

**COMPREHENSIVE LAND USE PLAN  
FOR  
THE VILLAGE OF KNAPP WISCONSIN**

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# **Issues and Opportunities**

## ***Village of Knapp General Characteristics***

### **Plan objectives**

Development has existed in the Village since its inception, but it has only been in the last 10-20 years that these pressures have become an issue within the Village. The purpose of the plan is to provide information about the Village, its resources, its residents, and its existing character. The plan also addresses community concerns about what the community wants to be in the future and describes how it intends to get there. The Village Board and Plan Commission will use the plan to make decisions about future growth and development.

The plan is organized around nine planning elements: Issues and Opportunities; Housing; Transportation; Agriculture; Natural and Cultural Resources; Utilities and Community Facilities; Economic Development; Land Use; Intergovernmental Cooperation; and Implementation. Following are general overviews and an analysis framework addressing the nine planning elements and general overviews.

### **Issues and Opportunities**

Provides demographic information and identifies development trends by identifying key issues and opportunities, researches selected trends in the local economy and demographics, and generates population projections.

### **Housing**

Provides basic information on housing stock in the community, analyzes trends, projects the number of households to be added over the next twenty years, identifies potential problems and opportunities associated with accommodating varied housing needs, and reviews State and Federal housing programs.

### **Transportation**

Provides basic information about existing transportation networks in and around the Village. It assesses existing transportation facilities, reviews statewide planning efforts, develops a long-term transportation plan, and develops goals and objectives.

### **Agriculture**

Collects agricultural information on the variety of agricultural resources and programs in the area. It develops maps of important agricultural resources such as productive soils, topography, land cover, and water features. It identifies areas of significant agriculture and areas of non-agricultural importance.

### **Natural and Cultural Resources**

Provides basic information on a variety of natural and cultural resources in the area, and develops maps of significant and/or environmentally sensitive areas such as productive soils, topography, land cover, and water features.

## Utilities and Community Facilities

Provides information on facilities and services such as solid waste management, sewer and water, recreational areas and schools. It also identifies public facilities and services that need to be expanded. This baseline information can then be used to provide direction for utility, facility, and service growth as the population increases in the future.

## Economic Development

Provides basic economic information about the Village by analyzing the economic base of the community and statewide trends affecting the community and region. It identifies desirable businesses and economic development programs at the local and state level and assesses the community's strengths and weaknesses relative to attracting and retaining economic growth.

## Land Use

Reveals the importance and relationships of land uses by preparing an existing land use map, identifying contaminated sites, assessing real estate forces, identifying conflicts, developing 20-year projections, and preparing a future land use.

## Intergovernmental Cooperation

Assesses the Village's role and function in joint planning and decisions with surrounding jurisdictions. It analyzes the relationship with local, regional and state jurisdictions, compiles existing cooperative agreements, identifies potential conflicts, and develops a process to resolve conflicts within its bounds and between itself and other communities.

## Implementation

Describes specific actions and sequences to implement the integration of the above elements. It develops a process to measure progress and develops a format for updating the plan.

## ***Background, Authority and Purpose***

Wisconsin's Comprehensive Planning Law (s. 66.1001, Wis. Stats.) was signed into law on October 27, 1999. This legislation defines a comprehensive plan, details land use regulations that must be consistent with a comprehensive plan in 2010, and lists mandatory procedures for adopting a comprehensive plan. Sometimes referred to as the "smart growth law", the Comprehensive Planning Law does not mandate how a community should grow, rather it requires public participation at the local level in deciding how a community wants to look and be in the future.

Since its adoption in 1999, the Comprehensive Planning Law has been amended several times. In particular, the consistency requirement was amended to reduce the number of land use regulations that must be consistent with a comprehensive plan in 2010 to a certain group: zoning, subdivision regulations, and official mapping.

The Village utilized the following State Statutes to comply with the planning mandate, Chapter 60.61 authorizes and outlines the relationship of planning and zoning for Village government.

# ***Public Participation***

Public participation was an integral part of the Village's planning process. Providing citizens and other interested parties with opportunities to participate in the planning process and ways to submit their input was important, because without public support it is all but impossible to be successful. Public participation was more than meetings; it also involved the distribution of information and opportunities for the public to participate (local input). The Village relied on a variety of methods to involve the public including opinion surveys, open discussion, newsletters, and public meetings. The public was given open access to information and ongoing opportunities to submit their input throughout the planning process.

The Village of Knapp was committed to involving surrounding jurisdictions and the public at every phase of its planning process. As part of this commitment the county, through UW Extension and the county planner facilitated adoption of written public participation procedures meeting the requirements of 66.1001 of the Wisc. Statutes.

## **Visioning**

The Village hosted two opportunities, September 17, 2005 and again on September 20, 2005, for residents to participate in a visioning session. These sessions were facilitated by Dunn County planning and University of Wisconsin Extension. These sessions were informal meetings where residents were encouraged to express their views and opinion on a variety of topics ranging from aesthetics to zoning. The results of the visioning session were coupled with the results of the opinion survey analysis as another aspect of goal formation.

## **Community Survey**

June of 2005 an opinion survey was mailed to each household in the Village. A total of 202 surveys were mailed out, households with two heads (husband and wife) received two surveys while single head of households received one survey. Of the total number of surveys sent out 85 were returned, which represents a raw return rate of 42%. It is impossible to determine the actual return rate since it is unknown if the returned surveys were from a single or two head household. The survey results were analyzed by the Plan Commission; the Commission sorted the responses into nine categories, the nine plan elements. Some of the responses are interrelated with more than one of the plan elements therefore, repetition of responses occurred. It was also common to find conflicting opinions as the information was analyzed against the 9 plan elements. Because there was not a 100% response rate, the information from the survey was not a mandate. Instead the survey information was merely one part of the public participation process geared towards setting Village goals. In general Village residents were concerned about;

- Limited or controlled growth
- Respecting property rights
- Improving sidewalks
- Additional police protection
- Improving storm water management
- Provide additional senior housing

- Protecting important farmland
- Communicate and cooperate with surrounding units of government
- Participate in development outside of the Village limits

The Plan commission used the survey and analysis as a foundation when setting community goals.

## Open House

On May 13, 2006 and a repeat meeting on May 24, 2006 the results of the citizen polling and the Plan Commission's interpretation (Goals) were presented at the open houses at the Village hall. Approximately 40 residents attended and voiced their opinions on the early stages of the planning process. The purpose of the meeting was to present the process used to create the community goals and also to present the actual goals.

## ***Vision Statement***

A general consensus of the citizens participating in the planning process is that they desire to keep the Village much the same as it is and has been. They would like to achieve this utilizing a minimal amount of regulation.

## ***Socio-Economic Characteristics***

There are many factors influencing development issues. Unfortunately, the Village has a limited capacity to deal with some issues, due to lack of experience, non-existent or outdated information and outdated enforcement tools. This portion of the study was conducted to identify the extent of development, the impact of development on the environment, land use, services, infrastructure and the economy; the options for managing future development.

## General Trends

This section reviews past and present socio-economic conditions in an effort to understand the amount, type and direction of development which has already occurred. The impact this development has had on the environment, land use, services, infrastructure and the economy will also be evaluated. The results of this analysis will be used to project future development and growth patterns.

One of the planning goals is to create a set of informational resources to assist in managing growth and development. The purpose of General Trends is to analyze and provide a foundation of historical, current and projected data to help meet this goal.

## Population

Population change is the primary component in tracking the Village's past growth as well as predicting future population trends. Population characteristics such as size, distribution, density, and growth trends should be monitored to plan for housing, educational, utility, community and recreational facility needs as well as its future economic development.

The Village's proximity to the Minneapolis-St. Paul Metro area, the cities of Chippewa Falls, Eau Claire and Menomonie has a definite impact on development patterns. While

population growth indicates the magnitude impact it's not the only indicator. From 1950 to 2000 the actual population decreased by 3 persons. However this is not a clear indicator of what is actually happening. From 1950 through 1970 the population decreased from its high of 424 persons to its lowest population in 1970 of 369 persons. From 1970 through 2000 the Village has actually grown from 369 persons to a population of 421. This represents a growth rate of approximately 12%. In looking at the last ten years the population grew by 2 persons which represent a 10 year growth rate of less than 1%. The Department of Administration is projecting a growth rate of 25 over the next 15 years. While there is no one answer as to what will happen to the population over the next 10 to 15 years most indicators point to a slow but steady growth rate.

Unless otherwise noted the source of data is the US Census.

### Age and Gender

| Total Population | Village of Knapp |      | Dunn County |      |
|------------------|------------------|------|-------------|------|
|                  | 421              |      | 39,858      |      |
|                  | Number           | %    | Number      | %    |
| Male             | 205              | 48.7 | 20,094      | 50.4 |
| Female           | 216              | 51.3 | 19,764      | 49.6 |
| Under age 5      | 31               | 7.4  | 2,285       | 5.7  |
| 5-9 years        | 22               | 5.2  | 2,415       | 6.1  |
| 10-14 years      | 26               | 6.2  | 2,844       | 7.1  |
| 15-19 years      | 35               | 8.3  | 4,175       | 10.5 |
| 20-24 years      | 23               | 5.5  | 5,496       | 13.8 |
| 25-34 years      | 51               | 12.1 | 4,817       | 12.1 |
| 35-44 years      | 76               | 18.1 | 5,444       | 13.7 |
| 45-54 years      | 52               | 12.4 | 4,988       | 12.5 |
| 55-59 years      | 24               | 5.7  | 1,689       | 4.2  |
| 60-64 years      | 24               | 5.7  | 1,230       | 3.1  |
| 65-74 years      | 29               | 6.9  | 2,231       | 5.6  |
| 75-84 years      | 18               | 4.3  | 1,569       | 3.9  |
| 85 years & older | 10               | 2.4  | 675         | 1.7  |
| Median age       | 38.9             |      | 30.6        |      |

### Population Changes

| 1950 | 1960 | 1970 | 1980 | 1990 | 2000 | Total Change |
|------|------|------|------|------|------|--------------|
| 424  | 374  | 369  | 419  | 419  | 421  | - 3          |

### Population Comparisons

|                  | 1990      | 2000      | Total Numeric Change |
|------------------|-----------|-----------|----------------------|
| Village of Knapp | 419       | 421       | 3                    |
| Dunn County      | 35,909    | 39,858    | 3,949                |
| Wisconsin        | 4,891,769 | 5,363,675 | 471,906              |

## Population Forecasts

Population Projections, Wisconsin Department of Administration (DOA)

|      |      |      |      |      |
|------|------|------|------|------|
| 2005 | 2010 | 2015 | 2020 | 2025 |
| 428  | 430  | 429  | 433  | 438  |

## Household Projections

Source: Wisconsin Department of Workforce Development

|                    | <b>Census</b> | <b>Projection</b> |             |             |             |             |
|--------------------|---------------|-------------------|-------------|-------------|-------------|-------------|
| Unit of Government | <b>2000</b>   | <b>2005</b>       | <b>2010</b> | <b>2015</b> | <b>2020</b> | <b>2025</b> |
| Village of Knapp   | 186           | 192               | 196         | 198         | 203         | 207         |

## Population Summary

The Village of Knapp is experiencing population trends and growth rates of similar Villages. The state has issued population projections based on age groups which are likely to parallel the growth rate and age distribution of the Village. The following is a generalized account of the states population trends

Although the Village's total population is expected to grow by nearly 2 percent over the 20-year projection period, the change in certain age groups will be much greater. In general, the number of persons at ages under 45 will show moderate increases. Growth will be heavily concentrated in the middle and older ages. The preschool population (age 0 through 4) will increase slightly. The school age population (5 through 17) will decline at the beginning of this decade and then tend upward by 2030. The 18 through 24 age group, representing the traditional ages for college enrollment and entry into the labor force is projected to steadily increase. The age 25 through 44 segment is projected to slightly increase over this reporting period. Persons in the age range 45 to 64 will increase significantly through the year 2015, and decrease thereafter.

The aging of Knapp's population is evident in the growth of the elderly population. Similarly the state is projecting that elderly people, defined as those aged 65 and over, are projected to increase through the year 2030. The bulk of this age group's growth will occur after 2010 when the Baby Boom's enter the conventional retirement age. Our oldest senior citizens aged 85 and over, will increase over the same period. Finally, the number of centenarians is likely to almost quadruple in 20 years.

## Education

### Educational Attainment

|   | Village of Knapp |         |
|---|------------------|---------|
| Subject                                     | Number           | Percent |
| Population 25 years & over                  | 276              | 100.0   |
| Less than 9 <sup>th</sup> grade             | 11               | 4.0     |
| 9-12, no diploma                            | 30               | 10.9    |
| High school graduate (includes equivalency) | 173              | 62.7    |
| Some college, no degree                     | 33               | 12.0    |
| Associate degree                            | 11               | 4.0     |
| Bachelor's degree                           | 14               | 5.1     |
| Graduate or professional degree             | 4                | 1.4     |
| High school graduate or higher              |                  | 85.1    |
| Bachelor's degree or higher                 |                  | 6.5     |

### School Enrollment

|                                     | Village of Knapp |         |
|-------------------------------------|------------------|---------|
| Subject                             | Number           | Percent |
| Population 3 years & Over in school | 78               | 10.0    |
| Nursery school, preschool           | 5                | 6.4     |
| Kindergarten                        | 5                | 6.4     |
| Elementary (grades 1-8)             | 27               | 34.6    |
| High school (9-12)                  | 35               | 44.9    |

## Income

### Household Income

| <b>Subject</b>   | <b>Number</b> | <b>Percent</b> |
|------------------|---------------|----------------|
| Households       | 179           | 100.0          |
| Less than 10,000 | 20            | 11.2           |
| 10,000-14,999    | 10            | 5.6            |
| 15,000-24,999    | 27            | 15.1           |
| 25,000-34,999    | 26            | 14.5           |
| 35,000-49,999    | 32            | 17.9           |
| 50,000-74,999    | 53            | 29.6           |
| 75,000-99,999    | 7             | 3.9            |
| 100,000-149,000  | 0             | 0              |
| 150,000-199,999  | 1             | 0.6            |
| 200,000 or more  | 3             | 1.7            |
| Average Income   | \$38,472      |                |

## Employment

Short and long-term economic development will be directed by, or perhaps even driven by, the natural resources of the Village. Change and growth should be managed for the benefit of the entire community while recognizing the rights of the property owners. The Village should encourage new businesses that are properly located and fit well into its rural nature.

## Historical Labor Force

Source: Wisconsin Department of Workforce Development

| Year | Labor Force | Dunn County<br>Unemployment<br>Rate | Wisconsin<br>Unemployment<br>Rate |
|------|-------------|-------------------------------------|-----------------------------------|
| 1994 | 21108       | 4.2                                 | 4.7                               |
| 1995 | 21943       | 3.6                                 | 3.7                               |
| 1996 | 22688       | 3.2                                 | 3.5                               |
| 1997 | 22540       | 3.5                                 | 3.7                               |
| 1998 | 22312       | 3.2                                 | 3.4                               |
| 1999 | 21562       | 3.0                                 | 3.0                               |
| 2000 | 21945       | 3.9                                 | 3.6                               |
| 2001 | 22333       | 4.0                                 | 4.5                               |
| 2002 | 22593       | 4.6                                 | 5.5                               |

The Historical Labor Force chart is a comparison between the county and the state. The Employment Status chart indicates that the Village has a lower rate of unemployment than does the county and state. The Employment by Industry chart looks at a variety of employment categories. Manufacturing is the largest employer in the Village with retail trade and Educational, health and social services tied for the second largest employer.

