of individuals living below poverty status in the Town of McKinley is slightly higher than that of Polk County and the State, and increased by 3.8 % between 1989 and 1999.

Table 5.21: Income

Income	Town of McKinley 1989	Town of McKinley 1999	Percent Change 89-99	Polk County 1989	Polk County 1999	Percent Change 89-99	Wisconsin 1989	Wisconsin 1999	Percent Change 89-99
Per Capita Income	$12,242	$15,772	28.8%	$11,291	$19,129	69.4%	$13,276	$21,271	60.2%
Median Family Income	$30,938	$40,417	30.6%	$29,125	$48,538	66.7%	$35,082	$52,911	50.8%
Median Household Income	$21,964	$37,083	68.8%	$24,267	$41,183	69.7%	$29,442	$43,791	48.7%
Individuals Below Poverty[1]	6.7%	10.5%	3.8%	11.8%	7.1%	-4.7%	10.4%	8.7%	-1.7%

Source: US Census

1.The Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Figure 5.22: Income, Year 1999

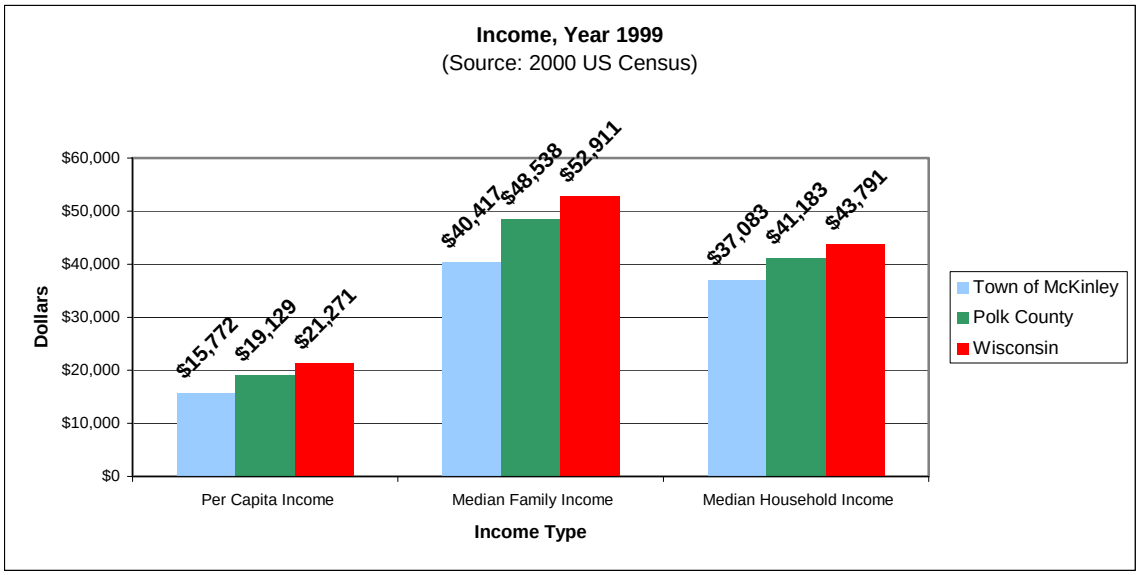


Table 5.22 details the educational attainment of Town of McKinley, Polk County, and State residents 25 years and older according to the 1990 & 2000 U.S. Census. In year 2000, 88% of McKinley residents 25 years or older had at least a high school diploma. This figure is slightly higher than that for Polk County (86%) and the State (85%). With regard to residents with bachelors and graduate/professional degrees, the Town (16.5%) is slightly ahead of the County (15.6%), and lags behind the State (22.5%).

Table 5.22: Educational Attainment Person 25 Years & Over

Educational Attainment Person 25 Years and Over	Town of McKinley 1990	Town of McKinley 2000	Polk County 1990	Polk County 2000	Wisconsin 1990	Wisconsin 2000
Less than 9th Grade	11.1%	4.6%	11.2%	4.8%	9.5%	5.4%
9th to 12th No Diploma	12.2%	7.8%	10.8%	9.3%	11.9%	9.6%
HS Grad	43.4%	49.8%	43.2%	41.1%	37.1%	34.6%
Some College	22.8%	14.6%	16.2%	21.9%	16.7%	20.6%
Associate Degree	5.8%	6.8%	7.2%	7.3%	7.1%	7.5%
Bachelor's Degree	3.7%	11.9%	8.0%	10.7%	12.1%	15.3%
Graduate/Prof. Degree	1.1%	4.6%	3.4%	4.9%	5.6%	7.2%
Percent High School Grad or Higher	76.7%	87.7%	78.0%	85.9%	78.6%	85.2%

Source: US Census

5.6.1.2 Economic Base

Table 5.23 lists the top 25 employers in Polk County as reported by the Wisconsin Department of Workforce Development, in year 2005. Polaris Industries, Inc. is the largest employer for Polk County, none of which are in McKinley.

Table 5.23: Top 25 Employers in Polk County

Rank	Employer	Industry Type	Number of Employees
1	Polaris Industries Inc.	All Other Transportation Equipment Mafg	500-999
2	County of Polk	Executive & Legislative Offices, Combined	250-499
3	St. Croix Regional Medical Center	General Medical and Surgical Hospitals	250-499
4	Wal-mart	Discount Department Stores	250-499
5	Amery Regional Medical Center Inc.	General Medical and Surgical Hospitals	250-499
6	Osceola Public School	Elementary and Secondary Schools	250-499
7	Ladd Memorial Hospital Inc.	General Medical and Surgical Hospitals	100-249
8	Bishop Fixture & Millwork Inc.	Showcase, Partition, Shelving, and Locker Manufacturing	100-249
9	School District of Amery	Elementary and Secondary Schools	250-499
10	Balsam Lake-Unity-Milltown Public	Elementary and Secondary Schools	100-249
11	Tenere Inc.	Special Die and Tool, Die Set, Jig, and Fixture Manufacturing	100-249
12	Scientific Moulding Corp LTD	Plastics Product Manufacturing	100-249
13	School District of St. Croix Falls	Elementary and Secondary Schools	100-249
14	Menards	Home Centers	100-249
15	Northwire Inc.	Other Communication and Energy Wire Mafg	100-249
16	Durex Products Inc.	All Other Plastics Product Mafg; Fabricated Wire Product Mfg	100-249
17	Masterson Personnel Inc.	Temporary Help Services	100-249
18	Cardinal Glass Industries	Glass Product Mafg Made of Purchased Glass	100-249
19	Westaff	Temporary Help Services	100-249
20	Good Smaritan Center	Nursing Care Facilities	100-249
21	School District of Clear Lake	Elementary and Secondary Schools	100-249
22	Mathy Construction Co.	Highway, Street, and Bridge Construction	100-249
23	Oxbo Intl Corp	Farm Machinery and Equipment Manufacturing	100-249
24	Advanced Food Products LLC.	Cheese Manufacturing	100-249
25	The Riverbank MN	Commercial Banking	100-249

Source: WI Department of Workforce Development, Polk County

Table 5.24 and Figure 5.23 describe the workforce by industry within the Town, County and State in year 2000. Whereas occupations refer to what job a person holds, industry refers to the type of work performed by a workers employer. Therefore, an industry usually employs workers of varying occupations. (i.e. a "wholesale trade" industry may have employees whose occupations include "management" and "sales")

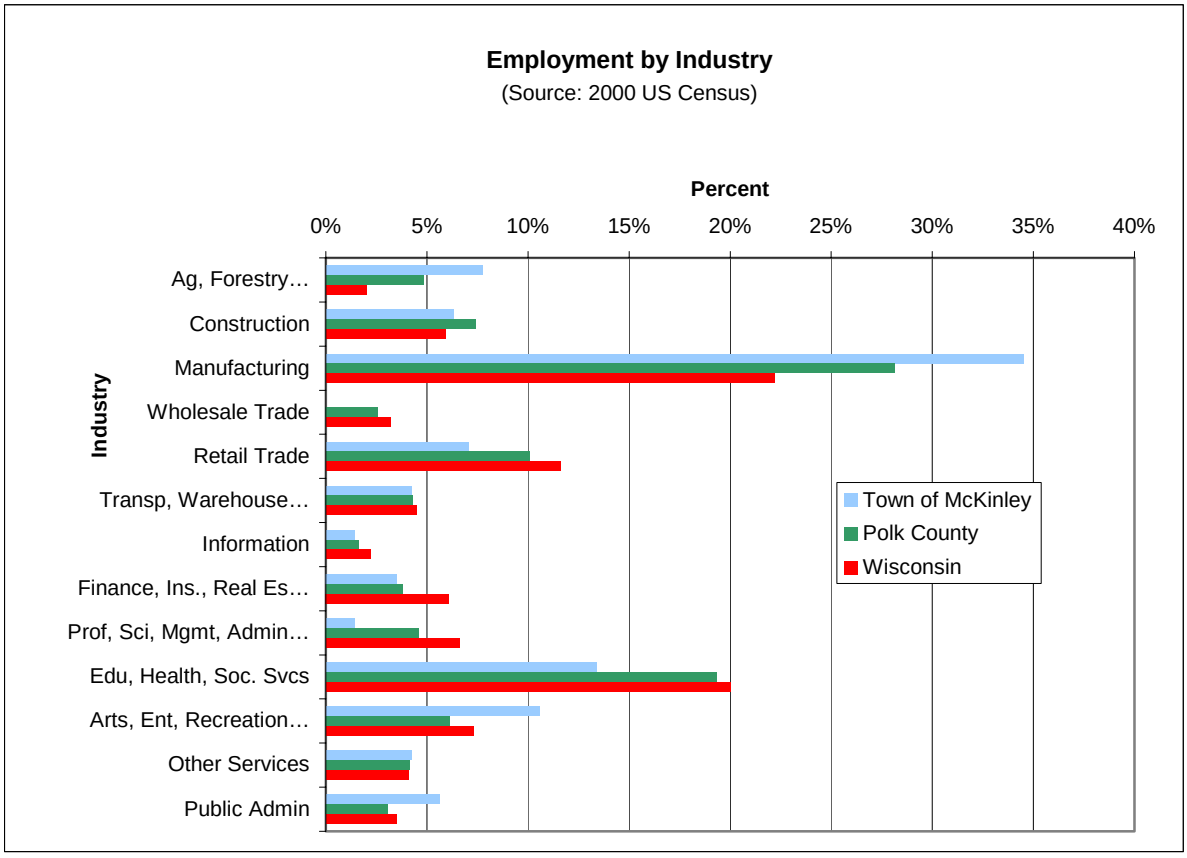
Historically, Wisconsin has had a high concentration of industries in agricultural and manufacturing sectors of the economy. Manufacturing has remained a leading employment sector compared to other industries within the State; however, State and National economic changes have led to a decrease in total manufacturing employment. It is expected that this trend will continue while employment in service, information, and health care industries will increase.