## Employment Status

| Subject             | Village of Knapp |         |
|---------------------|------------------|---------|
|                     | Number           | Percent |
| Age 16 & older      | 321              | 100.0   |
| In labor force      | 233              | 72.6    |
| Civilian labor      | 233              | 72.6    |
| Employed            | 222              | 69.2    |
| Unemployed          | 11               | 3.4     |
| Armed forces        | 0                | 0       |
| Not in labor force  | 0                | 0       |
| Female (16 & older) | 163              | 100.0   |
| In labor force      | 107              | 65.6    |
| Civilian            | 107              | 65.6    |
| Employed            | 104              | 63.8    |

## Employment by Industry

| Subject   | Village of Knapp |         |
|---|------------------|---------|
|   | Number           | Percent |
| Agriculture, forestry, fishing, hunting and mining                                  | 8                | 3.6     |
| Construction  | 12               | 5.4     |
| Manufacturing   | 63               | 28.4    |
| Wholesale trade   | 5                | 2.3     |
| Retail trade  | 35               | 15.8    |
| Transportation, warehousing and utilities   | 24               | 10.8    |
| Information   | 0                | 0       |
| Finance, insurance, real estate, rental and leasing                                 | 13               | 5.9     |
| Professional, scientific, management, administrative, and waste management services | 5                | 2.3     |
| Educational, health and social services   | 35               | 15.8    |
| Arts, entertainment, recreation, accommodation and food services                    | 4                | 1.8     |
| Other services (except public administration)                                       | 8                | 3.6     |
| Public administration   | 10               | 4.5     |

## Employment Projections, Dunn County

The Labor Market Analyst for Northwestern Wisconsin believes that employment projections should not be made for each Village. It would be more accurate to make them for the entire county. Note that here were 3,700 jobs added in the period 1991-2001. This was an unusually large figure. It is estimated that 2500-3000 new jobs will be created in the period 2001 to 2010.

## **Goals**

A goal is a general statement about what the County wants to have happen in the future. A set of goals might describe a picture of what the County wants to look like in 5, 10 or 20 years. By their nature, goals do not outline a specific course of action. Goals represent the 'ends,' not the 'means' used to get to those ends.

Objectives are specific actions proposed to achieve goals. Objective statements include; action to be taken, who will be responsible for initiating the action and a time frame for taking the action. Objectives can be found in the Implementation section of this report.

## Issues and Opportunities

- Create ordinances to address preservation/protection of aesthetic qualities of the Village.
- Review and analyze existing open space/park land requirements to see if they meet current standards and Village needs.
- Create and/or rewrite ordinances that protect private property rights and meet Village Goals.
- Develop an existing and proposed sidewalk improvement plan.
- Present the improvement plan to residents, looking for support to implement the plan now, in the future or don't implement it.
- Continue to improve the emergency services.
- Develop a storm water management plan.
- Designate specific areas suitable for commercial/industrial development.

## Housing

- Preserve/protect environmental qualities while allowing housing growth.
- Preserve/protect the rural character of Knapp.
- Foster/allow for an adequate amount of housing to grow at a slow and controlled pace.
- Encourage growth which preserves productive farmland.
- Play a role in developments surrounding the Village.

## Transportation

- Transportation issues should meet business needs.
- Develop walking/bike lanes that recognize the facilities of surrounding areas.

## Utilities and Community Facilities

- Develop educational/informational program regarding housing development.

## Agriculture, Natural and Cultural Resources

- Work cooperatively between Village and the surrounding Towns to preserve important farmland.

## Intergovernmental Cooperation

- Communicate and cooperate with surrounding Town Boards and with the County Board.

## Economic Development

- Encourage economic development that minimizes impacts on natural resources and wildlife habitat.

## Land Use

- Balance private property rights with Village needs.

# Housing

## ***General Overview and Basic Objectives***

Housing Element provides basic information on housing stock in the community, analyzes trends, projects the number of households to be added over the next twenty years, identifies potential problems and opportunities associated with accommodating varied housing needs, and reviews State and Federal housing programs.

### Policies

#### **Low and Moderate Income / Housing Choices**

There are 2 subsidized housing projects within the Village, Sunnyside apartments, which is owned and operated by the Village and Valley View apartments, which is privately owned and operated. The Village recognizes that housing choices should meet a variety of needs of all the residents in the Village including, all levels of income, all age groups, and those with special needs. Unfortunately the resources of Knapp do not afford opportunity for development funds, but neither do we desire the discouragement of use of affordable options of housing by our residents or potential developers. Therefore, the policy of the Village is to not enact ordinances that would restrict the use of manufactured housing or any other housing option except those not allowed by the Department of Commerce in its adopted Uniform Dwelling Code or the adopted commercial code, the International Building Code as adopted by state statutes.

#### **Maintain / Rehabilitate**

Maintaining or redevelopment of housing stock in the rural environment is more a function of supply and demand, since the Village does not have the infrastructure and resources to offer local assistance. Generally speaking, the Village is a bedroom community; there are no run-down neighborhoods or abandoned industrial sites. Therefore, there are no traditional “redevelopment opportunities”.

Villages such as Knapp do not have the resources available to assist in providing ranges of housing choices for all income levels, for all age groups, and for persons with special needs. However, this does not mean that the Village cannot promote outside services to meet these needs. Locally, the Dunn County Housing Authority has programs to provide assistance to lower-income families. State and Federal programs and sources for those with special housing needs to use as resources are listed in the Programs section of this element.

### Federal and State Housing Programs

[www.commerce.state.wi.us/CD/CD-org.html](http://www.commerce.state.wi.us/CD/CD-org.html)

While most of the following programs may not be relevant for small rural communities they are provided as a resource.

#### **Wisconsin Department of Administration, Division of Housing and Intergovernmental Relations.**

Local Housing Organization Grant Program  
Low-Income Weatherization Program  
Rental rehabilitation Program

## **Federal Home Loan Bank of Chicago**

Affordable Housing Program  
Community Investment Program

## **U.S. Department of Housing and Urban Development**

Capital advances for co-op housing for elderly or persons with disabilities.  
Multi-family FHA Mortgage Insurance

## **Wisconsin Housing and Economic Development Authority**

Affordable Housing Tax Credit Program  
Foundation Grant  
Home Improvement Loan Program

## Maps

See Existing and Preferred Land Use Maps in Appendix B

# ***Housing Stock Assessment***

## Age Characteristics

| <b>Pre 1940</b> | <b>1940-1959</b> | <b>1960-1969</b> | <b>1970-1979</b> | <b>1980-1989</b> | <b>1990- 2000</b> |
|-----------------|------------------|------------------|------------------|------------------|-------------------|
| 58              | 26               | 7                | 34               | 36               | 31                |

In looking back at the housing stock in the Village things were fairly consistent with the exception of 1960-1969 where only 7 homes were constructed. Clearly more homes were built in the Village before 1940 (approx 30% of the total housing) and generally speaking the Village has seen around 30 homes over a ten year period or around 3 new homes per year.

Given the large number of homes built pre 1940 suggest that a number of homes in the community may be in need of remodeling or rehabilitation.

## Structural Characteristics

|                    |     |       |
|--------------------|-----|-------|
| Total of all units | 192 | 100.0 |
| 1-unit, detached   | 117 | 60.9  |
| 1-unit, attached   | 7   | 3.6   |
| 2 units            | 7   | 3.6   |
| 3 or 4 units       | 0   | 0     |
| 5 to 9 units       | 2   | 1.0   |
| 10 to 19 units     | 20  | 10.4  |
| 20 or more units   | 0   | 0     |
| Mobile home        | 39  | 20.3  |
| Boat, RV, van, etc | 0   | 0     |

The Village is predominately single family detached housing units, with only one other substantial housing category of 39 units as mobile homes.

### Occupancy Characteristics

|                     | <b>Number</b> | <b>%</b> |
|---------------------|---------------|----------|
| Total housing Units | 198           | 100.0    |
| Occupied Housing    | 186           | 93.9     |
| Vacant              | 12            | 6.1      |

General rule is that overall vacancy rate should not be more than 3%. This figure should provide adequate housing choices for consumers. The Village has a vacancy rate of almost 6% which should provide ample opportunities for consumers wishing to locate in the area.

### Value Characteristics

| <b>105 sampled</b>  | <b>Number</b> | <b>Percent</b> |
|---------------------|---------------|----------------|
| Less than \$50,000  | 32            | 30.5           |
| \$50,000-\$99,999   | 62            | 59.0           |
| \$100,000-\$149,999 | 11            | 10.5           |
| \$150,000 or more   | 0             | 0              |
| Average             | \$66,600      |                |

In general the Village has a higher than average number of homes values at less than \$50,000 than does the county but compared to similar units of government this number is fairly consistent.

### Summary

Changes which have occurred in the housing sector of the Village over the last 20 years indicate that Knapp has seen a steady growth rate. If history is any kind of indicator then it is likely this trend will continue well into the foreseeable future. Given its location and availability of infrastructure, it is not likely that the Village will grow much beyond this projected growth trend. However, if this trend were to change, it most likely will affect land values and desirability of the commuting population to consider Knapp as a viable housing option.

# **Transportation**

## ***Maps***

See Appendix B for maps detailing the transportation network in the Village.

## ***Policy***

The Village does not have a roads improvement plan but has an unwritten policy to evaluate roads on an annual basis, prioritize roads needing repair against its annual road maintenance budget. Road maintenance includes everything from seal coating roads to full reconstruction.

## ***Road and Highway Classification***

### Principle arterials

Serve intra-urban trips and/or carry high traffic volumes (interstates and freeways). There are none in the Village. However Interstate 94 (I-94) is approximately 5 miles south of the Village.

### Minor arterials

Serve cities, large communities and other large traffic generators. There are none in the Village.

### Major Collectors

Provide services to moderate sized communities and links them to nearby population centers and higher function routes. US Highway 12 runs east west through the Village and connects Knapp with Menomonie to the east and Baldwin to the west,

### Minor Collectors

Collect traffic from local roads and provide links to all smaller communities, locally important traffic generators, and higher function roads. Minor collectors in the Village are county roads Q and O. These roads connect either to other county roads, state roads or local roads to serve all destinations within the Village and allow access to higher function roads beyond the Village boundaries. There is Interstate access at the intersection of CTH Q and I-94.

### Local Roads

All roads not classified as arterial or collector are locally functioning roads.

### Highways

See Appendix B for maps identifying the highways in the Village.

## ***Transit***

The following transit related topics are included for reference only since there is no public or private transportations system available in the Village or in the county, the closest transit is the Greyhound Bus Service which is available in Eau Claire.

## Transportation for the Disabled

Disabled and Elderly Transportation, Inc.(DET) is a private, non-profit organization. DET's specialized service is available to elderly and disabled individuals throughout Dunn County who require transportation. All requests for volunteer drivers require 48-hour advance notice and appropriate authorization. Contact the Dunn County Office On Aging.

## Bicycles / Walking

The closest trail being the Red Cedar State Trail which begins at the Menomonie Depot off ST 29 and runs near the Red Cedar River for 14 1/2 miles, and connects to the Chippewa River State Trail. This trail accommodates walking, bicycling, and cross country skiing.

## Railroads

No terminals exist in the Village but there are two rail freight lines, Wisconsin Central Limited (WCL) runs parallel to the Canadian National Railway but is north of the village limits, and the Canadian National Railway Company (CN), which runs east west through the Village. There is no passenger rail service in the Village or Dunn County.

## Air Transportation

No airports exist within the Village however; two light aircraft airports are nearby, Menomonie and Boyceville. Chippewa Valley Airport is located on the north side of Eau Claire, just off USH 53. The major airport in the region is the Minneapolis/St. Paul International Airport.

## Trucking

Despite having good access to rail links, freight movement in the region is dominated by trucking. Given national trends in the air cargo industry and rail industry, it is expected trucking will remain the dominant mode of freight transportation well into the future. The closest trucking companies are located on the east edge of the Village, in Eau Claire, Menomonie, and the Twin Cities.

## Water Transportation

There are no water based public or private transportation services in the Village or in the county. The closest water based transportation services are located up and down the Mississippi River with Stillwater, Minnesota being the closest location.

## ***Comparison***

In comparing state and regional plans to those of the Village, it has been concluded that even though the Village does not maintain a long range transportation maintenance schedule this does not imply that the Village is not aware of the schedules of state and County schedules. The Village maintains a working relationship built on cooperation with both state and county transportation departments. The Village recognizes that cooperatively sharing of plans and schedules may be beneficial in terms of economy of scale. But in practical terms this does not require much coordination since the State has only a small segment Highway 12 which runs through the Village and the County has small segments of two county roads in the Village. County Road O is in the east end of

the Village and runs north and county road Q is on the western end and runs north and south out of the Village. Whenever there has been a need to upgrade these roads the Village has cooperated and will continue to cooperate with State and County units of government as much as practical.

## ***Existing Transportation Plans***

The following plans are for reference only.

### **Translinks 21**

Translinks 21 is a Department of Transportation program that provides policy level guidance for the preparation of individual plans for highways, airports, railroads, bikeways, and transit. Of particular importance are the \$175 million Country Roads Program "to maintain less-traveled state highways and provide habitat and landscape improvements to enhance the scenic, historic, and other attractions surrounding the highway" and the Local Road Improvement Program "to help local communities pay for needed improvements on local routes."

### **Wisconsin State Highway Plan-2020**

The State Highway Plan 2020 sets forth investment needs and priorities for the state's trunk highways. Backbone and collector routes have been identified.

### **Midwest Regional Rail System**

The Midwest Regional Rail System is a plan to improve the rail network in the Midwest. Passenger service would be available in Eau Claire and Minneapolis/St. Paul.

### **Wisconsin Bicycle Transportation Plan-2020**

The Wisconsin State Bicycle Transportation Plan - 2020 promotes bicycling between communities. The suitability of the Village for bicycle traffic may be a subject of interest.

### **State Recreational Trails Network Plan**

The State Trails Network Plan (DNR) encourages communities to develop additional trails linking to the statewide trail system. Planners can work with the DNR and the DOT's Bicycle Transportation Plan to establish such trails.

### **Wisconsin State Airport System Plan-2020**

The Wisconsin State Airport System Plan - 2020 seeks to preserve and improve the 100 public use airports that are part of the system.

# **Utilities and Community Facilities**

## ***Introduction***

Residents of Knapp utilize community services and facilities to support their rural lifestyle. Their concerns about safety, health, mobility, education, and recreation are met, for the most part locally or through neighboring services and infrastructure.

Community facilities cover a wide range of services but generally they fit into one of the following categories; health and safety (fire, ambulance, police etc.) educational (school districts) and political (voting districts, etc.) This element examines the services that allow current residents to enjoy the quality of life which could make the Village of Knapp attractive to new businesses and residents.

## ***Basic Objectives***

The intent of this element is to provide information on the facilities and services currently available to the Village. This information will help determine whether additional facilities and services are needed to maintain the quality of life the community desires. The structure and content of this element is based on the following objectives:

- Identify and describe the range of community services currently provided in the Village.
- Identify the capacity of community services currently provided.
- Identify what public facilities need to be expanded.