The highest percentage of employment by industry for McKinley residents is in the Manufacturing category. This corresponds with one of the largest employers, Tenere Inc. This category is also the highest industry of employment for Polk County and the State.

Table 5.24: Employment by Industry

Employment by Industry, Civilians 16 Years & Older	Town of McKinley Number	Town of McKinley Percent	Polk County Number	Polk County Percent	Wisconsin Number	Wisconsin Percent
Ag, Forestry, Fishing, Hunting & Mining	11	7.7%	991	4.8%	75,418	2.0%
Construction	9	6.3%	1,520	7.4%	161,625	5.9%
Manufacturing	49	34.5%	5,780	28.1%	606,845	22.2%
Wholesale Trade	0	0.0%	530	2.6%	87,979	3.2%
Retail Trade	10	7.0%	2,074	10.1%	317,881	11.6%
Transp, Warehousing & Utilities	6	4.2%	885	4.3%	123,657	4.5%
Information	2	1.4%	330	1.6%	60,142	2.2%
Finance, Insurance, Real Estate, Rental & Leasing	5	3.5%	780	3.8%	168,060	6.1%
Prof, Scientific, Mgmt, Administrative & Waste Mgmt	2	1.4%	948	4.6%	179,503	6.6%
Educational, Health & Social Services	19	13.4%	3,968	19.3%	548,111	20.0%
Arts, Entertainment, Recreation, Accommodation & Food Services	15	10.6%	1,262	6.1%	198,528	7.3%
Other Services	6	4.2%	853	4.2%	111,028	4.1%
Public Administration	8	5.6%	632	3.1%	96,148	3.5%
Total	142	100%	20,553	100%	2,734,925	100%

Figure 5.23: Employment by Industry



Within each industry, the Wisconsin Department of Workforce Development collects statistics on the average wage of employees at the County and State levels. Table 5.25 details average employee wages for industries. In Polk County, employees working in the Manufacturing industry earn the highest average annual wage, although it is still nearly $10,000 lower that that for the State. As expected, employees working in Leisure & Hospitality earn the lowest average wage, partly because many of these are part-time employees, and many receive tips, which are unaccounted for. The average wage per industry in all categories is lower for Polk County workers compared to State averages for the same industries. Statistics on wages by industry are not available for the Town of McKinley.

Table 5.25: Wage by Industry

NAICS Code	Industries	Polk County Average Annual Wage 2006	Wisconsin Average Annual Wage 2006	Polk County as a Percentage of Wisconsin
21, 1133	Natural Resources & Mining	$26,210	$28,301	92.6%
81	Other Services	$18,797	$21,228	88.5%
31-33	Manufacturing	$36,272	$45,952	78.9%
61-62	Educational & Health Services	$29,471	$38,492	76.6%
42, 44, 48, 22	Trade, Transportation, Utilities	$23,843	$31,935	74.7%
23	Construction	$33,314	$44,682	74.6%
71-72	Leisure & Hospitality	$9,419	$13,058	72.1%
52-53	Financial Activities	$32,552	$48,859	66.6%
92	Public Administration	$25,336	$38,294	66.2%
54-56	Professional & Business Services	$23,056	$42,612	54.1%
51	Information	$23,825	$45,704	52.1%
99	Unclassified	$0	$31,518	0.0%
	All Industries	**$27,691**	**$36,830**	**75.2%**

Source: WI Department of Workforce Development

5.6.2 Employment Projections

The Wisconsin Department of Workforce Development collects data and projects occupation and industry growth for the State. Table 5.26 identifies which occupations are expected to experience the most growth over a ten-year period from year 2004 to 2014. According the DWD, occupations in Healthcare Support, Healthcare Practitioners, and Computers are expected to have the highest growth rate. Occupations in Production, Office Administration, and Sales are expected to have the lowest growth rate.

Table 5.26: Fastest Growing Occupations 2004-2014

SOC Code	Occupational Title	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014	2005 Average Annual Salary
29-1071	Physician Assistants	1,310	1,990	51.9%	NA
31-1011	Home Health Aides	13,730	20,790	51.4%	$20,162
15-1081	Network Systems and Data Communication Analysts	4,220	6,240	47.9%	$56,789
31-9092	Medical Assistants	5,890	8,640	46.7%	$27,441
15-1031	Computer Software Engineers, Applications	7,960	11,610	45.9%	$70,386
15-1032	Computer Software Engineers, Systems Software	2,740	3,890	42.0%	$76,324
39-9021	Personal and Home Care Aides	21,260	29,460	38.6%	$19,200
29-2021	Dental Hygienists	4,390	6,050	37.8%	$54,203
31-9091	Dental Assistants	5,050	6,950	37.6%	$28,602
29-2032	Diagnostic Medical Sonographers	840	1,140	35.7%	$66,410
15-1072	Network and Computer systems Administrators	5,300	7,190	35.7%	$56,246
29-2055	Surgical Technologists	2,120	2,860	34.9%	$40,055
15-1061	Database Administrators	1,550	2,090	34.8%	$61,299
29-2071	Medical Records and Health Information Technicians	3,540	4,770	34.7%	$28,976
29-1126	Respiratory Therapists	1,460	1,960	34.2%	$47,309
29-1111	Registered Nurses	48,410	64,420	33.1%	$55,060
31-2021	Physical Therapist Assistants	1,220	1,620	32.8%	$38,342
29-2034	Radiologic Technologists and Technicians	4,130	5,440	31.7%	$46,916
29-1124	Radiation Therapists	390	510	30.8%	$65,931
45-2021	Animal Breeders	490	640	30.6%	$37,339
29-9091	Athletic Trainers	460	600	30.4%	$40,162
31-2022	Physical Therapists Aids	690	900	30.4%	$23,632
13-1071	Employment, Recruitment, and Placement Specialists	3,520	4,590	30.4%	$46,133
29-2031	Cardiovascular Technologists and Technicians	660	860	30.3%	$42,569
19-1042	Medical Scientists, Except Epidemiologists	1700	2210	30.0%	$51,920
29-1123	Physical Therapists Aids	3550	4610	29.9%	$62,582
29-1122	Occupational Therapists	3,040	3,940	29.6%	$52,248
13-2052	Personal Financial Advisors	3,350	4,340	29.6%	$77,792
25-2011	Preschool Teachers, Except Special Education	8,540	11,060	29.5%	$24,027
29-2056	Veterinary Technologists and Technicians	1,280	1,650	28.9%	$27,233

Source: WI Department of Workforce Development

Table 5.27 identifies which industries are expected to experience the most growth over a ten-year period from year 2004 to 2014. According the DWD, industries in Professional & Business Services, Educational & Health Services, and Construction categories are expected to have the highest growth rate. Industries in Natural Resources & Mining and Manufacturing categories are expected to have the lowest growth rate.

Since the DWD does not collect data on employment projections for the Town of McKinley or Polk County, it is assumed that local trends will be consistent with statewide projections. It is important to note that unanticipated events may affect the accuracy of these projections.