## ***Selected Survey Results***

According to the responses to the survey sent by the Village, the top three reasons people chose to live in Knapp were;

1. Small town atmosphere/rural lifestyle.
2. Affordable housing stock.
3. Natural beauty of the surroundings of the Village.

Some other important reasons people choose Knapp as their place of residence were;

- Proximity to family and friends
- Low crime rate
- Quality of schools

## ***Inventory of Facilities***

### **Solid Waste Disposal/Recycling**

The Village of Knapp is not a member of the Dunn County Solid Waste and Recycling Program. The Village contracts privately for these services.

This chapter of the plan contains background information, goals, objectives, policies and recommended programs to guide the future maintenance and development of utilities and community facilities in Lucas, as required under §66.1001, Wisconsin Statutes. Recommended programs are mainly included within policy statements.

Residents of the Town of Lucas currently utilize services and facilities needed to support their rural township. Concerns about safety, health, mobility, education, and recreation are met, for the most part, through existing local services and infrastructures. This element examines the services that allow current residents to enjoy a high quality of life making the Town of Lucas attractive to potential new residents.

Since the Town is rural in nature traditional services and infrastructures may not exist within our political boundary. Even though some of the following are not located within the Township they have been inventoried for reference or for future use.

## Water Facilities

The village has a municipal water system consisting of two wells and supporting infrastructure ( water tower, mains, laterals, valves and hydrants) which provides fire protection and domestic use service to the 458 residents. This system is adequately sized to accommodate the village's current needs and has excess capacity to meet projected growth over the next 20 years so that no substantive capital improvements may be needed aside from extensions within the water system.

## Sanitary Sewer and Wastewater Treatment Facilities

The village maintains and operates its sanitary sewer and wastewater treatment system. The basic description of the system consists of wastewater infiltration ponds or seepage cells supported by underground infrastructure, mains, laterals and manholes. The seepage cells were recently (2005) refurbished and currently meets state wastewater standards. The system is adequately sized to accommodate the village's current needs and has excess capacity to meet the projected growth over the next 20 years, no substantive capital improvements may be needed aside from extensions within the sanitary sewer system.

## Storm Water Management Facilities

Storm water drainage in the Village is largely accomplished with a ditches, drainage swales, and very little actual storm sewer (manhole, catch basins and storm water pipes). Generally, storm water is dispersed using the natural contours of the land, with drainage flowing to Wilson Creek and ultimately to the Red Cedar River. While flooding is not an issue there have been localized issues to the degree that the Village acknowledges the need to develop a storm water policy or ordinance and a storm water management plan. The Implementation Element of this plan has specific goals and objectives addressing storm water and development of a storm water management plan.

## Recreation Facilities

There are several recreation opportunities in and around the Village. The following is a listing of those facilities nearest or within the village.

Memorial Park is situated near the center of the Village and offers many recreation choices such as;

- Picnicking and picnicking shelters
- 5 campsites with RV hookups and electrical service (no sewer service)
- Swimming
- Fishing
- Volleyball
- 2 restrooms

There is a small park adjacent to the Village Hall, this park does not have a name but has a variety of play equipment. The Knapp Elementary School has standard school playground equipment and is open to public use. Some facilities close to the Village include Snowmobile trails, several public access points to surrounding creeks. In St Croix County there is the Wilson Ball Park and Glenn Hills, in Pierce County there is the Spring Valley Dam. A complete listing of parks and recreation facilities within Dunn County are in the Dunn County Outdoor Recreation Plan.

## Library Services

There are four public libraries in Dunn County; Boyceville, Colfax, Menomonie, and Sand Creek. Dunn County is a member of Indianhead Federated Library System (IFLS) a multi-county system which provides library services to all residents within the system. The service includes full access to public libraries participating in the system as well as books by mail and a bookmobile. As members of IFLS the four libraries have access to library consultants who provide information services such as reference, interlibrary loan service, and support for children's services and services for special needs. All four libraries are governed by municipal boards that meet monthly and are appointed by their municipality. The closest public libraries available to Knapp residents are located in the City of Menomonie and the Village of Boyceville.

There is an online catalog of all the books available through the system. The MORE Library System has a website [www.more.lib.wi.us](http://www.more.lib.wi.us), or information is available by phoning any of the participating libraries for more information.

IFLS operates the Library Books-By-Mail (LBBM) program which loans paperback books, in both regular and large print formats, to people living within the Indianhead Federated Library System (IFLS) area who have difficulty getting to or using a public library. Books are listed in catalogs and booklists and are loaned through the mail with their return postage included.

## Police Services

The Dunn County Sheriff's Department provides public safety services to the Village as part of their overall protection responsibility for the county. These services include 24-hour law enforcement, process service, court security, and jail facilities.

The numbers of personnel given are as of winter 2003-2004. The Department is divided into several divisions. One of the largest is the Patrol Division, which includes 11 patrol deputies, 3 patrol sergeants, and one patrol lieutenant. This group provides field services throughout the county. While on patrol they provide security checks and enforcement of traffic and criminal law and strive to keep the peace. Each officer is provided a home-based squad car so they can be called on for backup and to handle emergencies in their area. Other divisions in the Department include:

- Jail – has 18 jailers, 4 jail sergeants, 1 jail administrator
- Investigations/ Community Services – has 4 officers
- Support services – has 4 secretaries, 1 court officer
- Court Security – has 1 deputy
- Civil Process – has 1 deputy
- Reserve Division – has 20-24 reserves

The issue of police protection was a topic in the Opinion Survey when asked about police services there was a strong desire to re-establish a local Police Department (54 agree, 27 disagree). There was almost an equal response to re-establish local police protection but to combine those services with surrounding communities to possibly share the cost (51 agree, 26 disagree). Another option offered was to re-establish local police protection but to have that service exclusive to the Village, the results on this option were evenly split (36 agree, 35 disagree). The final survey topic regarding police protection centered on how to pay for additional service. When asked if residents would be willing to pay for this service through an additional tax (25 would pay more, 48 would not pay more). In general the residents felt that additional police protection was a good idea but are unwilling to pay for those services.

## Fire Protection

The Menomonie Fire Department provides protection for the Village of Knapp. As of 2005 27 full-time members, plus a Chief, staff the Menomonie Fire Department. It operates as three crews, each made of 9 members. In addition, twenty paid on-call volunteers are available to the Department. The initial response to fire calls from Village areas includes two engines, two tanker trucks, and a medical unit. The department also has two brush trucks for grass and woods fires. There are 7,300 gallons of water available for initial response. Irrigation wells are available for additional emergency water. The Menomonie Fire Department has mutual aid agreements with fire departments in Colfax, Durand, Elk Mound, Rock Creek and Village fire departments in Western Eau Claire County.

## Emergency Medical Services

Several groups provide emergency medical services to the Village. These include a full-time ambulance services from Menomonie, and the Mayo 1 helicopter. The Menomonie ambulance service has 3 ambulances and a full-time staff of 27 individuals. The service is dispatched by calling 911.

The Dunn County Medical Emergency 1<sup>st</sup> Responders respond to medical emergencies including sickness, accidents, assaults, etc on a 24 hour basis. These trained and equipped responders come not only from Knapp Village but also from the surrounding Villages, the city of Menomonie, as well as nearby towns. The service is activated by calling 911 and the responders are contacted by pagers.

In addition to these services many of the deputies in the County Sheriff's Department are trained and equipped with defibrillators.

## Municipal Buildings

The Village of Knapp has a building on Oak Street which contains a maintenance shop, Village offices, and a multi-purpose meeting room with some kitchen facilities.

## Electric Utilities

For electrical service the Village of Knapp is served by Xcel Energy. This provider has indicated they have available capacity to maintain adequate services as the Village grows.

## Powerlines

Xcel Energy maintains a major electrical transmission line within the Village.

## Non-Transportation Fuels

In addition to WE Energy providing natural gas service the Village of Knapp is served by a wide variety of dealers who provide propane and fuel oil for heating. Some households use indoor wood burning systems for primary or supplementary heating. In some cases wood pellets or corn are used as heating fuel.

## Local and Long Distance Telephone Providers, Internet, and DSL

Century-tel provides DSL and local telephone service in the Village. Baldwin telecom provides cable television service, local telephone service, as well as internet access. Cellular phone service is available from a number of different companies.

Diggers Hotline locates buried utility lines in the Village for the various utilities. Their telephone number is 1-800-242-8511 or 1-800-542-2289.

## Health Care Facilities

Village of Knapp residents have ready access to health care in Menomonie, Baldwin and Eau Claire, including the Red Cedar Medical Center in Menomonie, the Baldwin Area Medical Center in Baldwin, the Marshfield Clinic, the Midlefort Clinic, and the Oak Leaf Medical Network in Eau Claire. These facilities are associated with a health network that provides extensive referral services. In addition, services are available from a number of other specialized health care providers including dental, chiropractic, optometry, and alternative health care approaches.

In Menomonie the Red Cedar Medical Center is the largest of the facilities and provides both clinic and hospital care. Independent physicians and visiting specialists from the Mayo Clinic provide extensive services through the clinic.

In Baldwin, the Baldwin Area Medical Center is an independent provider of integrated clinic and hospital care. The Baldwin Clinic Division is owned and operated by the Medical Center and is staffed under contract by physicians and physician assistants that are a part of the Baldwin Medical Group. The hospital maintains relationships with a variety of visiting specialty physicians that include independent practices, major healthcare organizations in the Twin Cities Metro Region as well as Middelfort Clinic and the Oak Leaf Medical Group out of Eau Claire. The Medical Center is licensed for, and staffs, 25 acute care beds including a critical care unit and a birthing center. The facility offers a Swing Bed program for skilled nursing care and provides emergency coverage 24 hours per day, 7 days per week. The Medical Center operates a membership based-Fitness Center that includes an Aquatics program.

Luther Hospital in Eau Claire is affiliated with the Mayo Clinic of Rochester and the Middelfort Clinic in Eau Claire. It is licensed for 304 beds and has over 800 employees including about 225 registered nurses. Services include Emergency Care, ICU, Psychiatric Care, Inhalation Therapy, Occupational Therapy and Dietitians.\*

Sacred Heart Hospital in Eau Claire is an Affiliate of the Hospital Sisters Health System. It is now a 344 bed acute care, regional medical facility providing basic and specialty services for both inpatients and outpatients. Medical services at Sacred Heart Hospital are focused in the following areas: prevention, injury and illness treatment and employee health management. Specialties include: Cancer Care, Cardiology, Neurology, Women's Health, Behavioral Health, Rehabilitation, Emergency Services, Occupational Medicine, Pediatrics, Critical Care Services and Orthopedics.

It has 485 employees including about 160 registered nurses and 30 licensed practical/vocational nurses. †

Given Knapp's location in the Western portion of Dunn County, additional tertiary care is readily available from the Minneapolis / St. Paul (Twin Cities Metro), Minnesota market. Key facilities there include Regions... Allina / United... etc...

\* Information Source: <http://www.sacredhearthospital-ec.org/>

† Information Source: <http://www.hospital-data.com/hospitals/SACRED-HEART-HOSPITAL-EAU-CLAIRE.html>

## Child Care Facilities

This facilities are constantly changing therefore, information on current childcare facilities is available from the Dunn County Human Services Day Care Coordinator.

## Elder Care Facilities

Chippewa County: The Chippewa County Department of Aging, in Chippewa Falls has a listing of available adult day care.

Dunn County: The Dunn County Office on Aging, in Menomonie, will give agency referrals.\*

Eau Claire County: The Eau Claire County Department on Aging, in the City of Eau Claire, has a listing of available adult day care and care-giver resources.

\*Information Source: [http://www.cvol.net/theanswer/PDFs-2003/Answer-Web\\_30.pdf](http://www.cvol.net/theanswer/PDFs-2003/Answer-Web_30.pdf)

## Cemeteries

There are no cemeteries in the Village of Knapp. However there are three cemeteries nearby; Forest Hill, Teegarden and Lucas Cemetery. All of these cemeteries have plots available.

## Private and Religious Schools

There are numerous religious schools and some private schools and academies in Baldwin, Menomonie, Eau Claire and Chippewa Falls and the surrounding area. There are also some private commercial schools designed to offer targeted individualized help for primary and secondary school students.

## Charter Schools

Charter schools in the area include Health Occupations Charter School, McKinley Charter School, Montessori Charter School, and Technology Charter School in the Eau Claire School District, and Lucas Charter School in the Menomonie School District.

## Public Schools

The Village of Knapp is primarily served by the Menomonie School District with some isolated parcels in the Boyceville School District. See School Districts map in Appendix C for location for the approximate district boundaries. The school district offices should be contacted to determine in which district a specific address is located.

The Menomonie District offers kindergarten through high school with an Elementary School located in the Village of Knapp.

The Village is part of the Chippewa Valley Technical College District. There are campuses in Menomonie, Eau Claire, River Falls and Chippewa Falls offering several associate degree and technical diploma programs.

Other higher education degree programs which are available locally or regionally are the University of Wisconsin-Stout in Menomonie, the University of Wisconsin-Eau Claire, the University of Wisconsin-River Falls, and Immanuel Lutheran College in Eau Claire and Lakeland College in Chippewa Falls. All are within commuting distance.

## ***Future Needs Timetable***

The following is an estimated timetable for possible changes to utilities and community facilities within the Village over the 20-year planning period. Budgetary constraints and other unforeseen circumstances may affect this timeframe.

- Water Supply N/A The village's water system is adequate for the planning horizon. There are no plans to expand the system.
- Waste Disposal N/A There are no plans to expand or change the existing system in place.
- Storm water Management is a topic which residents feel needs to be addressed. There is a goal to develop a storm water management plan as part of this document.
- The Village contracts for solid waste and recycling services, there are no immediate plans to change carriers and no plans to provide this as a Village service.
- Law enforcement services are an issue with Village residents but they are not willing to pay for additional service. Therefore the current system where Dunn County administers a dispatch station in the City of Menomonie. This station meets current and forecasted needs over the 20-year planning period.
- Fire protection and EMS services are provided by intergovernmental agreements with nearby communities. The Village anticipates continuing those agreements, rather than developing its own fire or EMS services or facilities.
- Medical facilities serving the Village are located in nearby communities. These facilities meet local needs there is no plans to provide these services through the Village nor are there any plans for a provider to locate in the Village.
- Telecommunication providers meet existing needs. Upgrade in technology may happen but no expansion or new construction is planned over the 20 year planning period.

- Power plants and transmission lines, no new transmission corridors are planned and there are no plans to locate/construct a power plant in the Village for the 20 year planning period.
- Public libraries serving the Village are located in nearby communities. These libraries meet current and forecasted needs over the 20-year planning period and there are no plans to locate a library in the Village.
- Public schools serving Village residents meet current and forecasted School District needs over the 20 year planning period.
- The Village park has facilities which is adequate to serve the needs for the 20 year planning period. The Village has an ordinance where as development occurs the Village has the option of land or money in lieu of land for recreation purposes.

### Future Needs Summary

All of the utility and community facilities inventoried have been analyzed for future expansion of services. The analyses reveal that none of the utility providers are at or near capacity and that none have plans to create new or expanded facilities within the Village.

# **Agricultural, Natural and Cultural Resources**

## ***Inventory***

### **Natural Resources**

The Village of Knapp natural resources include, topography, productive soils, woodlots, groundwater, wetlands, floodplains, surface waters, non-metallic minerals, threatened and endangered species, wildlife and wildlife habitat which, all help to define the rural character that the residents hold so dear.