Table 5.27: Fastest Growing Industries 2004-2014

NAICS Code	Industries	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014
487	Scenic and Sightseeing Transportation	370	510	37.8%
621	Ambulatory Health Care Services	99,480	135,700	36.4%
624	Social Assistance	60,400	79,300	31.3%
518	Internet Service Providers	8,480	10,760	26.9%
493	Warehousing and Storage	11,060	14,030	26.9%
561	Administrative and Support Services	118,130	149,690	26.7%
562	Waste Management and Remediation Services	5,070	6,310	24.5%
485	Transit and Ground Passenger Transport	13,740	16,960	23.4%
623	Nursing and Residential Care Facilities	68,870	84,800	23.1%
622	Hospitals	108,570	133,200	22.7%
523	Securities, Commodity Contracts	9,210	11,210	21.7%
541	Professional, Scientific, and Technical Services	89,500	108,000	20.7%
454	Nonstore Retailers	22,950	27,630	20.4%
238	Specialty Trade Contractors	81,660	98,000	20.0%
531	Real Estate	18,360	21,420	16.7%
721	Accommodation	30,720	35,800	16.5%
236	Construction of Buildings	31,520	36,700	16.4%
722	Food Services and Drinking Places	185,410	215,000	16.0%
443	Electronics and Appliance Stores	8,580	9,890	15.3%
511	Publishing Industries	19,120	22,020	15.2%
237	Heavy and Civil Engineering Construction	13,560	15,600	15.0%
425	Wholesale Electronic Markets	5,520	6,350	15.0%
551	Management of Companies	39,830	45,800	15.0%
525	Funds, Trusts, & Other Financial Vehicles	1,170	1,340	14.5%
611	Educational Services	260,670	297,700	14.2%
453	Miscellaneous Store Retailers	17,330	19,790	14.2%
488	Support Activities for Transportation	4,540	5,170	13.9%
446	Health and Personal Care Stores	16,430	18,620	13.3%
423	Merchant Wholesalers, Durable Goods	64,210	72,490	12.9%
451	Sporting Goods, Hobby, Book, and Music Stores	12,960	14,610	12.7%

Source: WI Department of Workforce Development

5.6.3 Analysis of Business & Industry Parks

There are no business or industry parks in the Town of McKinley. Nearly one-third of the acreage of industrial parks across the County is vacant according to the West Central Wisconsin RPC website and the current status of industrial parks in the Villages of Luck and Dresser. There does not appear to be a need for more industrial parks in the area at this time.

Table 5.28: Polk County Business & Industry Parks

Community	Name of Site	Owner	Total Acres	Acres Sold	Acres for Sale
Amery	Amery Industrial Park	C of Amery	30	14	16
Amery	Stower Community Industrial Park	C of Amery	35	20	15
Balsam Lake	Balsam Lake Industrial Park	V of Balsam Lake	40	20	20
Centuria	Centuria Industrial Park	V of Centuria	64	14	50
Clayton	Clayton Industrial Park	V of Clayton	30	23	7
Clear Lake	Clear Lake Industrial Park	V of Clear Lake	37	20	17
Frederic	Frederic Industrial Park	V of Frederic	60	50	10
Luck	Luck Industrial Park	V of Luck	55	50	5
Milltown	Milltown Industrial Park	V of Milltown	27	19	8
Osceola	Osceola Industrial Park	V of Osceola	110	59	51
St. Croix Falls	St. Croix Falls Industrial Park	C of St. Croix Falls	142	127	15
		Total	**660**	**446**	**214**

Source: West Central WI RPC, Polk County Industrial Parks

5.6.4 Environmentally Contaminated Sites

The Bureau of Remediation and Redevelopment within the Wisconsin Department of Natural Resources oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRTS) provides access to information on incidents ("Activities") that contaminated soil or groundwater. These activities include spills, leaks, other cleanups and sites where no action was needed. Table 5.29 provides BRRTS data for sites that are still "Open" within the Plan Area. Open sites are those in need of clean up or where clean up is underway. The BRRTS also maintains a list of sites which where contaminated at one point but have since been cleaned up. There are no open sites in the Town of McKinley, but several in Polk County. Contact the Bureau for more information on these sites.

Table 5.29: BRRTS Sites

DNR Activity Number	Activity Type	Site Name	Address	Status
No Records				

Source: WIDNR, BRRTS, Town of McKinley

Abandoned Container (AC), an abandoned container with potentially hazardous contents has been inspected and recovered. No known discharge to the environment has occurred. Leaking Underground Storage Tank (LUST), a LUST site has contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances. Environmental Repair (ERP), ERP sites are sites other than LUSTs that have contaminated soil and/or groundwater. Spills, a discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment. Spills are usually cleaned up quickly. General Property Information (GP), this activity type consists of records of various milestones related to liability exemptions, liability clarifications, and cleanup agreements that have been approved by NDR to clarify the legal status of the property. Liability Exemption (VPLE), VPLEs are an elective process in which a property conducts an environmental investigation and cleanup of an entire property and then receives limits on future liability for that contamination under s. 292.15. No Action Required by RR Program (NAR), There was, or may have been, a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge.

5.6.5 New Businesses Desired

The Plan Commission noted the desire for small cottage industries within the Town. Heavy industry should be encouraged in the surrounding Cities and Villages.

5.6.6 Strengths & Weaknesses for Economic Development

The following lists some of the strengths and weaknesses for economic development within the Town of McKinley

Strengths:

- Rural character.

Weaknesses:

- Employment is dependent on the City of Cumberland.
- Increasing gas prices may effect the ability of McKinley residents to commute long distances.

5.7 INTERGOVERNMENTAL COOPERATION

With over 2,500 units of government and special purpose districts Wisconsin ranks 13th nationwide in total number of governmental units and 3rd nationwide in governmental units per capita. (Source: WIDOA Intergovernmental Cooperation Guide) While this many government units provide more local representation it does stress the need for greater intergovernmental cooperation. This element provides a baseline assessment of the Town of McKinley intergovernmental relationships and covers all of the information required under *SS*66.1001. Information includes: existing & potential areas of cooperation, and existing & potential areas of intergovernmental conflict. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future intergovernmental cooperation activities in the Town of McKinley.

5.7.1 Existing and Potential Areas of Cooperation

Table 5.30 lists the Town of McKinley existing and potential areas of cooperation as identified by the Plan Commission.

Table 5.30: Existing & Potential Areas of Cooperation

Existing areas of cooperation with other local units of government.	
Local Unit of Government	**Existing Cooperation Efforts**
Polk County	Snow mobile trail system and law enforcement provided by Polk County Sheriff's Department
City of Cumberland	Fire Department and EMS services
Village of Luck	Fire Department
Town of Lorain	Fire (Indian Creek) Mutual Aid
Town of Bone Lake	
Town of Johnstown	
Town of Maple Plain (Barron Co)	Road agreements
Barron County	
Frederic School District	
Cumberland School District	
Luck School District	
Potential areas of cooperation with other local units of government.	
Local Unit of Government	**Potential Cooperation Efforts**
Surrounding Towns	Comprehensive Planning and potential equipment sharing with other lakes.

The Intergovernmental Cooperation Element Guide published by the Wisconsin Department of Administration provides several ideas for cooperation including the following listed below.

Voluntary Assistance: Your community, or another, could voluntarily agree to provide a service to your neighbors because doing so makes economic sense and improves service levels.

Trading Services: Your community and another could agree to exchange services. You could exchange the use of different pieces of equipment, equipment for labor, or labor for labor.

Renting Equipment: Your community could rent equipment to, or from, neighboring communities and other governmental units. Renting equipment can make sense for both communities – the community renting gets the use of equipment without having to buy it, and the community renting out the equipment earns income from the equipment rather than having it sit idle.

Contracting: Your community could contract with another community or jurisdiction to provide a service. For example, you could contract with an adjacent town or Village to provide police and fire protection, or you could contract with the county for a service in addition to that already routinely provided by the county sheriff's department.

Routine County Services: Some services are already paid for through taxes and fees. Examples are police protection services from the county sheriff's department, county zoning, county public health services, and county parks. Your Intergovernmental Cooperation Element could identify areas where improvements are needed and could recommend ways to cooperatively address them.

Sharing Municipal Staff: Your community could share staff with neighboring communities and other jurisdictions – both municipal employees and independently contracted professionals. You could share a building inspector, assessor, planner, engineer, zoning administrator, clerk, etc.

Consolidating Services: Your community could agree with one or more other communities or governmental units to provide a service together. Consolidation could also include the process of joining the Town and Town to form one jurisdiction.

Joint Use of a Facility: Your community could use a public facility along with other jurisdictions. The facility could be jointly owned or one jurisdiction could rent space from another.

Special Purpose Districts: Special purpose districts are created to provide a particular service, unlike municipalities that provide many different types of services. Like municipalities, special purpose districts are separate and legally independent entities.

Joint Purchase and Ownership of Equipment: Your community could agree with other jurisdictions to jointly purchase and own equipment such as pothole patching machines, mowers, rollers, snowplows, street sweepers, etc.

Cooperative Purchasing: Cooperative purchasing, or procurement, is where jurisdictions purchase supplies and equipment together to gain more favorable prices.

Consolidation

Consolidation is the process by which a town, city, or village joins together with another town, city, or village to form one jurisdiction. More detailed information on incorporation can be obtained from Wisconsin State Statute Section 66.0229.

Extraterritorial Planning

Cities and villages have the right to include land within their extraterritorial jurisdiction (ETJ), the area within 1 ½ mile of the municipal boundaries, in their planning documents. The inclusion of this land within planning documents allows for greater transparency and coordination with neighboring municipalities.

Extraterritorial Subdivision "Plat" Review

Extraterritorial subdivision review allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, whereas extraterritorial zoning requires town approval of the zoning ordinance, extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the village

or city. The city or village may waive its extraterritorial plat approval authority if it does not wish to use it. More detailed information can be obtained from Wisconsin State Statute 236.10.