Whenever possible these resources have been mapped. Mapped resources can be found in Appendix B. Those resources which could not be mapped have been described or inventoried.

It is important to note that all maps are for reference purposes only. Actual field verification may be required on the part of the user to accurately locate mapped features.

### **Steep Slopes**

Areas with slopes greater than 20% are considered environmentally sensitive. These areas are subject to severe erosion from tillage, road construction, and home construction unless precautions are taken. Most of these slopes are wooded but some are pastured while few, if any, are cultivated. These types of slopes are prevalent throughout the Village. If assurances that the integrity and stability of this resource has been considered and planned for the Village may allow development or the use of these slopes. Such consideration could be in the form of an engineered site plan or an erosion control plan or similar documentation detailing how the slope will be protected during and after proposed land disturbing activities. For the purpose of this plan slopes of 20% and greater have been mapped using the 2005 version of the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey. See Appendix B for a map of these slopes.

### **Wetlands**

Wetlands are a valuable resource because they store flood waters, filter sediment and nutrients, and serve as groundwater recharge areas. These are areas that have hydric soils (water at or near the surface through most of the growing season) and support hydrophytic vegetation (plants that thrive in wet conditions). For the purpose of this plan hydric soils as identified in the 2005 version of the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey were used to represent wetlands in the Village.

### **Floodplains**

Floodplains are lands that are generally adjacent to creeks, rivers, lakes, and wetlands and that are susceptible to flood flow (floodway) or areas of slack water (flood fringe). This includes areas which are subject to occasional or frequent flooding. For the purpose of this plan frequently flooded soils as defined in the 2005 NRCS soil survey was used to identify floodplains in the Village. See Appendix B for a map of this resource.

## Woodlands

For the purpose of this plan satellite imagery was used to identify contiguous tracts of wooded lands. This plan identifies 10 acre tracts of woodland as the smallest mapped unit. This acreage was selected because generally it is the minimum acreage required to be enrolled in the State's Managed Forest Program and it's also the smallest size of wooded lands that is commercially logged. See Appendix B for a map of this resource.

## Hydrology

Although hydrology refers to both surface and groundwater, for purposes of this plan and mapping, it refers to those rivers and streams which are designated on the 7.5 Minute USGS Topographic Maps. While USGS maps are not incorporated in the plan several maps in Appendix B, utilize data from USGS maps were used to inventory and map of rivers and streams. Rivers and streams depicted on these maps are not necessarily deemed navigable and are for planning purposes only. Information on the navigability status of a particular stretch of a river or stream can be obtained from the Dunn County Zoning Office or through the Wisconsin Department of Natural Resources.

## Wildlife and Habitat

All land and water, whether cropland, woodland, wetlands, rivers and streams, floodplains, and even residential yards, supports wildlife. The following types of wildlife are seen in the Village: Big game such as deer and black bear; small game such as rabbits and squirrels; upland birds such as turkeys and ruffed grouse; a large variety of songbirds and waterfowl; birds of prey such as owls, red-tailed hawks and eagles; and, fur bearing animals such as raccoon, opossum, beaver, mink, red and gray fox, and coyote.

## Endangered Resources

The Endangered Resources Program works to conserve Wisconsin's biodiversity for present and future generation. The State's goal is to identify, protect, and manage native plants, animals, and natural communities from the very common to the critically endangered. They desire to work with others to promote knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems.

## Wisconsin's Endangered Species

These are any species whose continued existence as a viable component of this State's wild animals or wild plants is determined by the Department of Natural Resources to be in jeopardy on the basis of scientific evidence.

## Wisconsin's Threatened Species

These are any species which appears likely within the foreseeable future, on the basis of scientific evidence, to become endangered.

No threatened or endangered species are known to exist within the Village. For additional information on these resources contact any local DNR representative.

In addition to Agriculture, Natural and Cultural Resources being a required element of a Comprehensive Plan, every county in the State of Wisconsin is required to have a Land and Water Resource Management Plan which identifies its resource concerns and strategies for addressing and correcting land and water related issues. The Villages

Comprehensive Plan will be consolidated into Dunn County's Land and Water Resource Management Plan. This plan will provide an educational strategy, a voluntary program to achieve compliance with applicable state and county standards, and a regulatory approach should the first two approaches fail. Information regarding Threatened and Endangered Species is available through the Wisconsin Department of Natural Resources. A copy of this plan will be available through the Dunn County Land Conservation Department.

## Groundwater

It is the water that saturates the tiny spaces between alluvial material (sand, gravel, silt, clay) or the crevices or fractures in rock. It is vital for all of us. We depend on its good quality and quantity for drinking, recreation, use in industry, and growing crops. It is also vital to sustaining the natural systems on and under the earth's surface.

Although no specific maps are available at the Village level showing groundwater, other than soils attenuation maps or groundwater elevations based on USGS topographic maps, it is known that groundwater tends to be localized, often following the same watershed boundaries as surface water. Even though a map of groundwater does not exist it is generally agreed that our groundwater is a safe source of potable water. As development pressures increase so does the potential of groundwater contamination. To assist in protecting the groundwater of the Village and of the county as a whole, a map of groundwater recharge areas is included in Appendix B. This map is included as an educational tool at the Village level to educate the development community of the importance and location of groundwater recharge areas throughout the county.

## Nonmetallic Mining Deposits

The Village of Knapp has sand and gravel deposits. The soils amongst glacial outwash are the most likely source for sand and gravel. Areas where the bedrock is at or near the surface are areas which are probably better suited for quarrying stone. Generally speaking; sand and gravel are not a resource being mined in the Village. The village recognizes the need for such resources but does not feel that large scale non-metallic operations are appropriate within the village limits.

## Productive Agricultural Lands

When the NRCS established a consistent, national identification of productive farmlands it created a soils classification system to categorize soils according to their relative agricultural productivity. There are two categories of soils, national prime farmland and farmland of statewide significance. Both categories national prime farmland and farmland of state significance are well suited for the production of food, feed, forage, fiber and oilseed crops and possess the soils properties to produce economically sustained high yields of crops when properly managed. Soils that fall into classes I, II, and III of the NRCS's capability unit classification system are considered prime agricultural lands.

For this plan the classification of "prime" is not being used to describe the most productive land in the Village. The "Prime" designation is a state definition which if used, may not paint a complete picture of the important agricultural land in the Village. Instead this plan identifies productive agricultural land, as land best suited for food, feed, forage, fiber, and oil seed crops. It may be cultivated land, pasture, woodland but

it is not existing urban and/or built up land. This is land that produces the highest yields with minimal energy and economic resources. Farming this land also results in the least amount of environmental damage.

Important farmland was identified using the NRCS's system to evaluate agricultural lands, Land Evaluation and Site Assessment (LESA), which uses a more detailed analysis of soils capability and can assess factors beyond soil productivity in determining the potential of land for sustainable agricultural uses. Within the village limits no important farmland was identified. However, the village recognizes that the surrounding Towns have a vested interest in agriculture and the village intends to work cooperatively with them.

The LESA system is a numeric rating developed by the Soil Conservation Service of the U.S. Department of Agriculture for planning, policy development and decision making.

## Environmentally Sensitive Areas

Environmentally sensitive areas include mapped areas that meet one or more of the following criteria;

1. Public Owned park, recreation , and/or conservancy lands.
2. Mapped water bodies and wetlands.
3. Mapped floodplains.
4. Contagious woodlands 10 acres or greater in size.
5. Slopes that are 20% or greater.

## Parks/Open Space and Recreational Resources

Parks and open space provide recreation opportunities, open space and scenic amenities. They also serve to preserve unique physical features, plant communities and wildlife habitat. See Utilities and Community Facilities for an inventory and description of parks and open spaces in the Village.

## Historical/Cultural Resources

Historic sites are of great importance to society in general, since they are reminders of past events and also a reminder of progress that has been made. For the protection of historic sites they have not been identified or mapped as part of this plan . For information on historic sites contact the Wisconsin Historical Society.

## Community Design

In the Village of Knapp development pressures are present but minimal. The Village is proud of its rural character and while it does not anticipate growing beyond its present corporation limits through annexation, nor is it looking to implement unnecessary rules or regulations however, it is concerned that unchecked development could degrade the reason residents choose to live in Knapp. To this end the Village supports development that is sensitive to its surroundings, is environmentally friendly and in general parallels the goals of this plan.

# **Economic Development**

## ***Overview***

The Village desires to keep existing businesses, entrepreneurial and industry operations that exist and encourages development of similar operations. The actions of the Village shall provide for the encouragement and facilitation of small businesses of residents such as 'cottage industry' and personal service businesses without putting undue zoning regulatory constraints on this type of growth.

There are few conventional jobs in Knapp; jobs are limited to entrepreneurial operations that hire continuous, occasional, and seasonal help. Most residents that seek employment commute some distance to work outside the Village in Boyceville, Menomonie, Eau Claire and the Twin City job markets.

There was some concern expressed in planning meetings that Knapp not develop or actually should discourage businesses that may detract from the rural character of the Village.

## ***Business and Industrial Areas within the Village***

See existing land use map.

## ***Applicable Economic Development Programs***

There are no applicable County, Regional, State, and Federal economic development programs.

### **Strengths**

- A strong labor pool.
- High quality local schools
- Proximity to UW System & Chippewa Valley Technical College, for education and community services.
- Good, well-maintained roads.
- Excellent infrastructure of telecommunications industry.
- Beautiful natural environment.
- Low crime rate.
- Proximity to good medical services.
- A number of religious institutions.
- Proximity and access to Interstate-94.
- Potential for rail access.

### **Weaknesses**

- No economic assistance programs to promote new businesses.
- Limited number of vacant industrial/commercial land.

## Contaminated Sites

Knapp Oasis Convenience store is being remediated.

## ***Land Allocation***

See Appendix B, Preferred land Use Map.

# **Intergovernmental Cooperation**

For reasons of economy and efficiency, additional emphasis has been placed upon cooperation and sharing between governmental jurisdictions. Regulations and costs of personnel and equipment provide the incentive to avoid unnecessary duplication.

The changing nature of this political environment begs for improved communication and planning between and among adjacent municipalities and regional agencies. To accomplish this, a compilation of objectives, policies, maps, and programs for joint planning and decision making should be implemented. Such entities include towns, counties, school districts, and special service districts (i.e., fire/ambulance districts). When the intergovernmental cooperation activities become operational, the benefits to the citizens should include reduced conflicts; early identification of issues; consistency and predictability of government behavior; and the development of trusting relationships between jurisdictions and the local officials who govern them.

Continuing unwritten agreements exist between the Knapp and the Town of Stanton and Lucas for road maintenance and snow. Evaluation of these agreements occurs as needed.

Looking to the future and anticipating changes that will very likely occur, contact with surrounding municipalities is essential since changes and decisions in one jurisdiction could easily have an impact on another. Knapp is not an "island" but part of a community of townships and Villages. Therefore, there is a need for appropriate joint planning where sensible and practical.

## **Village of Knapp**

The Village is bounded by Stanton Township to the north, east and west and adjacent to the town of Lucas to the south. Knapp has a public sanitary system and public wells. The Village's extraterritorial rights extend up to a mile and a half beyond village limits, leaving considerable room for future expansion. A study has not been conducted to detail the feasibility of extending sewer and water to these areas but it is generally expected that it is possible to serve some areas beyond current village limits.

US Highway 12 and the Canadian National Railroad run east and west through the one and three quarter mile width of the Village limits. These features are assets for future commercial, industrial, and residential growth.

The Knapp Village hall is used for Village meetings, special meetings, elections, and other civic or social events. Knapp and the Town of Stanton also have a "trade off" snowplowing agreement that works successfully.

## **Areas of Cooperation**

Cooperative agreements fall under Section 66.0301 of the state statutes. This type of agreement allows any municipality to contract with another municipality for services or to exercise joint power or duties. The term "municipality" in Section 66.0301 refers to State, counties, cities, villages, Towns, school districts, sanitary districts, public library systems, regional planning commissions, and other governmental and quasi-governmental entities. The requirements of Section 66.0301 are minimal and are intended to be liberally interpenetrated among the agencies involved. Agreements

under section 66.0301 are often undertaken for common provision of essential public services such as solid waste management, police and fire protection, public libraries and public transit. Intergovernmental cooperation should be undertaken whenever an opportunity exists to provide essential public services and achieve economy of scale, which reduces the cost of such public services. At the present time the Village has no shared agreements but the Village has a cooperative relationship with the state, county and surrounding towns. There are no plans for surrounding units of government to site shared facilities within the Town. There are also no plans to substantially change or expand existing services between surrounding units of government.

### Lucas Township

An unwritten road plowing/maintenance agreement is the only cooperative venture between Knapp and Lucas.

### Stanton Township

Stanton and Knapp have a "trade off" snowplowing agreement that works successfully.

### Dunn County

Dunn County provides construction and maintenance of County Highways O and Q which run south to north through the Village. The County also maintains US Highway 12, a major commuter highway running east west through the village. Dunn County also provides the only law enforcement in Knapp at the present time.

### School Districts

The Village does not have a formal relationship with the school districts, but as a policy it maintains a spirit of cooperation regarding school related issues to work cooperatively with the school districts. Currently there are no plans from the school districts to site school facilities within the Village. A map of the school district can be found in Appendix B.

## ***Conflicts***

Presently no conflicts exist with land use or with other governmental units. Unwritten but enduring agreements between Knapp and other municipalities offer testimony to the strong possibility of creating ongoing, trusting relationships. Through both continuing and improved communications, potential conflicts should be minimized or avoided.

At present the Village has no conflicts and does not see a potential for conflict with other governmental units. If conflicts develop, the Village Board will take immediate steps to resolve them. A Strategic Planning task force, combining the surrounding township units should be put into motion.

## Process to Resolve Conflicts

Dispute resolution techniques are usually used to resolve conflicts and tense situations, but they can also be used to avoid conflicts and tense situations. It may be easier in the long run to prevent disputes, thus avoiding the time, trouble, and expense of resolving the dispute, by maintaining open communication

Sometimes in addressing intergovernmental issues, the Village discovers that neighboring communities have different visions and ideas which can lead to a disagreement or dispute.

There are several techniques available for dispute resolution. Dispute resolution techniques fall into the following two categories:

- Alternative dispute resolution techniques such as mediation.
- Judicial and quasi-judicial dispute resolution techniques such as litigation and arbitration.

Communities and citizens are most familiar with the use of litigation and arbitration to resolve disputes. Litigation and arbitration can be effective tools for change and may be an appropriate choice, depending on the circumstances. Of the techniques available to resolve conflicts, the Village should consider using mediation first to resolve a dispute. A mediated outcome is often more favored by both sides of the disputing parties, is settled faster, and costs less than a prolonged lawsuit. If mediation does not resolve the dispute, there are more formal dispute resolution techniques that may be able to end the conflict. The following is a list and description of different techniques:

- Binding arbitration.
- Non-binding arbitration.
- Early neutral evaluation.
- A focus group.
- A mini-trial.
- A moderated settlement conference.
- A summary jury trial.

# Land Use

## ***Introduction***

Land is a limited resource, as population density increases, greater care should be taken in how it is used. The land use element is defined as a compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property.