Extraterritorial Zoning

Extraterritorial Zoning allows a first, second or third class city to adopt zoning in town territory, 3 miles beyond a city's corporate limits. A fourth class city or village may adopt zoning 1.5 miles beyond its corporate limits. Under extraterritorial zoning authority a city or village may enact an interim-zoning ordinance that freezes existing zoning (or if there is no zoning, existing uses). A joint extraterritorial zoning committee is established to develop a plan and regulations for the area. The joint committee is comprised of three member from the affected town and three members from the village or city. Zoning requests within the area must be approved by a majority of the committee. More detailed information can be obtained from Wisconsin State Statute 66.23.

Intergovernmental Agreements

Intergovernmental Agreements can be proactive or reactive. There are three types of intergovernmental agreements that can be formed including general agreements, cooperative boundary agreements, and stipulations and orders.

1. General Agreements – This is the type of intergovernmental agreement that is most commonly used for services. These agreements grant municipalities with authority to cooperate on a very broad range of subjects. Specifically, Wis. Stats 66.0301 authorizes municipalities to cooperate together for the receipt of furnishing of services or the joint exercise of any power or duty required or authorized by law. The only limitation is that municipalities with varying powers can only act with respect to the limit of their powers. This means that a general agreement cannot confer upon your community more powers than it already has.

2. Cooperative Boundary Agreements – This type of agreement is proactive and is used to resolve boundary conflicts. Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative agreement must include a plan for the physical development of the territory covered by the plan; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan. It must also address the need for safe and affordable housing. Using a cooperative boundary agreement a community could agree to exchange revenue for territory, revenue for services, or any number of other arrangements. More detailed information can be obtained from Wisconsin State Statute 66.0307.

3. Stipulation and Orders – This type of agreement is reactive because it is used for resolving boundary conflicts that are locked in a lawsuit. The statute provides the litigants a chance to settle their lawsuit by entering into a written stipulation and order, subject to approval by a judge. Using a stipulation and order a community could agree to exchange revenue for territory in resolving their boundary conflict. Stipulation and orders are subject to a binding referendum. More detailed information can be obtained from Wisconsin State Statute 66.0225.

(Source: WIDOA Intergovernmental Cooperation Element Guide)

5.7.2 Analysis of Intergovernmental Relationships

Table 5.31 provides a brief description of the quality of the Town of McKinley relationship to other units of government according to the Plan Commission.

Table 5.31: Analysis of Intergovernmental Relationships

Adjacent Units of Governments	Satisfactory (5), Neutral (3), or Unsatisfactory (1)	Comments
Polk County	5	
Town of Lorain	5	
Town of Bone Lake	5	
Town of Johnstown	5	
Town of Maple Plain (Barron Co)	5	
Barron County	5	
School Districts		
Frederic School District	5	
Cumberland School District	5	
Luck School District	5	
Other		
West Central Wisconsin RPC	5	
State	5	

5.7.3 Existing & Potential Conflicts & Potential Solutions

Table 5.32 provides a brief description of the existing and potential conflicts facing the Town of McKinley according to the Plan Commission.

Table 5.32: Existing & Potential Conflicts & Potential Solutions

Existing & potential conflicts with other local units of government.	
Local Unit of Government	**Existing & Potential Conflicts**
No conflicts were noted by the Plan Commission	

5.8 LAND USE

This element provides a baseline assessment of the Town of McKinley land use and covers all of the information required under *SS*66.1001. Information includes: existing land uses, existing & potential land use conflicts, natural limitations for building site development, and land use trends. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future land use activities in the Town of McKinley.

5.8.1 Existing Land Use

All the land in the Town of McKinley is categorized according to its primary use. Those categories are described in the following list and illustrated on Map 5 & 5a, Existing Land Use.

Dwelling Unit: A building or a portion thereof designed exclusively for residential occupancy and containing provisions for living, sleeping, eating, cooking and sanitation for not more than one family.

- Agricultural – land used for the production of food or fiber
- Farmstead – a residential structure associated with agricultural land and typically without urban services (public water or sewer)
- Single Family Residential – a structure that only contains one dwelling unit (as defined above).
- Duplex Residential – a structure that contains two dwelling units.
- Multi-Family Residential – a structure that contains more than two dwelling units.
- Mobile Home Park – a contiguous parcel developed for the placement of manufactured homes.
- Commercial/Office – a location where retail goods and/or services are sold or where office activities take place.
- Industrial – a property where goods and products are manufactured, produced, or stored.
- Quarry – a property where the extraction of metallic or nonmetallic minerals or materials takes place.
- Public/Institutional – properties owned and/or used by governmental bodies, non-governmental organizations, and community organizations. These can include the Town Hall, public works buildings, County, State, and Federal structures, schools, churches, and others.
- Park & Recreation – a property where recreation is the primary activity and where there is typically no commercial or residential use. The City, County, or State usually owns these properties.
- Woodland – land which is primarily forested and without structures.
- Wetlands - areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment.
- Open Space – land that is without structures and is neither forested nor used for agricultural purposes.
- Vacant – land that has be platted for development but remains unused.

Table 5.33 approximates the existing land uses in the Town as of year 2006. The Town of McKinley's existing land use pattern is indicative of a generally small northern Wisconsin town. The dominant land uses are woodland (56%), agricultural (20%), and open space (16%). Refer to Map 5, Existing Land Use.

Table 5.33: Existing Land Use

Existing Land Use Plan Area	Acres	Percentage
Agricultural	4,662.0	19.57%
Farmstead	101.8	0.43%
Residential (single family)	278.1	1.17%
Residential (multi-family)	0.0	0.00%
Commercial/Office	0.0	0.00%
Industrial	0.0	0.00%
Public/Institutional	2.4	0.01%
Parks & Recreational	0.0	0.00%
Woodland	13,343.2	56.03%
Water	1,259.0	5.29%
Open Space	3,722.6	15.63%
Road ROW	447.1	1.88%
Total	23,816	100.0%

Source: MSA GIS, Town of McKinley

5.8.1.1 Existing & Potential Conflicts

No conflicts identified.

5.8.1.2 Limitations for Building Site Development

All land does not hold the same development potential. Development should only take place in suitable areas, which is determined by a number of criteria, including:

- A community's comprehensive plan
- Compatibility with surrounding uses
- Special requirements of a proposed development
- Ability to provide utility and community services to the area
- Cultural resource constraints
- Ability to safely access the area
- Various physical constraints (soils, wetlands, floodplains, steep slopes, etc.)

The United States Soil Conservation Service (SCS), the predecessor agency to the United States Natural Resources Conservation Service (MRCS), completed a detailed operational soil survey of Polk County. The findings of this survey are documented in the report entitled "Soil Survey of Polk County, Wisconsin", published in 1979 by the United States Department of Agriculture, Soil Conservation Service. The soil survey provided useful information regarding the suitability of the soils for various urban and rural land uses. Utilization of the soil survey involves determining the kinds and degrees of limitations that the soil properties are likely to impose on various uses and activities, and evaluating the appropriateness of a particular land use with respect to the soil limitations.

Topography is an important determinant of the land uses practicable in a given area. Lands with steep slopes (20 % or greater) are generally poorly suited for urban development and for most agricultural purposes and, therefore, should be maintained in natural cover for water quality protection, wildlife habitat, and erosion control purposes. Lands with less severe slopes (12%-20%) may be suitable for certain agricultural uses, such as pasture, and for certain urban uses, such as carefully designed low-density residential use, with appropriate erosion control measures. Lands that are gently sloping or nearly level are generally suitable for agricultural production or for urban uses.

Another important determinant of land suitability for development is the presence of water and an area's susceptibility to flooding. Lands that are classified as wetlands, have a high water table, or are in designated floodplains are rarely suitable for rural or urban development.

The Development Limitations Map in the Appendix indicates those areas within the Town of McKinley that are unfavorable for development due to steep slopes, wetlands, and floodplains.

5.8.2 Land Use Trends

5.8.2.1 Land Supply

In year 2006, there were 23,816 acres of land within the Town of McKinley. Table 5.34 indicates that over 21% of the land within the Plan Area has some sort of development limitation either due to water, wetlands, floodplains, or steep slopes. There are approximately 18,058 acres of developable land within the Plan Area. Caution should be given, as this number does not include other factors that determine land suitability for development such as transportation access or utility access.

Table 5.34: Land Supply, Plan Area

Land Use Categories	Acres	Percentage
Developed	725	3.0%
Development Limitations	5,033	21.1%
Developable	18,058	75.8%
Total	23,816	100.0%

Source: MSA GIS, Town of McKinley

1. Developed lands include all intensive land uses (residential, commercial, industrial, public, recreation)
2. Development Limitation land includes water, wetlands, floodplains, and steep slopes >20%
3. Developable lands include all lands not categorized as developed or undevelopable.

5.8.2.2 Land Demand

According to the U.S. Census the Town of McKinley gained 12 households between years 1990 to 2000. This represents an increase of 10.2%, substantially lower than the increase across Polk County (24.5%). The WIDOA projects that the Town will add an additional 7 homes between years 2000 and 2030. This represents a growth of 5.4% compared to 40.3% for Polk County and 28% for Wisconsin as a whole. Table 5.35 indicates that the Town of McKinley has issued 34 building permits in the last 5 years. (Note: It is unclear whether each building permit issued was for the creation of a new home or for improvements to existing homes).

Table 5.35: Building Permits 2002-2007

Year	Residential dwellings
2002	7
2003	7
2004	9
2005	3
2006	4
2007	4
Total	34

Source: Polk County Land Use Permits

Table 5.36 projects the estimated total acreage that will be utilized by agricultural, residential, commercial, and industrial land uses for five-year increments throughout the planning period. Projected residential acreage is provided at 0.5 acres per dwelling. This number was determined as an appropriate approximation for future residential development density based on:

- 2007 Department of Revenue residential housing numbers (0.55 dwellings per acre);
- 2005 Census Housing Unit numbers and total single family residential acres within the study area (0.65 dwellings per acres); and
- The Polk County Zoning Code sets a minimum lot size of 20,000 square feet for residential zones (0.46 dwellings per acre).

Based on 0.5 dwellings per acre it is estimated that an additional 6 acres will be needed for new housing units by year 2030. Caution should be given, as this number assumes that new lot sizes will reflect the current average lot size in the Town.

Table 5.36: Projected Land Use Needs

Projected Land Demand	2005	2010	2015	2020	2025	2030	25 Year Change
Population	339	320	314	308	302	309	-30
Household Size	2.61	2.41	2.34	2.30	2.27	2.25	-0.36
Housing Units	223	228	230	230	228	235	12
Residential (acres)	380	383	383	383	383	386	6
Commercial (acres)	0	0	0	0	0	0	0
Industrial (acres)	0	0	0	0	0	0	0
Undeveloped Land (acres)	21,728	21,725	21,724	21,724	21,725	21,722	-6

Source: MSA GIS- projections based on existing land use pattern and minimum lot size requirements of 0.5 acres

Finally, Table 5.37 provides for a scenario where new homes will be met through larger, 5-acre lots. Under this scenario, it is estimated that an additional 60 acres will be needed for new homes by year 2030.

Table 5.37: Projected Land Use Needs

High Estimates	2005	2010	2015	2020	2025	2030	25 Year Change
Residential (acres)	380	406	414	414	406	440	60
Commercial (acres)	0	0	0	0	0	0	0
Industrial (acres)	0	0	0	0	0	0	0
Undeveloped Land (acres)	21,728	21,702	21,694	21,694	21,702	21,668	-60

Source: MSA GIS- projections based on future average residential lot size of 5 acres

5.8.2.3 Land Prices

Agricultural and forestlands generally sell for a higher price when sold for uses other than continued agriculture or forestry. The U.S. Census of Agriculture tracts land sale transactions involving agricultural and forestry land at the county level. From year 1998 to 2006, Polk County has averaged a total of 69 transactions per year involving agricultural land. In all years except 2004, the number of transactions involving land to continue to agricultural use outnumbered those involving land diverted to other uses. An average of 20 transactions per year occurred where agricultural land was diverted to other uses. Between 1998 and 2006, the average price per acre for those transactions grew by over 300%, from $995 to $4,270.

During that same period, Polk County averaged 49 transactions per year where agricultural land continued in agricultural use. The average price per acre for those transactions grew by 207%, from $1,085 to $3,327. Similar trends in land prices can be expected for undeveloped land within the Plan Area.

Table 5.38: Agricultural Land Sale Transactions

Year	Ag Land Continuing in Ag Use			Ag Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1998	86	5,272	$1,085	20	936	$995
1999	42	2,844	$1,120	19	683	$1,999
2000	65	2,877	$1,403	28	1,104	$1,980
2001	57	2,593	$1,790	18	647	$2,313
2002	62	2,413	$2,120	17	885	$2,700
2003	54	2,341	$3,092	30	852	$2,954
2004	29	1,590	$3,161	43	1,310	$3,463
2005	24	1,363	$3,234	4	218	$4,270*
2006	24	1,412	$3,327	2	125	
Total	443	22,705	x	181	6,760	x

Source: US Census of Agriculture, Polk County

*The actual annual values per acre were $5,296 for 2005 and $2,481 for 2006. Since these varied significantly and were based on so few transactions, the transactions were averaged to determine the recent average value of $4,270 per acre.

Information regarding the number of forestland sale transactions is not as well known and what data is available appears in Table 5.39. From year 1998 to 2006, Polk County has averaged 64 annual transactions where forestland continued in forest use. The average price per acre for those transactions was $1,812. During the same period, the county had 19 transactions per year where forestland was diverted to other uses. The average price per acre for those transactions was $2,351 (30% higher than the others). Similar trends in land prices can be expected for undeveloped land within the Plan Area.

Table 5.39: Forest Land Sale Transactions

Year	Forest Land Continuing in Forest Use			Forest Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1998	84	2,547	$972	20	669	$1,010
1999	81	2,827	$1,143	40	1,570	$1,119
2000	67	1,984	$1,634	25	608	$2,312
2001	63	2,102	$1,953	20	766	$2,202
2002	NA	NA	NA	NA	NA	NA
2003	NA	NA	NA	NA	NA	NA
2004	NA	NA	NA	NA	NA	NA
2005	46	1,657	$2,492	3	40	$3,511
2006	45	1,468	$2,676	4	344	$3,954
Total	386	12,585	x	112	3,997	x

Source: US Census of Agriculture, Polk County

Trends in land prices can also be derived using the tax assessment data. Table 5.40 displays the aggregate assessed value for various land use categories for year 2002 and 2007. In year 2007, the average equalized value (land and improvements) for residential parcels in the Town of McKinley was $77,718; $77,500 for commercial parcels, and $4,444 for agricultural parcels. The information is from the WI Department of Revenue, and caution should be given as the WIDOR has periodically switched the way that they have reported or assessed certain land classifications over the years (i.e. use value assessment of agricultural land).

Table 5.40: Town of McKinley Land Use Assessment Statistics

Land Use	2002				2007				
	Parcels	Acres	Aggregate Assessed Value	Equalized Value	Parcels	Acres	Aggregate Assessed Value	Equalized Value	Equalized Value per Parcel
Residential	323	647	$10,968,000	$15,466,500	354	646	$24,431,800	$27,512,000	$77,718
Commercial	1	43	$67,500	$72,300	1	4	$83,400	$77,500	$77,500
Manufacturing	0	0	$0	$0	0	0	$0	$0	NA
Agricultural	175	5,384	$956,380	$947,100	204	5,808	$914,000	$906,600	$4,444
Undeveloped	168	4,120	$1,807,500	$1,136,700	191	3,653	$1,489,600	$2,258,900	$11,827
AG Forest	0	0	$0	$0	38	789	$901,800	$828,500	$21,803
Forest	268	7,072	$5,626,700	$8,306,800	227	5,460	$11,477,000	$12,048,200	$53,076
Other	40	78	$2,098,200	$2,369,600	34	63	$2,600,700	$2,796,400	$82,247
Personal Property	x	x	$143,500	$168,800	x	x	$155,000	$158,100	NA
Total	975	17,344	$21,667,780	$28,467,800	1,049	16,423	$42,053,300	$46,586,200	$44,410

Source: WI Dept Revenue, Town of McKinley

1. Aggregate Assessed Value – This is the *dollar amount* assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between properties within the taxing jurisdiction. The law allows each municipality to be within 10% of market value (equalized value), provided there is equity between the taxpayers of the municipality. (Source: 2006 Guide for Property Owners, WI DOR)

2. Equalized Value Assessment – This is the *estimated value* of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full, fair market value. Since assessors in different taxing districts value property at different percentages of market value, equalized values ensure fairness between municipalities. The equalized values are used for apportioning county property taxes, public school taxes, vocational school taxes, and for distributing property tax relief. In summary, equalized values are not only used to distribute the state levy among the counties, but also the equalized values distribute each county's levy among the municipalities in that county. The WI-DOR determines the equalized value. (Source: 2006 Guide for Property Owners, WI-DOR)

Town of McKinley Comprehensive Plan
Public Participation Plan

The Town of McKinley has developed guidelines for involving the public as part of the requirements of the Comprehensive Planning Process (Section 66.1001(4)(a), Stats.). The goal of a public participation plan is to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan.

The Town of McKinley elects to use the Plan Commission to work with MSA Professional Services, Inc. to develop the Comprehensive Plan. The Plan Commission will have the responsibility for developing the Comprehensive Plan. The Town Board shall have the authority to adopt the Comprehensive Plan

The following details the public participation plan the Town of McKinley will use for developing its Comprehensive Plan.

- **Project Meetings**: It is anticipated the project will take nine meetings to complete. Seven of the nine meetings will be working sessions with the Plan Commission. The purpose of the working sessions is to review, discuss, and create project material related to the creation of the Draft Comprehensive Plan.

- **Public Notice**: Meeting times will be posted in accordance with Town procedures and State law. All Plan Commission meetings are open to the public unless otherwise indicated in the posted meeting notice. Public attendees are encouraged to voice their ideas, opinions, and concerns at each meeting.

Adoption Procedures:

- The Plan Commission shall, by majority vote, adopt a resolution recommending that the Town Board pass an ordinance to adopt the Draft Comprehensive Plan. (Statute 66.1001(4)(b))

    - A Public Informational Meeting (PIM) will be held upon completion of the Draft Plan. Residents will be encouraged to provide comments before the Plan Commission recommends a resolution to the Town Board for the approval of the Draft Plan. All written comments, which should be forwarded to Town Clerk, will be consolidated and presented at the Plan Commission meeting.