## ***Selected Survey Results***

As noted earlier the Village sent out an Opinion Survey, while an argument can be made that most if not all of the survey responses can be linked to Land Use the Opinion Survey separated out six questions that dealt with Agriculture and Land Use. The following is a generalized statement combining the results. When asked about how productive farmland should be used 64 responded that it should remain in agriculture while 1 thought it should change to a different use. When specifically asked if this farmland should change to residential use 34 agreed and 22 disagreed but 29 were undecided, when it came to using it for commercial their opinions were split 31 agreed, 27 disagreed and 27 were undecided. One question asked if landowners should be allowed to develop land any way they want 50 agreed and 31 disagreed. Residents were fairly unanimous about requiring some sort of visual analysis as part of a development process and they felt that development should not be permitted on the hills surrounding the Village. One question dealt with the potential of the Village someday expanding beyond its current boundary and Village residents are split over whether the Village should work with surrounding towns encouraging them to plan smaller lots adjacent to the Village.

## ***Inventory***

Village Land Use Summary,

Source: 2004 Dunn County Real Estate Valuation Statement

| <b>General Property</b> | No. | Imp. parcels | Total Acres | *Village Net Density per Parcel | Average parcel size In acres |
|-------------------------|-----|--------------|-------------|---------------------------------|------------------------------|
| Residential             | 185 | 144          | 27          | 1:26.74                         | 0.15                         |
| Commercial              | 39  | 23           | 67          | 1:10.78                         | 1.72                         |
| Manufacturing           | 3   | 3            | 3           | 1:240.67                        | 1.00                         |
| Agricultural            | 13  | 0            | 217         | 1:3.33                          | 16.69                        |
| Undeveloped             | 1   | 0            | 10          | 1:72.20                         | 10.00                        |
| Forest                  | 23  | 0            | 398         | 1:1.81                          | 17.30                        |
| Other                   | 0   | 0            | 0           | 0                               | 0                            |
| Total                   | 264 | 170          | 722         |                                 |                              |

\* Village net density per parcel represents the average amount of land for a use compared to the total land available. Example; Under the Residential category the

Village net density per parcel is 1:26.74, this means that on the average for every 26.74 acres of land in the Village a residential use exists.

## Land Supply

Total acres in the Village is 722

## Land Demand

Currently, the two major uses demanding land in the Village are maintaining or expansion of agriculture and residential development.

## Land Prices

According to an informal poll of local realtors in the autumn of 2004, the lowest price farm land was selling for around \$1800 per acre, irrigated farmland up to \$4000 per acre. Residential property or property being bought for residential development was selling for about \$18,000 to \$40,000 for a one acre lot. Five to six acre residential lots were selling for about \$15,000 to \$30,000 per acre.

## Redevelopment

The Village is basically agricultural in nature. It is a rural environment with no incorporated areas, no blighted neighborhoods, and no abandoned commercial/industrial sites. There are no traditional redevelopment opportunities. Redevelopment in rural areas happens as farmland is converted to non-farm uses.

## Conflicts

Land use conflicts occur as different land uses are placed or are planned to be placed next to each other. The nature of the conflict depends on the circumstances and the views of those affected by the land uses. Regardless of the type or degree of conflict, they can have significant impacts on a community's quality of life and land values. Conflicts can also affect future land use development patterns. From discussions with elected officials and the general population, no land use conflicts have been identified.

## **Maps**

The following are explanation of maps found in Appendix B.

### Existing Land Use

The primary purpose of the Existing Land Use map is to accurately inventory the Village's present land use situation. This process utilized photo interpretation, field surveys, and local review. The end result of this inventory process was the existing land use map. The inventory results confirm that the Village is a rural community with a large agricultural base at its perimeter with a healthy variety of natural areas and, according to the goals and objectives, hopes to be maintained as such.

To more accurately represent current land use patterns, eleven categories were developed. These categories are not assessment or taxation classifications nor are they zoning districts. For the purpose of this plan the following land use definitions were used;

**Industrial**

Parcel of land zoned industrial or its primary use is industrial in nature.

**Commercial**

Parcel of land zoned commercial or its primary use is commercial in nature.

**Residential**

Parcel of land 10 acres or smaller with a primary use as residential, includes vacant lots.

**Residential-Woods**

Parcel of land greater than 10 acres, is predominantly wooded and contains a private residence.

**Residential-Ag**

Parcel of farmland greater than 10 acres and contains a private residence.

**Farmland**

Parcel of land containing a combination of cropland, CRP land, pastures, woodlands, wetlands and open water and is predominantly agricultural in nature.

**Farmland-Woods**

Parcel of farmland with a minimum of 10 acres as woods.

**Farmstead**

Parcel of farmland containing a farm residence and/or Ag-related residential unit(s).

**Mixed**

Parcel of land greater than 10 acres, is not residential, cropland, commercial or industrial in nature and contains woods, woodland programs, open water and wetlands (or some combination).

**Public Recreation**

Parcel of land owned by the county, state or federal government and open to the public for recreational use.

**Public**

Parcel of land owned by local, county, state or federal government or by other tax-exempt organization.

**Zoning**

This map shows the current zoning districts.

**Soil Productivity**

This land is necessary for the continuation of the production of food or fiber and was defined strictly by soil productivity. It did not reflect whether the land is currently being cropped or has a history of cropping. For planning purposes, soils with up to a class III designation from the SUDS Soil Survey were defined as productive soils.

## Steep Slopes

Steep slopes are any area where the slope of the land is greater than 12%. Areas having steep slopes can be categorized into three categories 0-12%, slight, 13%-19%, moderate and 20% and greater, severe limitations. Development on slopes 0-12% should consider the effect of direct runoff to receiving waters or wetlands and may need to follow state approved construction site erosion controls. Land with slopes 13%-19% should also consider the effect of direct runoff to receiving waters or wetlands, follow state approved construction site erosion controls, and institute best management practices to control on site runoff and pollution. Land with slopes of 20% or greater represents a significant threat of severe erosion, which results in negative impacts to surface and ground waters as well as higher construction costs. Development on slopes 20% or greater should be highly discouraged or strongly regulated.

## Floodplains and Wet Areas

For the purpose of this plan soils with characteristics indicating it is prone to flooding have been mapped. Hydric soils are soils which have evidence indicating that these soils are wet in nature As is the case with Federal emergency Management Agency (FEMA) maps, errors have been found. Therefore, it is important to note that this information is generalized for planning purposes and that these materials do not replace the need for site-specific evaluation.

## Ground Water Recharge

This map shows areas where recharge to the aquifer occur and ranks the soils from excellent to poor based on their ability to allow precipitation to recharge the aquifer.

## Woodlands

Woodlands, for the purpose of this plan, are woodlots 10 acres or greater in size which is the minimum acreage required to be enrolled in the State's Managed Forest Program.

## Public Utility Service Areas

This is the area that the Village has system capacity to serve and/or is where utilities (sanitary sewer and/or municipal water) could be extended.

## School Districts

This map shows the boundary of the various School Districts within Dunn County.

## Preferred Land Use

The Preferred Land Use map is intended to be a graphic depiction of the desired pattern of land use showing general location, character and intensity of land uses for the foreseeable future. The map itself is not intended to be a rigid end-product document, but a necessary planning tool to help the community evaluate its position on development issues and thereby formulating policies which will best achieve local objectives in an effective and flexible manner. The following were used as general guidelines in delineating preferred development areas:

- Proximity to existing development and roads.

- Terrain which is suitable for development, considering slope, wetlands, and other physical limitations.

## ***Future Land Use Needs***

### Projections

|                               | <b>2000</b> | <b>2010</b> | <b>2015</b> | <b>2020</b> | <b>2025</b> | <b>Total</b> |
|-------------------------------|-------------|-------------|-------------|-------------|-------------|--------------|
| Number of Housing Units       | 192         | 196         | 199         | 201         | 205         | 13           |
| Acres of Housing Units        | 451         | 460         | 467         | 474         | 483         | 32           |
| Number of Commercial Units    | 5           | 1           | 1           | 2           | 1           | 5            |
| Acres of Commercial Units     | 22          | 26.4        | 30.8        | 39.6        | 44          | 22           |
| Number of Manufacturing Units | 0           | 0           | 1           | 0           | 0           | 1            |
| Acres of Manufacturing Units  | 0           | 0           | 5           | 0           | 0           | 5            |

As all available land in the Township is considered to be some form of agricultural land, it is expected that in order to meet the above housing demand agricultural land will be reduced by the amount of land required to meet housing needs.

### Boundaries of Public Service Areas

For the purpose of this plan public utilities refer to public sewer and water service area plans. The Village does not have a study showing areas outside of the Village which could be served with the existing infrastructure, therefore the limits of service are restricted to the current Village limits.

# **Implementation**

The Village of Knapp Comprehensive Plan provides a general direction for rural development. It also has specific goals and objectives recommended by the Plan Commission. This section identifies the mechanisms to implement those recommendations such as community cooperation and local ordinances.

## ***How To Implement***

This plan looks twenty years into the future. The recommended direction for the Village Board to follow is in the form of goals and objectives. Since the plan looks at the next twenty years, it's possible that not all of the goals will be implemented right away. Some goals may have prerequisites such that another goal or some other action may need to be completed before it can be addressed. Also some goals may have a higher priority while others may need additional resources.

Beginning the implementation process requires one of the following actions by the Village Board;

1. Village Board acts independently and implements the goals and objectives.
2. The Village Board passes the goal and objectives to the Plan Commission for its study and recommendations.
3. Final action for Community Cooperation, Local Ordinances rests with the Village Board.

As stated the Village has two major tools at its disposal in implementing the plan;

### **Community Cooperation**

Community cooperation should be utilized as the educational and communication tool to assist the Village in analyzing the need for creating or updating local ordinances or zoning districts. Through community cooperation the Village can stay informed on local and regional concerns and educate its citizens about development issues. Community cooperation could lead to a new local ordinance, a local ordinance change, to new zoning districts, or to revisions in existing districts. Community cooperation is also the mechanism that builds intergovernmental cooperation.

Some examples of Community cooperation would be informational meetings to present information on a Village issue to the residents before action is taken by the board. It could also be materials developed by the Village to educate its citizens about a specific topic, issue or process.

Community cooperation requires public participation, and becomes the community awareness component. It's the starting point for changes and should be used as a test to gauge public support.

### **Local Ordinances**

Another common implementation tool available to the Village is local ordinances. The Village currently has some local ordinances which should be reviewed against the goals and intent of the comprehensive plan and state statutes; looking for inconsistencies. If

inconsistencies are found, the Village should resolve these inconsistencies before beginning to write or amend ordinances.

For example, the Village has expressed a desire to exercise its extraterritorial plat review authority. Extraterritorial plat review requires the Village to define its review criteria as well as the area beyond its boundaries where this review authority applies. In researching this process an inconsistency was discovered. The Village does not have a subdivision ordinance. Before the Village can fully implement extraterritorial plat review a local subdivision ordinance needs to be in place. In this case the Village should resolve the inconsistency by adopting a local subdivision ordinance and then develop the extraterritorial review procedures. To begin this whole process the Village could put surveyors, developers and the county on notice of its intentions by following the legal requirements to gain this review authority. However, without a local subdivision ordinance this notice would be informational only, the Village could not impose any extraterritorial plat review requirements without a subdivision ordinance.

## Subdivisions

Control of land divisions is of particular importance, since decisions regarding the subdivision of land are some of the first official activities involving public policy as it relates to new development. Subdivision review deals with the legal requirements to create one or more lots from an existing parcel. Chapter 236 of the Wisconsin Statutes sets forth minimum platting standards.

All jurisdictions within the county and which are outside of the Village limits fall under Dunn County Subdivision review. Incorporated units of government, cities and Villages do not fall under the review authority of the county except for extraterritorial plat review.

The Village does not have a subdivision ordinance which means the Village has no legal review and objecting rights with regard to creating lots within the Village limits. However, the Village power can, within statutory limitations, write and adopt local ordinances such as a subdivision ordinance. Adopting a local ordinance, such as a subdivision ordinance, is a legal process which may require local review and, in some instances, State review prior to adoption. Enforcement of the local ordinance would be the responsibility of the sole responsibility of the Village. Villages are authorized under Chapter 61.50 of the Wisconsin Statutes to adopt ordinances. Chapter 236.45 allows municipalities to adopt a local subdivision ordinance which are more restrictive than Chapter 236. Several types of subdivision ordinances exist such as traditional lot and block or conservation (clustering) subdivisions. Information on subdivisions and subdivision ordinances is available through the Dunn County Planning Resources and Development Department, UW-Extension, and private consultants.

## Site Plan Review

As a result of the Opinion Survey, preserving rural character and creating a sense of community were raised as important issues. Rural Character and community are difficult to clearly and concisely define but both are somewhat connected to the visual characteristics of the Village. Regulating these ideals can be achieved through a combination of policies and ordinances. Combining these concepts in a subdivision ordinance with references to Site Plan Review is one option. As discussed above a subdivision ordinance deals with the creation of one or more lots while Site Plan Review

can deal with the general principles of housing placement or it can deal with very specific site planning standards. Just like a subdivision ordinance the Village could adopt a Site Plan Review Ordinance which would spell out the Village's requirements.

## ***Other Village Ordinances***

Village ordinances can regulate many things such as; subdivisions, storm water, erosion control, and zoning. Most incorporated units of government rely on zoning as the strongest tool to regulate the use of property in the public interest. Zoning is a means to properly place community land uses in relation to one another while providing adequate space for each type of development. It can be used to control the development density in each area so the property can be adequately served with governmental facilities. Zoning directs growth into appropriate areas while protecting existing property by requiring new development to provide adequate light, air and privacy to the citizenry within the community. Zoning ordinances usually contain several different zoning districts such as agricultural, conservancy, residential, commercial, and industrial. They also indicate specific permitted uses within each district and establish minimum lot sizes, maximum building heights, and setback requirements.

### **Zoning**

The Village of Knapp has a zoning ordinance which has recently been reviewed and there has been recommendations given for possible amendments. The Village's ordinances should be reviewed against the plan once the plan is adopted and changed accordingly. One area which needs to be corrected is the actual zoning map of the Village. Through the planning process there have been inconsistencies discovered regarding actual land use and the underlying zoning. When correcting the zoning map it may a good time to also make any necessary text changes to the zoning ordinance. Two maps were generated to help resolve this problem; the Existing Land Use Map is a snap shot in time of the existing land uses at the time the map was made, the Preferred Land Use Map shows how the Village should look in 20 years. Recommendations made in the comprehensive plan are long range therefore, it is important to note that some areas of the Preferred Land Use map may not be developed for a number of years.

## ***Goals and Objectives***

A goal is a long-term end toward which programs or activities are ultimately directed, but might never be attained. The goal represents a general statement that outlines the most preferable situation that could possibly be achieved if all the objectives and policies were implemented. The goals are the Village's desired destination.

Through the use of visioning sessions, citizen opinion survey, inventory data and other community input, the Plan Commission developed Village goals. Goals are not necessarily specific to a particular planning element. Therefore connection and crossover to other goals and planning elements is inevitable.

Objectives are specific actions proposed to achieve goals. Objective statements include; action to be taken, who will be responsible for initiating the action and a time frame for taking the action. Objectives can be found in the Implementation section of this report.

## Issues and Opportunities

- Create, maintain or improve ordinances to address preservation/protection of aesthetic qualities of the Village.
  - Maintain and improve open space development requirements.
  - Research and make recommendations about green space options such as
    - Conservation subdivisions.
    - Purchase of development rights.
- Review and analyze existing open space/park land requirements to see if they meet current standards and Village needs.
  - Inventory park facilities.
  - Assess the parks in terms of are they overused or underused.
  - If the parks are overused.
    - Analyze whether the parks can be reconfigured or expanded to better meet recreation needs.
    - Develop a process to identify additional park sites.
    - Develop a process to keep the potential park site available.
    - Develop a process to acquire such sites.
  - If the parks are underused.
    - Analyze whether the parks are underused because of facilities provided or if it is in a wrong location.
      - Address these geese problems at Memorial Park.
- Create and/or rewrite ordinances that protect private property rights and meet Village Goals.
- Develop proposed sidewalk improvement plan for existing and future sidewalks.
  - Develop/ Implement and analyze a pedestrian study.
    - Where are people walking?
    - Where do they want to walk to?
    - Do they see a need for additional sidewalks?
  - Develop a sidewalk evaluation process.
    - Safety concerns.
    - Aesthetic concerns.
    - Functionality / convenience.
    - Cost estimates.
  - Prioritize the type of sidewalk needed.
    - Reconstruct/ replace portions of an existing sidewalk.
    - Construct new sidewalks.

- Explore financing options.
  - Grant money, matching funds or low interest loans.
  - Special assessment.
- Present the sidewalk improvement plan to residents, looking for support to implement the plan now, in the future or don't implement it.
- Continue to improve the emergency services.
  - Inventory and analyze the services being provided against personnel and equipment at least every five years, or at contract negotiations.
  - Compare the level of services against the investment and against community needs.
    - Change or upgrade services according to the results of the analysis.
- Develop a storm water management plan.
  - Identify and map areas of the Village where stormwater is a problem, areas which are inundated by stormwater runoff.
    - Rank these areas in terms of its significance.
      - Safety concerns.
      - Property damage.
      - Inconvenient.
  - Research stormwater options.
    - Piping.
    - Ditching/ swales.
    - Retention/detention ponds.
  - Develop a general cost for improvements.
    - Look for funding sources.
      - Grant money, matching funds or low interest loans.
      - Special assessment.
  - Present the improvement plan to residents, looking for support to implement the plan now, in the future or don't implement it.
  - Develop a stormwater policy and or ordinance.
- Designate specific areas suitable for commercial/industrial development.
  - Inventory existing businesses.
  - Assess their need and capacity to expand at their present location.
  - Inventory and map vacant land currently zoned commercial and/or industrial.
  - Inventory and map vacant land currently zoned other than commercial/industrial which could be easily converted to commercial/industrial use.
  - Compare these maps with the Preferred Land Use map.

- Identify sites common to all three maps, sites that are common to the Preferred Land Use and one other map.
- Amend the Preferred Land Use and or zoning map accordingly.

## Housing

- Preserve/protect environmental qualities while allowing housing growth.
  - Adopt a subdivision ordinance.
  - Analyze the benefits and liabilities associated with Conservation Subdivisions (cluster developments).
  - Analyze the benefits and liabilities of a traditional lot and block subdivision ordinance.
  - Analyze the benefits and liabilities of purchase and transfer of development rights and scenic easements.
  - Develop a map of environmentally significant areas within and adjacent to the Village.
  - Amend/write environmental policies/ordinances.
- Preserve/protect the rural character of Knapp.
  - Foster the sense of community.
    - Create better entrances (first impressions) to the Village.
    - Encourage residents and business to beautify the Village.
      - Solicit public input.
      - Offer some sort of reward or recognition for outstanding beautification projects.
      - Coordinate a beautification program with the school.
  - Develop policies and/or ordinances which protect and promote the quality of life that currently exists.
    - Conservation ordinance.
    - Protect environmentally significant areas and corridors.
  - Coordinate protection of Rural Character efforts with Town of Stanton and Lucas which are also interested in protecting their Rural Character.
- Foster/allow for an adequate amount of housing to grow at a slow and controlled pace.
  - Encourage infill of existing lands.
    - Identify and make available a map of parcels of land which are ready for housing.
    - Coordinate with real estate agents to track and promote available parcels.

- Coordinate with surrounding jurisdictions to promote housing and lot sizes at or near the Village limits that are compatible with lot sizes in the Village.
      - Boundary agreements.
      - Extraterritorial plat review and extraterritorial zoning.
- Encourage growth which preserves productive farmland.
  - Coordinate/cooperate with surrounding jurisdictions to recognize their efforts to protect productive farmland.
  - Develop policies or agreements to protect productive farmland.
  - Analyze the benefits and liabilities of Purchase of Development Rights.
  - Incorporate extraterritorial rights in protection efforts.
  - Develop a sewer service plan showing areas which can be served with existing infrastructure.
- Play a role in developments surrounding the Village.
  - Exercise Extraterritorial privileges.
    - Plat review.
      - Develop extraterritorial standards.
      - Develop extraterritorial review process.
      - Delineate the limits of review authority.
    - Zoning.
      - Develop extraterritorial zoning process.
      - Delineate the limits of authority.
  - Develop annexation standards and policies.
    - Identify future areas of Village limits expansion.
  - Organize cooperative planning meetings with surrounding jurisdictions.
    - Develop boundary agreements.

## Transportation

- Transportation issues should meet business needs.
  - Provide parking facilities for commercial drivers living in the Knapp area.
  - Develop a mechanism to assess business needs such as;
    - Business opinion survey.
    - Business committee to analyze existing transportation systems with existing and projected business needs.
      - Develop a plan to incorporate transportation with business needs.

- Develop connections to walking/bike lanes and to area ATV trails of surrounding areas.
  - Coordinate with the City of Menomonie regarding the Safe Routes to School Grant Program.
  - Coordinate with the Town of Stanton to identify rural bike routes.
  - Identify potential Village bike routes.
    - Research funding sources.
    - Designate bike routes in the Village.
    - Connect Village bike routes with rural routes.

### Utilities and Community Facilities

- Develop educational/informational program regarding housing development.
  - Develop a Code of Village Living Handbook.
- Develop a sanitary sewer service area plan.
- Develop a plan to strengthen community involvement with the Knapp school.

### Agriculture, Natural, and Cultural Resources

- Work cooperatively between Village and surrounding Towns to preserve important farmland.
  - Identify Important farmland in and around the Village.
  - Develop policies, agreements about preservation of farmland.
  - Compare village recommendations to the county Farmland Preservation Plan.
    - Make recommendations to county regarding resolving inconsistencies.
  - Define slope restrictions as they pertain to development in the village ordinances.
  - Strengthen zoning ordinance to restrict large scale non-metallic mining.

### Intergovernmental Cooperation

- Communicate and cooperate with surrounding Town Boards, the County Board and the School District.
  - Work with surrounding units of government to establish a Village/Towns planning committee.
    - Set a meeting schedule (every 2 to 6 months seems reasonable).
      - Possible agenda items.
        - Extraterritorial Reviews.
          - Plat Review.

- Invite affected players (Dunn County, Surrounding Towns).
- Establish review limits, review criteria.
- Establish an application/tracking mechanism.
- Zoning.
  - Establish Extraterritorial Zoning (ETZ) committee with Lucas and Stanton.
  - Establish review policies, agreements.
- Farmland Preservation.
  - Invite surrounding Towns.
    - Compare plans.
    - Develop recommendations, policies, and agreements.
- Knapp school
  - Host a town hall informational meeting.
    - Invite School Board, surrounding jurisdictions and general public.

## Economic development

- Encourage economic development that minimize impacts on natural resources and wildlife habitat.
  - Identify and map natural areas and wildlife habitat.
    - Prioritize these areas based on its significance and size.
    - Develop protection, restoration or preservation standards.
    - Develop policies, ordinances or rules regarding lessening the impact of development to these areas.
  - Promote Knapp as an area suited for economic development.
    - Develop an inventory of available sites.
    - Create an economic development profile of Knapp.
  - Coordinate with Dunn County Economic Development Corporation to promote Knapp.

## Land Use

- Balance private property rights with Village needs.
  - Discourage the development, adoption and implementation of ordinance, policies and rules which do not account for the rights of individuals within the context of Village needs.
  - Develop an information campaign to educate residents on individual rights and community (Village) rights.
  - Update the parcel map of the Village.
  - Update the zoning map.
    - Identify zoning districts by either parcel or by land features.
  - Compare the Preferred Land Use Map with the updated Zoning map and resolve inconsistencies.
    - Rezoning areas.
    - Rewriting zoning ordinances.
    - Developing new zoning classifications.
  - Preserve the Villages ability to grow beyond it's current boundary.
    - Exercise Extraterritorial plat review.
    - Exercise Extraterritorial zoning.
      - Update parcel map.
      - Delete right of ways which have been vacated.

## ***Integration***

In order to meet the goals and objectives laid out in the plan, portions of other planning elements may come into play. While some goals are specific to a particular element, achieving the goal may require a much broader overview. The driving force behind this whole process has been a comprehensive analysis of the community. As the Village begins to implement its goals it should comprehensively assess the impact the objectives will have on the rest of the plan.

## ***Plan Monitoring, Evaluation and Update***

Plan adoption, is in accordance with State of Wisconsin Statute 66.1001(4).The adoption process includes enacting an ordinance of Plan Adoption, supported by the majority vote of the Village Board and requiring at least one public hearing at which the proposed ordinance is discussed.

The State of Wisconsin Statute 66.1001(4) requires the Plan to be updated once in every 10-year period after adoption. However, to ensure that the Plan will continue to evolve and adapt to unforeseen planning issues and opportunities, new trends, concepts and public and political sentiment, the Village will update this Plan as necessary but no less than once every 5-years after Plan adoption. The Village Plan Commission will oversee Plan updates and Plan amendments by enacting an ordinance

of Plan amendment, supported by the majority vote of the Village Board and requiring at least one public hearing at which the proposed ordinance is discussed.

Upon review of the Plan by the Plan Commission, recommended changes to the Plan shall be forwarded to the Village Board. Based on public input, Plan Commission recommendations, and other facts, the board will then formally act on the recommended amendment(s).

# Appendix A

## Demographics

**Table DP-1. Profile of General Demographic Characteristics: 2000**

Geographic area: Knapp village, Wisconsin

[For information on confidentiality protection, nonsampling error, and definitions, see text]

| Subject  | Number | Percent | Subject   | Number | Percent |
|--|--------|---------|---|--------|---------|
| Total population.....  | 421    | 100.0   | <b>HISPANIC OR LATINO AND RACE</b>                    |        |         |
| <b>SEX AND AGE</b>   |        |         | Total population.....                                 | 421    | 100.0   |
| Male.....  | 205    | 48.7    | Hispanic or Latino (of any race).....                 | 4      | 1.0     |
| Female.....  | 216    | 51.3    | Mexican.....  | 4      | 1.0     |
| Under 5 years.....   | 31     | 7.4     | Puerto Rican.....                                     | -      | -       |
| 5 to 9 years.....  | 22     | 5.2     | Cuban.....  | -      | -       |
| 10 to 14 years.....  | 26     | 6.2     | Other Hispanic or Latino.....                         | -      | -       |
| 15 to 19 years.....  | 35     | 8.3     | Not Hispanic or Latino.....                           | 417    | 99.0    |
| 20 to 24 years.....  | 23     | 5.5     | White alone.....                                      | 413    | 98.1    |
| 25 to 34 years.....  | 51     | 12.1    | <b>RELATIONSHIP</b>                                   |        |         |
| 35 to 44 years.....  | 76     | 18.1    | Total population.....                                 | 421    | 100.0   |
| 45 to 54 years.....  | 52     | 12.4    | In households.....                                    | 421    | 100.0   |
| 55 to 59 years.....  | 24     | 5.7     | Householder.....                                      | 186    | 44.2    |
| 60 to 64 years.....  | 24     | 5.7     | Spouse.....   | 95     | 22.6    |
| 65 to 74 years.....  | 29     | 6.9     | Child.....  | 118    | 28.0    |
| 75 to 84 years.....  | 18     | 4.3     | Own child under 18 years.....                         | 92     | 21.9    |
| 85 years and over.....   | 10     | 2.4     | Other relatives.....                                  | 5      | 1.2     |
| Median age (years).....  | 38.9   | (X)     | Under 18 years.....                                   | 4      | 1.0     |
| 18 years and over.....   | 322    | 76.5    | Nonrelatives.....                                     | 17     | 4.0     |
| Male.....  | 157    | 37.3    | Unmarried partner.....                                | 11     | 2.6     |
| Female.....  | 165    | 39.2    | In group quarters.....                                | -      | -       |
| 21 years and over.....   | 306    | 72.7    | Institutionalized population.....                     | -      | -       |
| 62 years and over.....   | 71     | 16.9    | Noninstitutionalized population.....                  | -      | -       |
| 65 years and over.....   | 57     | 13.5    | <b>HOUSEHOLD BY TYPE</b>                              |        |         |
| Male.....  | 22     | 5.2     | Total households.....                                 | 186    | 100.0   |
| Female.....  | 35     | 8.3     | Family households (families).....                     | 116    | 62.4    |
| <b>RACE</b>  |        |         | With own children under 18 years.....                 | 54     | 29.0    |
| One race.....  | 420    | 99.8    | Married-couple family.....                            | 95     | 51.1    |
| White.....   | 417    | 99.0    | With own children under 18 years.....                 | 39     | 21.0    |
| Black or African American.....   | 3      | 0.7     | Female householder, no husband present.....           | 17     | 9.1     |
| American Indian and Alaska Native.....   | -      | -       | With own children under 18 years.....                 | 12     | 6.5     |
| Asian.....   | -      | -       | Nonfamily households.....                             | 70     | 37.6    |
| Asian Indian.....  | -      | -       | Householder living alone.....                         | 60     | 32.3    |
| Chinese.....   | -      | -       | Householder 65 years and over.....                    | 29     | 15.6    |
| Filipino.....  | -      | -       | Households with individuals under 18 years.....       | 58     | 31.2    |
| Japanese.....  | -      | -       | Households with individuals 65 years and over.....    | 45     | 24.2    |
| Korean.....  | -      | -       | Average household size.....                           | 2.26   | (X)     |
| Vietnamese.....  | -      | -       | Average family size.....                              | 2.88   | (X)     |
| Other Asian <sup>1</sup> .....   | -      | -       | <b>HOUSING OCCUPANCY</b>                              |        |         |
| Native Hawaiian and Other Pacific Islander.....                                    | -      | -       | Total housing units.....                              | 198    | 100.0   |
| Native Hawaiian.....   | -      | -       | Occupied housing units.....                           | 186    | 93.9    |
| Guamanian or Chamorro.....   | -      | -       | Vacant housing units.....                             | 12     | 6.1     |
| Samoan.....  | -      | -       | For seasonal, recreational, or<br>occasional use..... | 1      | 0.5     |
| Other Pacific Islander <sup>2</sup> .....  | -      | -       | Homeowner vacancy rate (percent).....                 | 2.7    | (X)     |
| Some other race.....   | -      | -       | Rental vacancy rate (percent).....                    | 8.5    | (X)     |
| Two or more races.....   | 1      | 0.2     | <b>HOUSING TENURE</b>                                 |        |         |
| <i>Race alone or in combination with one<br/>or more other races:</i> <sup>3</sup> |        |         | Occupied housing units.....                           | 186    | 100.0   |
| White.....   | 418    | 99.3    | Owner-occupied housing units.....                     | 143    | 76.9    |
| Black or African American.....   | 3      | 0.7     | Renter-occupied housing units.....                    | 43     | 23.1    |
| American Indian and Alaska Native.....   | -      | -       | Average household size of owner-occupied units.....   | 2.42   | (X)     |
| Asian.....   | 1      | 0.2     | Average household size of renter-occupied units.....  | 1.74   | (X)     |
| Native Hawaiian and Other Pacific Islander.....                                    | -      | -       |   |        |         |
| Some other race.....   | -      | -       |   |        |         |

- Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

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

**Table DP-2. Profile of Selected Social Characteristics: 2000**

Geographic area: Knapp village, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

| Subject  | Number | Percent | Subject                                      | Number | Percent |
|--|--------|---------|--|--------|---------|
| <b>SCHOOL ENROLLMENT</b>   |        |         | <b>NATIVITY AND PLACE OF BIRTH</b>           |        |         |
| Population 3 years and over enrolled in school.....                                    | 78     | 100.0   | Total population.....                        | 397    | 100.0   |
| Nursery school, preschool.....   | 5      | 6.4     | Native.....                                  | 397    | 100.0   |
| Kindergarten.....  | 5      | 6.4     | Born in United States.....                   | 394    | 99.2    |
| Elementary school (grades 1-8).....  | 27     | 34.6    | State of residence.....                      | 327    | 82.4    |
| High school (grades 9-12).....   | 35     | 44.9    | Different state.....                         | 67     | 16.9    |
| College or graduate school.....  | 6      | 7.7     | Born outside United States.....              | 3      | 0.8     |
| <b>EDUCATIONAL ATTAINMENT</b>  |        |         | Foreign born.....                            | -      | -       |
| Population 25 years and over.....  | 276    | 100.0   | Entered 1990 to March 2000.....              | -      | -       |
| Less than 9th grade.....   | 11     | 4.0     | Naturalized citizen.....                     | -      | -       |
| 9th to 12th grade, no diploma.....   | 30     | 10.9    | Not a citizen.....                           | -      | -       |
| High school graduate (includes equivalency).....                                       | 173    | 62.7    | <b>REGION OF BIRTH OF FOREIGN BORN</b>       |        |         |
| Some college, no degree.....   | 33     | 12.0    | Total (excluding born at sea).....           | -      | -       |
| Associate degree.....  | 11     | 4.0     | Europe.....                                  | -      | -       |
| Bachelor's degree.....   | 14     | 5.1     | Asia.....                                    | -      | -       |
| Graduate or professional degree.....   | 4      | 1.4     | Africa.....                                  | -      | -       |
| Percent high school graduate or higher.....  | 85.1   | (X)     | Oceania.....                                 | -      | -       |
| Percent bachelor's degree or higher.....   | 6.5    | (X)     | Latin America.....                           | -      | -       |
| <b>MARITAL STATUS</b>  |        |         | Northern America.....                        | -      | -       |
| Population 15 years and over.....  | 333    | 100.0   | <b>LANGUAGE SPOKEN AT HOME</b>               |        |         |
| Never married.....   | 85     | 25.5    | Population 5 years and over.....             | 370    | 100.0   |
| Now married, except separated.....   | 194    | 58.3    | English only.....                            | 366    | 98.9    |
| Separated.....   | -      | -       | Language other than English.....             | 4      | 1.1     |
| Widowed.....   | 30     | 9.0     | Speak English less than "very well".....     | 2      | 0.5     |
| Female.....  | 25     | 7.5     | Spanish.....                                 | 2      | 0.5     |
| Divorced.....  | 24     | 7.2     | Speak English less than "very well".....     | 2      | 0.5     |
| Female.....  | 13     | 3.9     | Other Indo-European languages.....           | 2      | 0.5     |
| <b>GRANDPARENTS AS CAREGIVERS</b>  |        |         | Speak English less than "very well".....     | -      | -       |
| Grandparent living in household with one or more own grandchildren under 18 years..... | 3      | 100.0   | Asian and Pacific Island languages.....      | -      | -       |
| Grandparent responsible for grandchildren.....   | -      | -       | Speak English less than "very well".....     | -      | -       |
| <b>VETERAN STATUS</b>  |        |         | <b>ANCESTRY (single or multiple)</b>         |        |         |
| Civilian population 18 years and over.....   | 309    | 100.0   | Total population.....                        | 397    | 100.0   |
| Civilian veterans.....   | 37     | 12.0    | Total ancestries reported.....               | 431    | 108.6   |
| <b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>               |        |         | Arab.....                                    | -      | -       |
| Population 5 to 20 years.....  | 73     | 100.0   | Czech <sup>1</sup> .....                     | 2      | 0.5     |
| With a disability.....   | 11     | 15.1    | Danish.....                                  | 15     | 3.8     |
| Population 21 to 64 years.....   | 232    | 100.0   | Dutch.....                                   | 17     | 4.3     |
| With a disability.....   | 46     | 19.8    | English.....                                 | 19     | 4.8     |
| Percent employed.....  | 76.1   | (X)     | French (except Basque) <sup>1</sup> .....    | 5      | 1.3     |
| No disability.....   | 186    | 80.2    | French Canadian <sup>1</sup> .....           | 2      | 0.5     |
| Percent employed.....  | 87.1   | (X)     | German.....                                  | 160    | 40.3    |
| Population 65 years and over.....  | 65     | 100.0   | Greek.....                                   | -      | -       |
| With a disability.....   | 27     | 41.5    | Hungarian.....                               | -      | -       |
| <b>RESIDENCE IN 1995</b>   |        |         | Irish <sup>1</sup> .....                     | 33     | 8.3     |
| Population 5 years and over.....   | 370    | 100.0   | Italian.....                                 | 2      | 0.5     |
| Same house in 1995.....  | 244    | 65.9    | Lithuanian.....                              | -      | -       |
| Different house in the U.S. in 1995.....   | 126    | 34.1    | Norwegian.....                               | 93     | 23.4    |
| Same county.....   | 82     | 22.2    | Polish.....                                  | 17     | 4.3     |
| Different county.....  | 44     | 11.9    | Portuguese.....                              | -      | -       |
| Same state.....  | 35     | 9.5     | Russian.....                                 | -      | -       |
| Different state.....   | 9      | 2.4     | Scotch-Irish.....                            | 3      | 0.8     |
| Elsewhere in 1995.....   | -      | -       | Scottish.....                                | 3      | 0.8     |
|  |        |         | Slovak.....                                  | -      | -       |
|  |        |         | Subsaharan African.....                      | -      | -       |
|  |        |         | Swedish.....                                 | 2      | 0.5     |
|  |        |         | Swiss.....                                   | -      | -       |
|  |        |         | Ukrainian.....                               | -      | -       |
|  |        |         | United States or American.....               | 32     | 8.1     |
|  |        |         | Welsh.....                                   | 11     | 2.8     |
|  |        |         | West Indian (excluding Hispanic groups)..... | -      | -       |
|  |        |         | Other ancestries.....                        | 15     | 3.8     |

-Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup>The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

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



**Table DP-4. Profile of Selected Housing Characteristics: 2000**

Geographic area: Knapp village, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

| Subject                                    | Number     | Percent      | Subject                                      | Number     | Percent      |
|--|------------|--------------|--|------------|--------------|
| <b>Total housing units</b> .....           | <b>192</b> | <b>100.0</b> | <b>OCCUPANTS PER ROOM</b>                    |            |              |
| <b>UNITS IN STRUCTURE</b>                  |            |              | Occupied housing units .....                 | <b>176</b> | <b>100.0</b> |
| 1-unit, detached .....                     | 117        | 60.9         | 1.00 or less .....                           | 176        | 100.0        |
| 1-unit, attached .....                     | 7          | 3.6          | 1.01 to 1.50 .....                           | -          | -            |
| 2 units .....                              | 7          | 3.6          | 1.51 or more .....                           | -          | -            |
| 3 or 4 units .....                         | -          | -            |  |            |              |
| 5 to 9 units .....                         | 2          | 1.0          | <b>Specified owner-occupied units</b> .....  | <b>105</b> | <b>100.0</b> |
| 10 to 19 units .....                       | 20         | 10.4         | <b>VALUE</b>                                 |            |              |
| 20 or more units .....                     | -          | -            | Less than \$50,000 .....                     | 32         | 30.5         |
| Mobile home .....                          | 39         | 20.3         | \$50,000 to \$99,999 .....                   | 62         | 59.0         |
| Boat, RV, van, etc .....                   | -          | -            | \$100,000 to \$149,999 .....                 | 11         | 10.5         |
|  |            |              | \$150,000 to \$199,999 .....                 | -          | -            |
| <b>YEAR STRUCTURE BUILT</b>                |            |              | \$200,000 to \$299,999 .....                 | -          | -            |
| 1999 to March 2000 .....                   | 5          | 2.6          | \$300,000 to \$499,999 .....                 | -          | -            |
| 1995 to 1998 .....                         | 13         | 6.8          | \$500,000 to \$999,999 .....                 | -          | -            |
| 1990 to 1994 .....                         | 13         | 6.8          | \$1,000,000 or more .....                    | -          | -            |
| 1980 to 1989 .....                         | 36         | 18.8         | Median (dollars) .....                       | 66,600     | (X)          |
| 1970 to 1979 .....                         | 34         | 17.7         |  |            |              |
| 1960 to 1969 .....                         | 7          | 3.6          | <b>MORTGAGE STATUS AND SELECTED</b>          |            |              |
| 1940 to 1959 .....                         | 26         | 13.5         | <b>MONTHLY OWNER COSTS</b>                   |            |              |
| 1939 or earlier .....                      | 58         | 30.2         | With a mortgage .....                        | 76         | 72.4         |
|  |            |              | Less than \$300 .....                        | -          | -            |
| <b>ROOMS</b>                               |            |              | \$300 to \$499 .....                         | 10         | 9.5          |
| 1 room .....                               | -          | -            | \$500 to \$699 .....                         | 24         | 22.9         |
| 2 rooms .....                              | 8          | 4.2          | \$700 to \$999 .....                         | 24         | 22.9         |
| 3 rooms .....                              | 26         | 13.5         | \$1,000 to \$1,499 .....                     | 18         | 17.1         |
| 4 rooms .....                              | 43         | 22.4         | \$1,500 to \$1,999 .....                     | -          | -            |
| 5 rooms .....                              | 46         | 24.0         | \$2,000 or more .....                        | -          | -            |
| 6 rooms .....                              | 42         | 21.9         | Median (dollars) .....                       | 757        | (X)          |
| 7 rooms .....                              | 15         | 7.8          | Not mortgaged .....                          | 29         | 27.6         |
| 8 rooms .....                              | 10         | 5.2          | Median (dollars) .....                       | 253        | (X)          |
| 9 or more rooms .....                      | 2          | 1.0          |  |            |              |
| Median (rooms) .....                       | 4.9        | (X)          | <b>SELECTED MONTHLY OWNER COSTS</b>          |            |              |
| Occupied housing units .....               | 176        | 100.0        | <b>AS A PERCENTAGE OF HOUSEHOLD</b>          |            |              |
| <b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>    |            |              | <b>INCOME IN 1999</b>                        |            |              |
| 1999 to March 2000 .....                   | 26         | 14.8         | Less than 15.0 percent .....                 | 38         | 36.2         |
| 1995 to 1998 .....                         | 47         | 26.7         | 15.0 to 19.9 percent .....                   | 15         | 14.3         |
| 1990 to 1994 .....                         | 43         | 24.4         | 20.0 to 24.9 percent .....                   | 17         | 16.2         |
| 1980 to 1989 .....                         | 13         | 7.4          | 25.0 to 29.9 percent .....                   | 12         | 11.4         |
| 1970 to 1979 .....                         | 25         | 14.2         | 30.0 to 34.9 percent .....                   | 3          | 2.9          |
| 1969 or earlier .....                      | 22         | 12.5         | 35.0 percent or more .....                   | 20         | 19.0         |
|  |            |              | Not computed .....                           | -          | -            |
| <b>VEHICLES AVAILABLE</b>                  |            |              | <b>Specified renter-occupied units</b> ..... | <b>40</b>  | <b>100.0</b> |
| None .....                                 | 10         | 5.7          | <b>GROSS RENT</b>                            |            |              |
| 1 .....                                    | 65         | 36.9         | Less than \$200 .....                        | 8          | 20.0         |
| 2 .....                                    | 67         | 38.1         | \$200 to \$299 .....                         | 12         | 30.0         |
| 3 or more .....                            | 34         | 19.3         | \$300 to \$499 .....                         | 16         | 40.0         |
|  |            |              | \$500 to \$749 .....                         | 4          | 10.0         |
| <b>HOUSE HEATING FUEL</b>                  |            |              | \$750 to \$999 .....                         | -          | -            |
| Utility gas .....                          | 15         | 8.5          | \$1,000 to \$1,499 .....                     | -          | -            |
| Bottled, tank, or LP gas .....             | 96         | 54.5         | \$1,500 or more .....                        | -          | -            |
| Electricity .....                          | 30         | 17.0         | No cash rent .....                           | -          | -            |
| Fuel oil, kerosene, etc .....              | 35         | 19.9         | Median (dollars) .....                       | 325        | (X)          |
| Coal or coke .....                         | -          | -            |  |            |              |
| Wood .....                                 | -          | -            | <b>GROSS RENT AS A PERCENTAGE OF</b>         |            |              |
| Solar energy .....                         | -          | -            | <b>HOUSEHOLD INCOME IN 1999</b>              |            |              |
| Other fuel .....                           | -          | -            | Less than 15.0 percent .....                 | 12         | 30.0         |
| No fuel used .....                         | -          | -            | 15.0 to 19.9 percent .....                   | -          | -            |
|  |            |              | 20.0 to 24.9 percent .....                   | 8          | 20.0         |
| <b>SELECTED CHARACTERISTICS</b>            |            |              | 25.0 to 29.9 percent .....                   | 6          | 15.0         |
| Lacking complete plumbing facilities ..... | 2          | 1.1          | 30.0 to 34.9 percent .....                   | 6          | 15.0         |
| Lacking complete kitchen facilities .....  | -          | -            | 35.0 percent or more .....                   | 6          | 15.0         |
| No telephone service .....                 | 2          | 1.1          | Not computed .....                           | 2          | 5.0          |

-Represents zero or rounds to zero. (X) Not applicable.