- An electronic (cd) copy of the Draft Plan will be disseminated to neighboring jurisdictions and appropriate governments, as stated in Statutes 66.1001 (4)(b)(e)(f), providing 30 days for written comments. In addition, a copy of the Draft Plan will be accessible at the local public library.

    - The Clerk for the following local governmental units shall receive a copy of the plan:
        - Barron County
        - Polk County
    - The West Central Wisconsin Regional Plan Commission
    - The Wisconsin Department of Administration
    - Administrator for the Cumberland, Frederic, and Luck Public School Districts

- The Town Board, by a majority vote, shall enact the ordinance adopting the recommended plan (Section 66.1001(4)(c), Stats.). The Adopted Plan and adopting ordinance will be disseminated to the same neighboring jurisdictions, County, and State governments as stated in Wisconsin Statute 66.1001(4)(b), and listed above.

    - Before Town Board adoption, a Public Hearing will be held for presentation of the Recommended Draft Comprehensive Plan as stated in Stat. 66.1001(4)(d). The hearing must be preceded by a class 1 notice under ch.985.

    - At least 30 days before the hearing is held the Town of McKinley shall provide written notice to all of the following:
        - An operator who has obtained, or made application for, a permit that is described under s. 295.12(3)(d).
        - A person who has registered a marketable nonmetallic mineral deposit under s. 295.20
        - Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the Town of McKinley provide the property owner or leaseholder notice of the hearing.
        - Any person who has submitted a request to receive notice of any proposed ordinance that affects the allowable use of property owned by the person.

- Any comments by the above-mentioned governing bodies, or public, will be read into the minutes during the Public Hearing, evaluated, and incorporated as necessary by the Town Board into the Adopted Comprehensive Plan. A summary of comments and subsequent action will be provided upon request.

Other public participation activities may be added as deemed necessary by the Plan Commission with approval of the Town Board.

Vote: Yes_____ No_____ Abstain_____ Absent_____

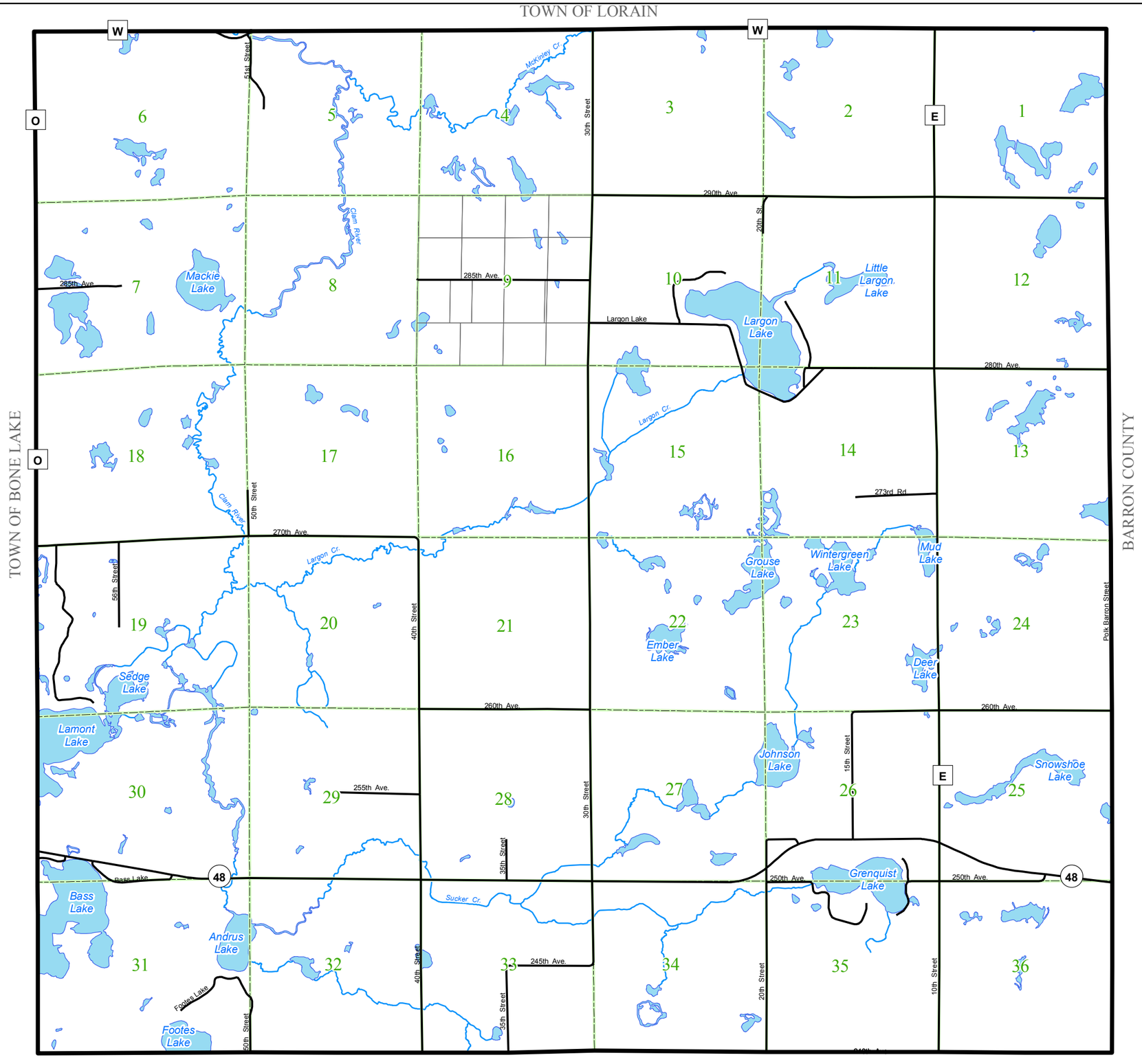
Adopted this _____ day of _____, 2008.

Attest:

_____ _____

Kevin Wickstrom, Acting Town Chair Deborah Grover, Town Clerk

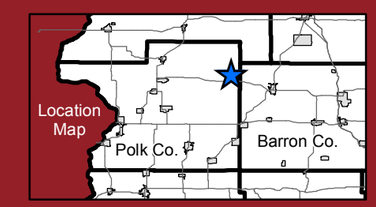
Public Participation Plan was approved in February of 2008



Planning Area

Town of McKinley
Polk County, Wisconsin

MAP - 1



Legend

- Town of McKinley
- Parcels
- Sections
- Roads
- Lakes
- Rivers

Feet

0 3,200 6,400

Sources:
- Base data provided by County
- 2005 NAIP Ortho provided by USDA

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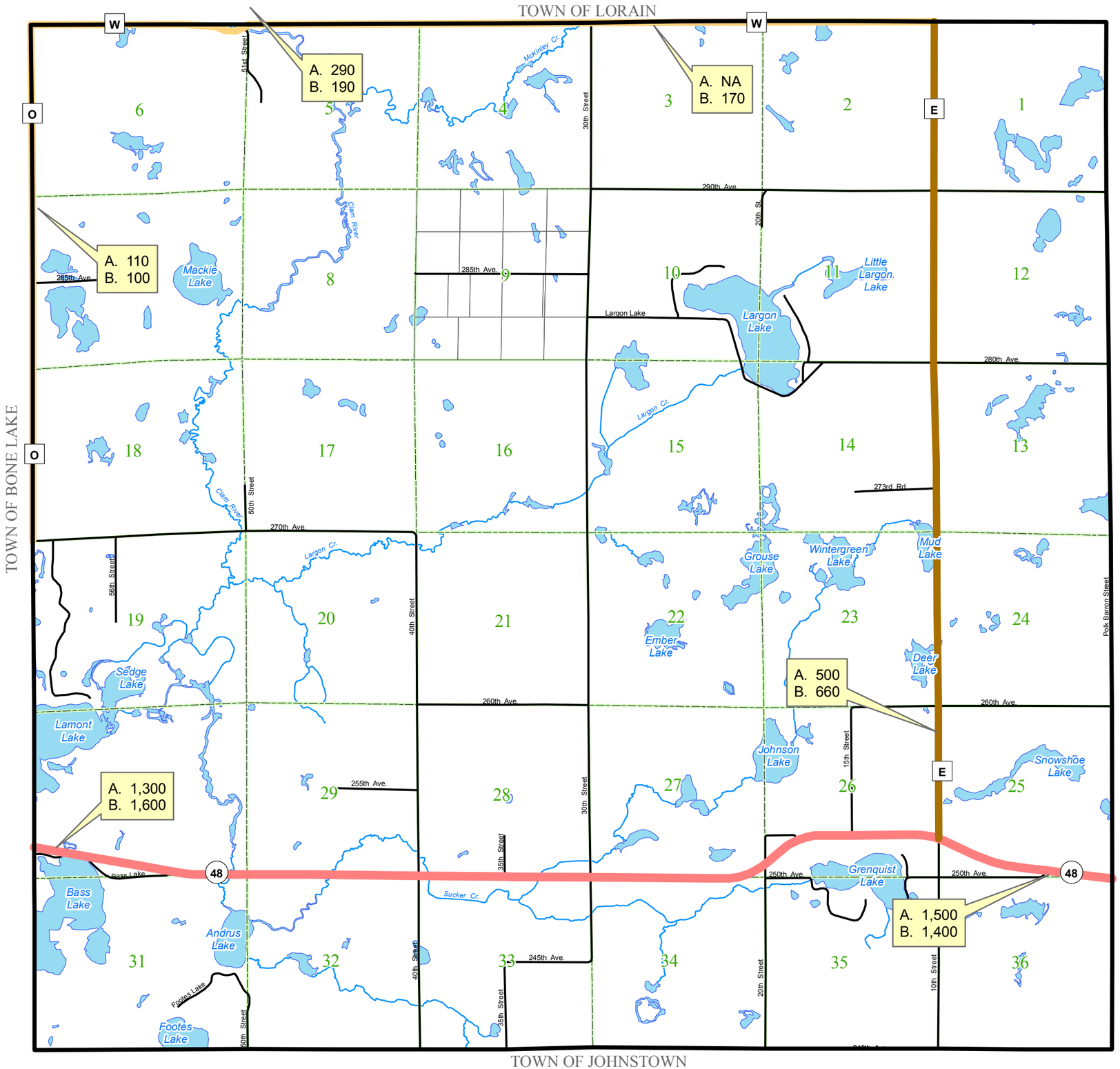
TRANSPORTATION FACILITIES

Town of McKinley
Polk County, Wisconsin

MAP - 2



Legend

- Town of McKinley
- Parcels
- Sections
- Lakes
- Rivers
- Minor Arterial
- Major Collector
- Minor Collector
- Local Roads

ADT's
A. 1998
B. 2004

Feet
0 3,200 6,400

Sources:
- Base data provided by Iron County
- NFC AND ADT provided by WiDOT

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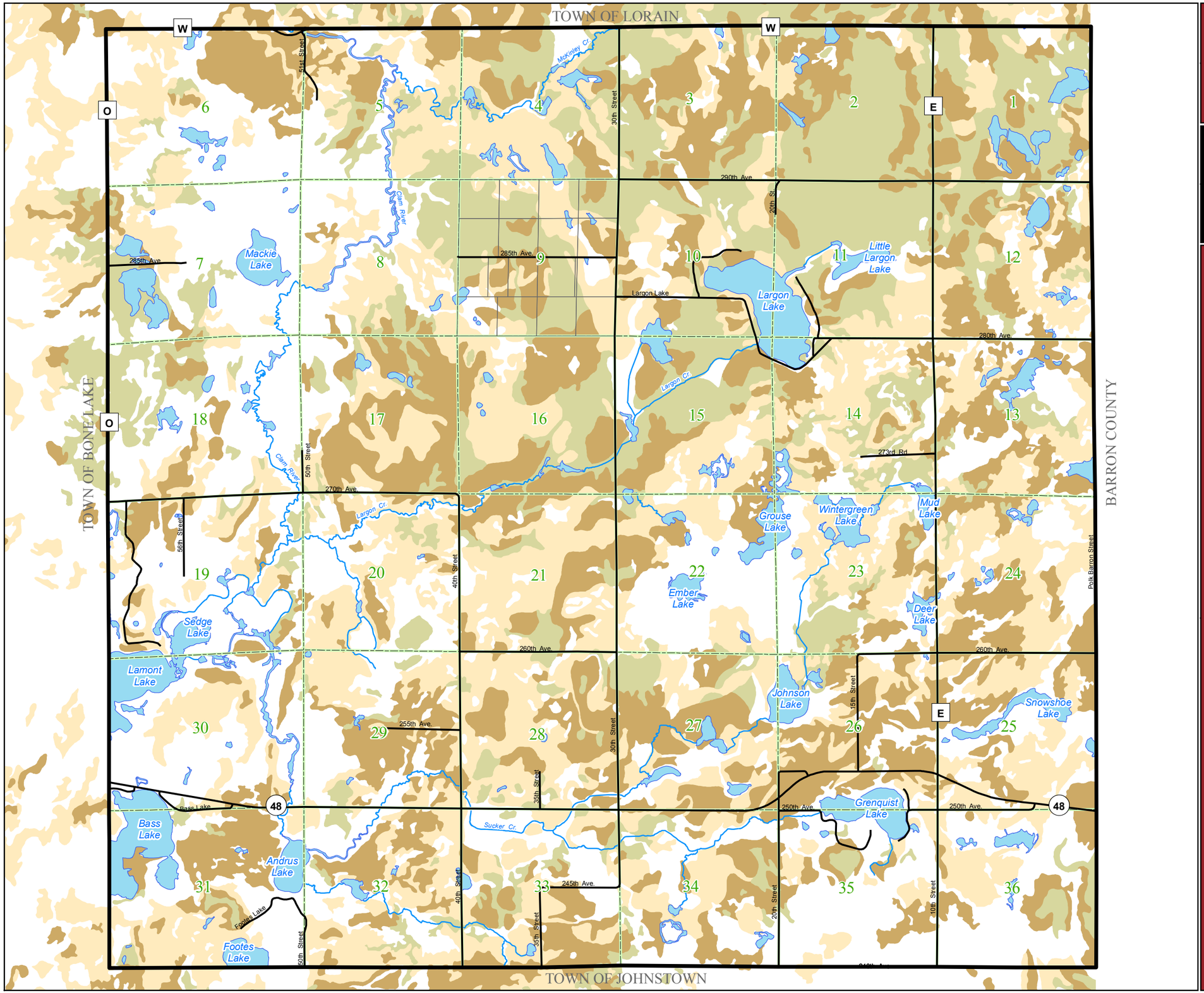
Productive Agricultural Areas

Town of McKinley
Polk County, Wisconsin

MAP - 3



Legend

- Town of McKinley
- Parcels
- Sections
- Roads
- Lakes
- Rivers

NRCS - Soils

- Not prime farmland
- All areas are prime farmland
- Farmland of statewide importance
- Prime farmland if drained

Feet

0 3,200 6,400

Sources:
- Base data provided by County
- Soils providecd by NRCS

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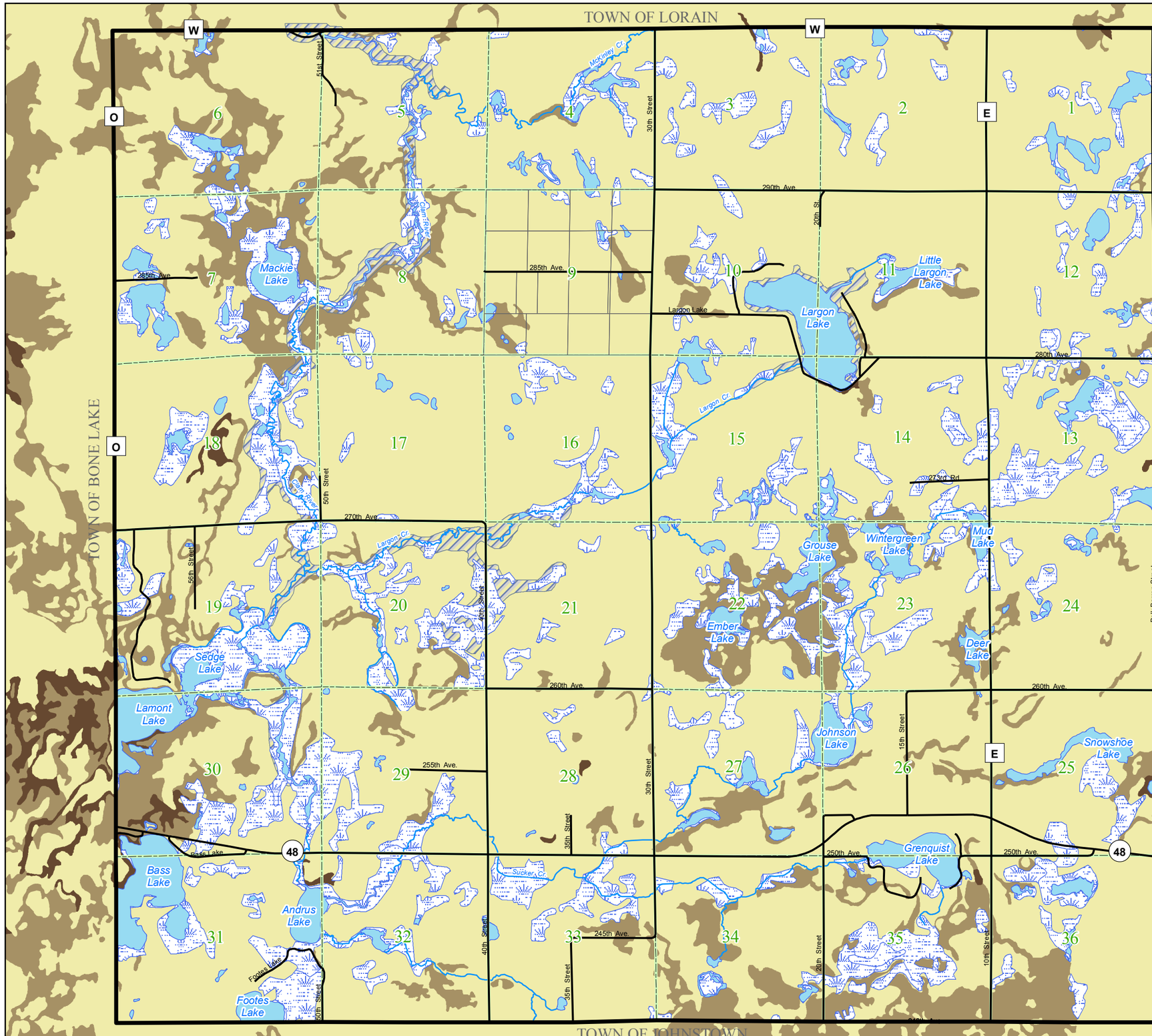
Development Limitations

Town of McKinley
Polk County, Wisconsin

MAP - 4



Legend

- Town of McKinley
- Parcels
- Sections
- Roads
- Lakes
- Rivers
- DNR Wetlands
- FEMA Floodplains

Soils Slope - Weighted Average Slope

- 0 - 12%
- 12 - 20%
- 20 - 45%

Feet

0 3,200 6,400

Sources:
- Base data provided by Iron County
- Soils providecd by NRCS
- Floodplains provided by FEMA
- Wetlands provided by WiDNR

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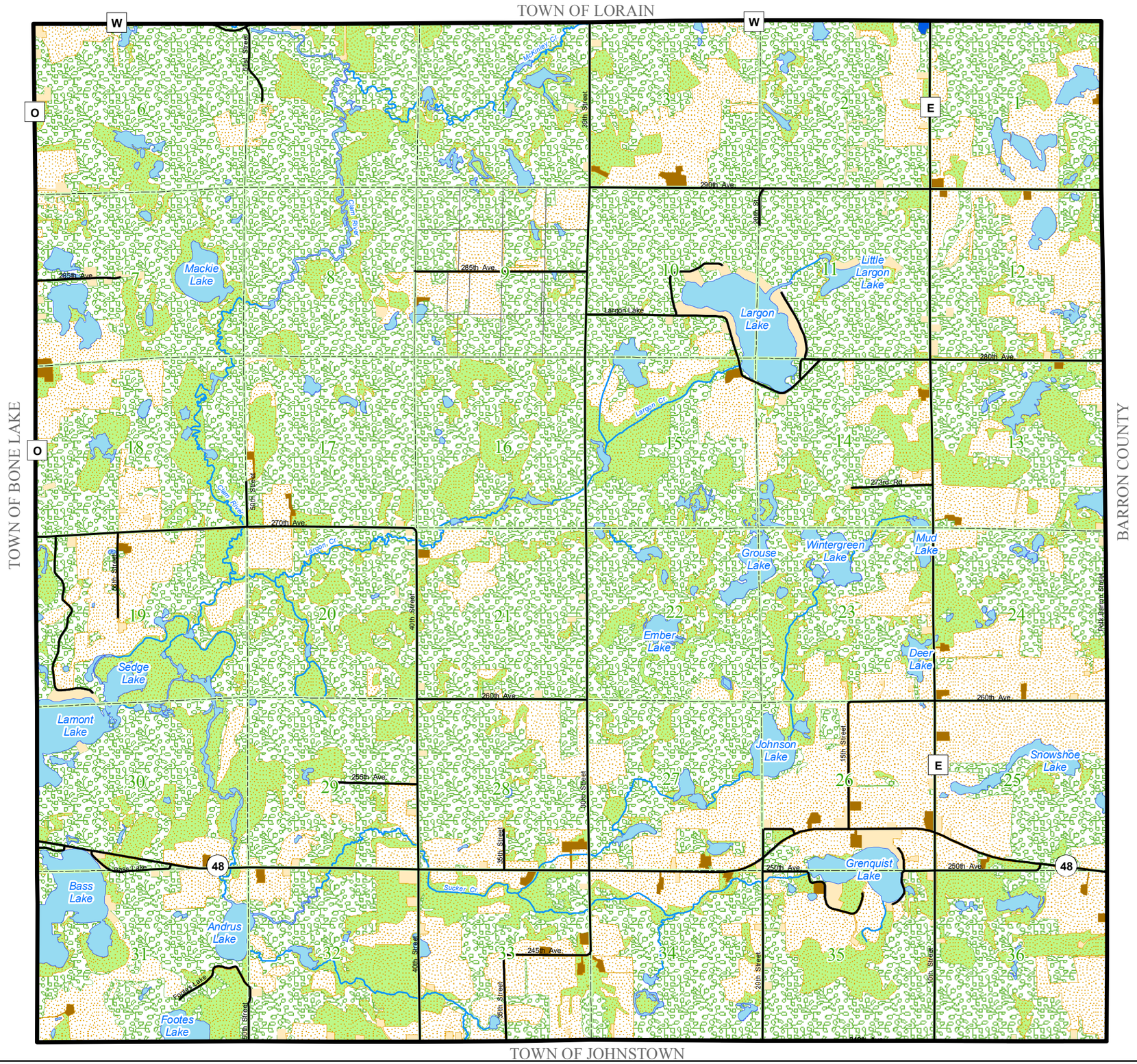
Existing Land Use

Town of McKinley
Polk County, Wisconsin

MAP - 5



Legend

- Town of McKinley
- Parcels
- Sections
- Roads
- Lakes
- Rivers

Existing Land Use

- Agriculture
- Farmstead
- Institutional
- Open Space/Pasture
- Single Family Residential
- Transportation
- Open Water
- Wooded Lands

Feet

0 3,200 6,400

Sources:
- Base data provided by Iron County
- Land use observed from Ortho Photos

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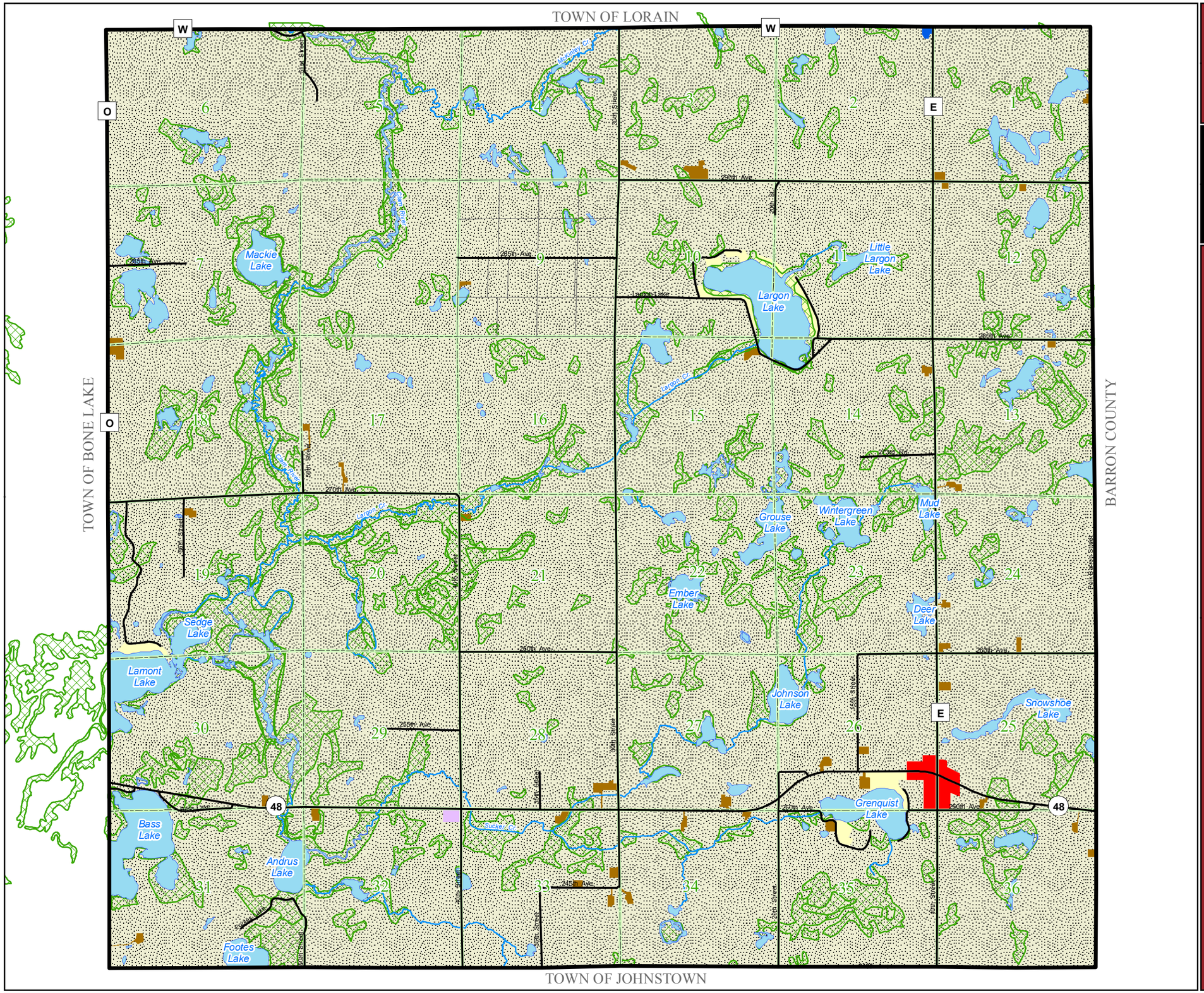
Future Land Use

Town of McKinley
Polk County, Wisconsin

MAP - 6



Sources:
- Base data provided by Iron County
- Land use observed from Ortho Photos

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