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

## **Appendix B**

### ***Maps***

Existing Land Use

Zoning

Soil Productivity

Steep Slopes

Floodplain and Wet Areas

Ground Water Recharge

Woodlands

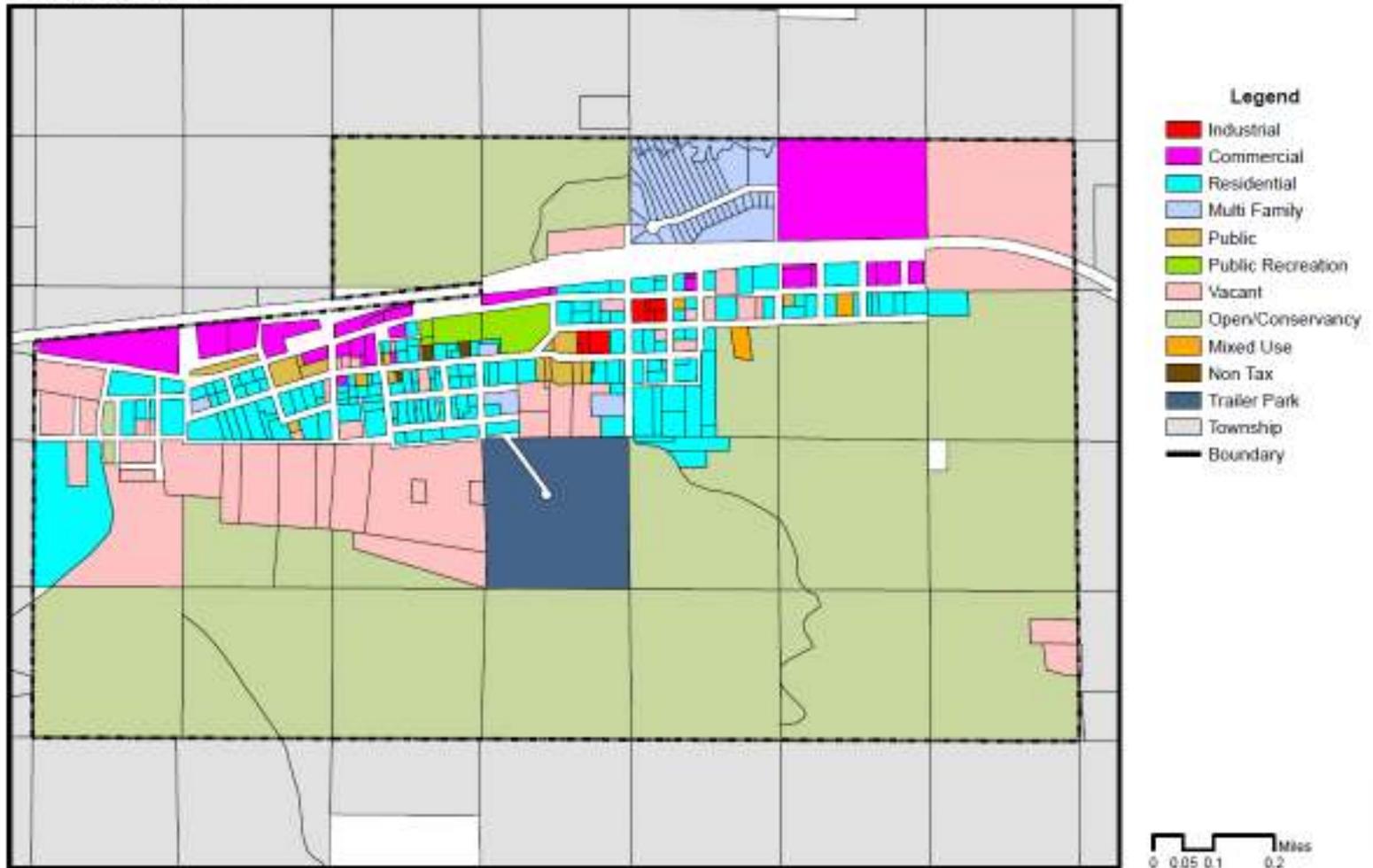
Public Utility Service Areas

School Districts

Preferred Land Use

# Village of Knapp

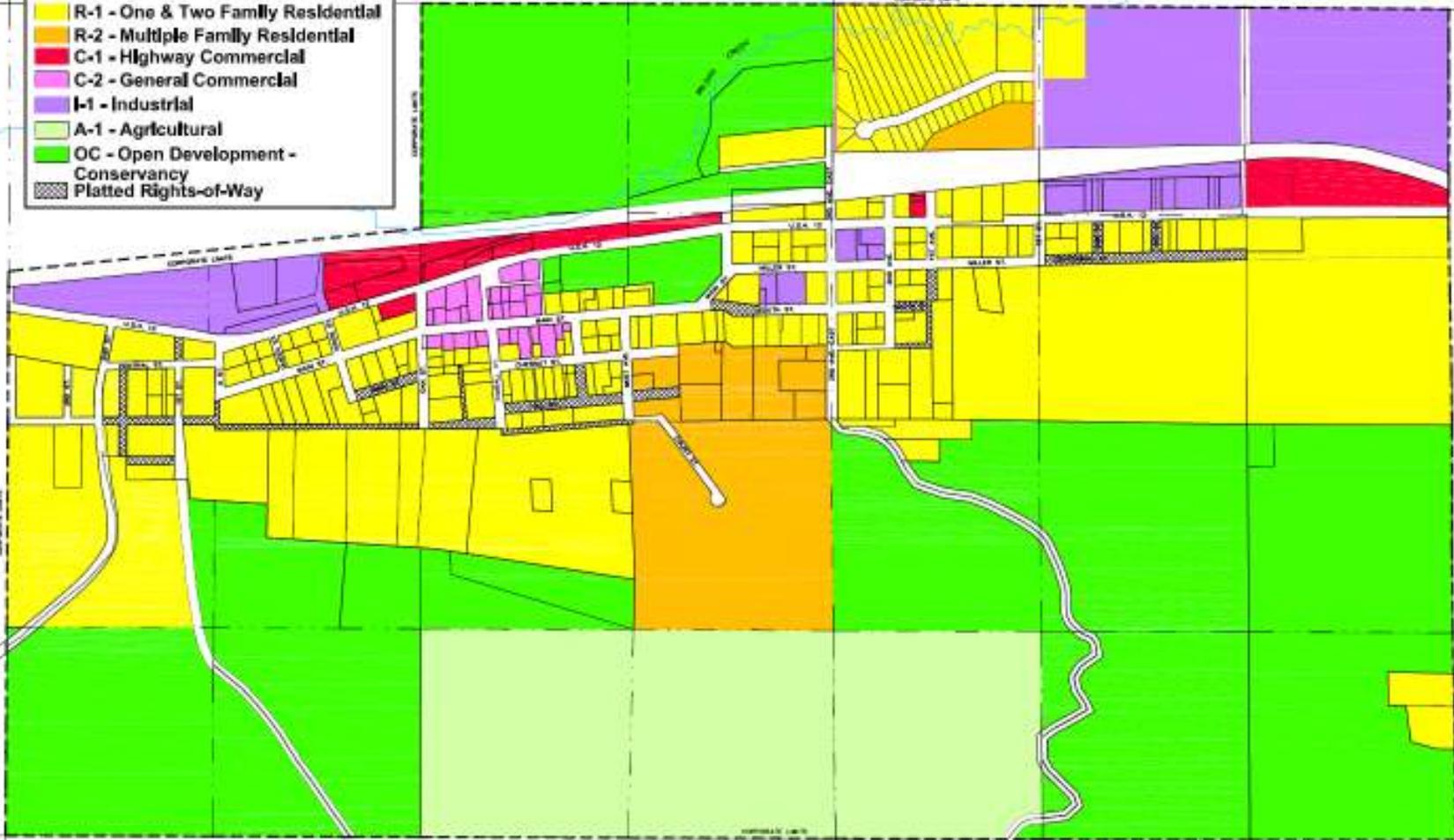
## Existing Land Use



Revised: 2-01-2007

# VILLAGE OF KNAPP Dunn County, Wisconsin ZONING MAP

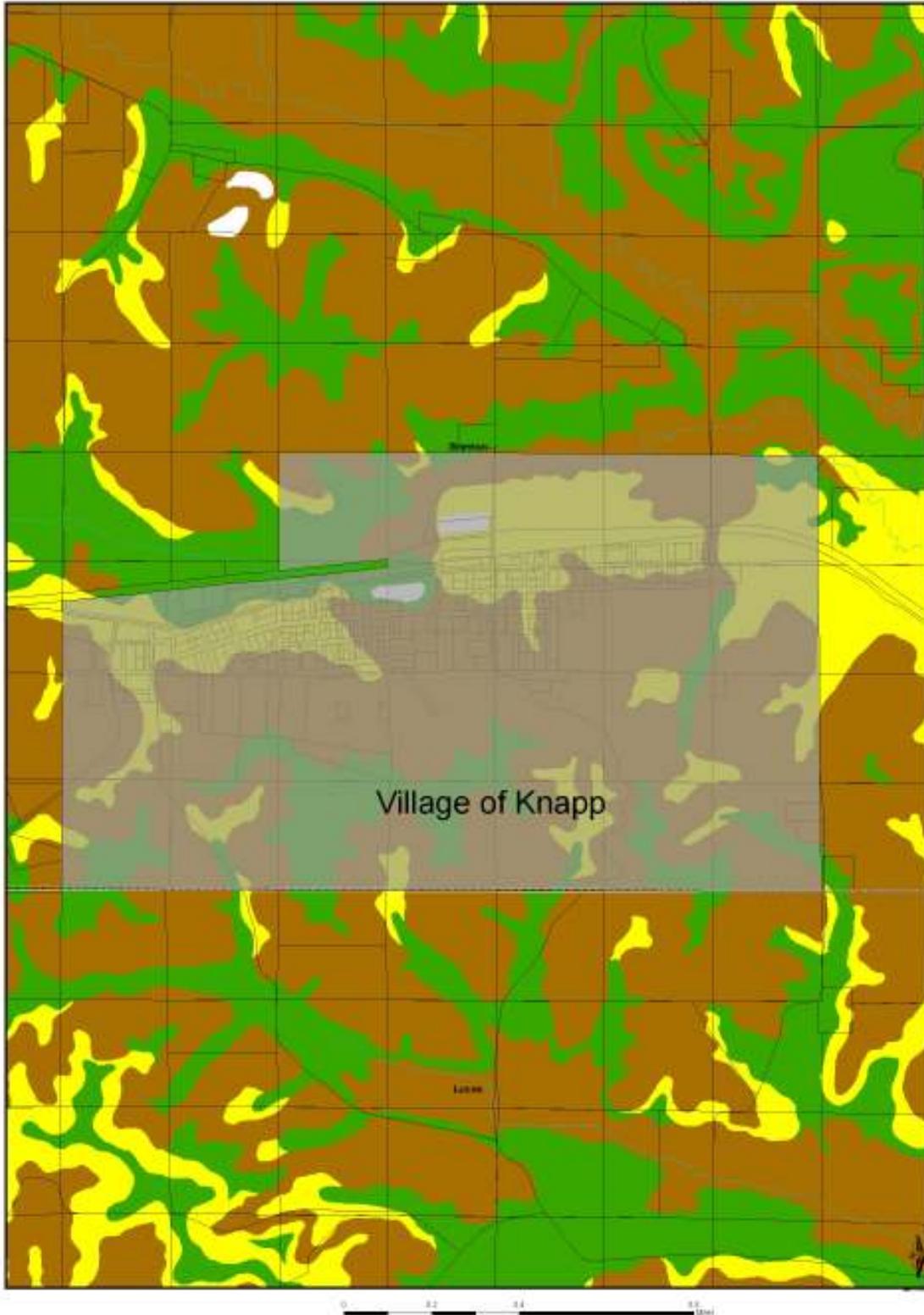
- Legend**
- R-1 - One & Two Family Residential
  - R-2 - Multiple Family Residential
  - C-1 - Highway Commercial
  - C-2 - General Commercial
  - I-1 - Industrial
  - A-1 - Agricultural
  - OC - Open Development -  
Conservancy
  - Platted Rights-of-Way



Updated 6/13/06  
Updated 5/1/07



# Village of Knapp Soil Productivity



NOTE: Information on this map is provided for planning purposes which does not require the need for site-specific evaluation and verification.

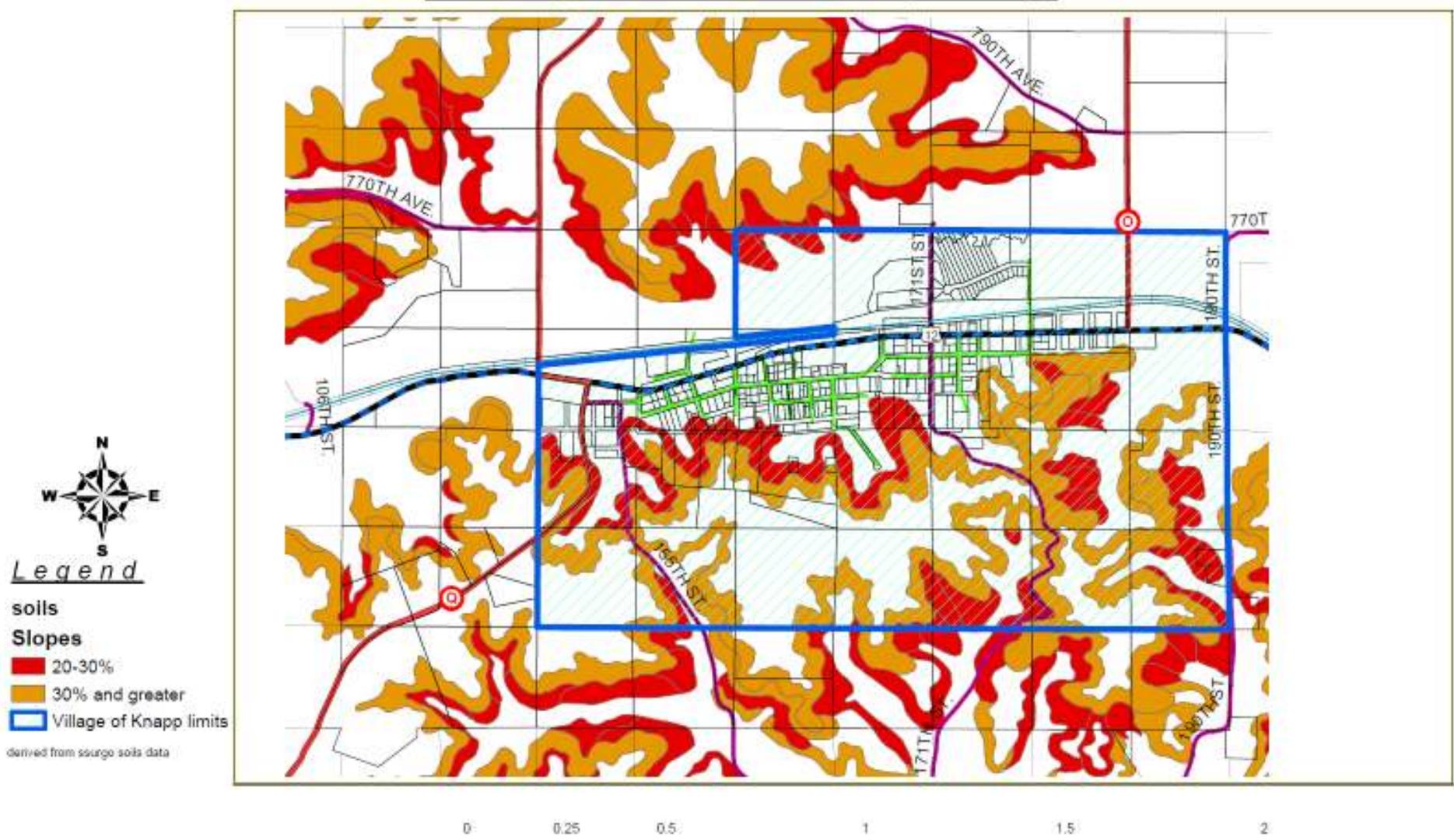
This map identifies soil productivity according to the 11 land capability classes as defined by the U.S. Natural Resources Conservation Service. Class 1 and 2 soils were considered and classified as soils of High Agricultural Importance, class 3 soils were classified as soils of Medium Agricultural Importance and class 4-11 soils were considered and classified as soils of Low Agricultural Importance.

Soil Productivity on this map does not show soils that require irrigation or class 3-8 soils which agricultural requires the cultivation of these soils with respect to their application for agricultural uses.

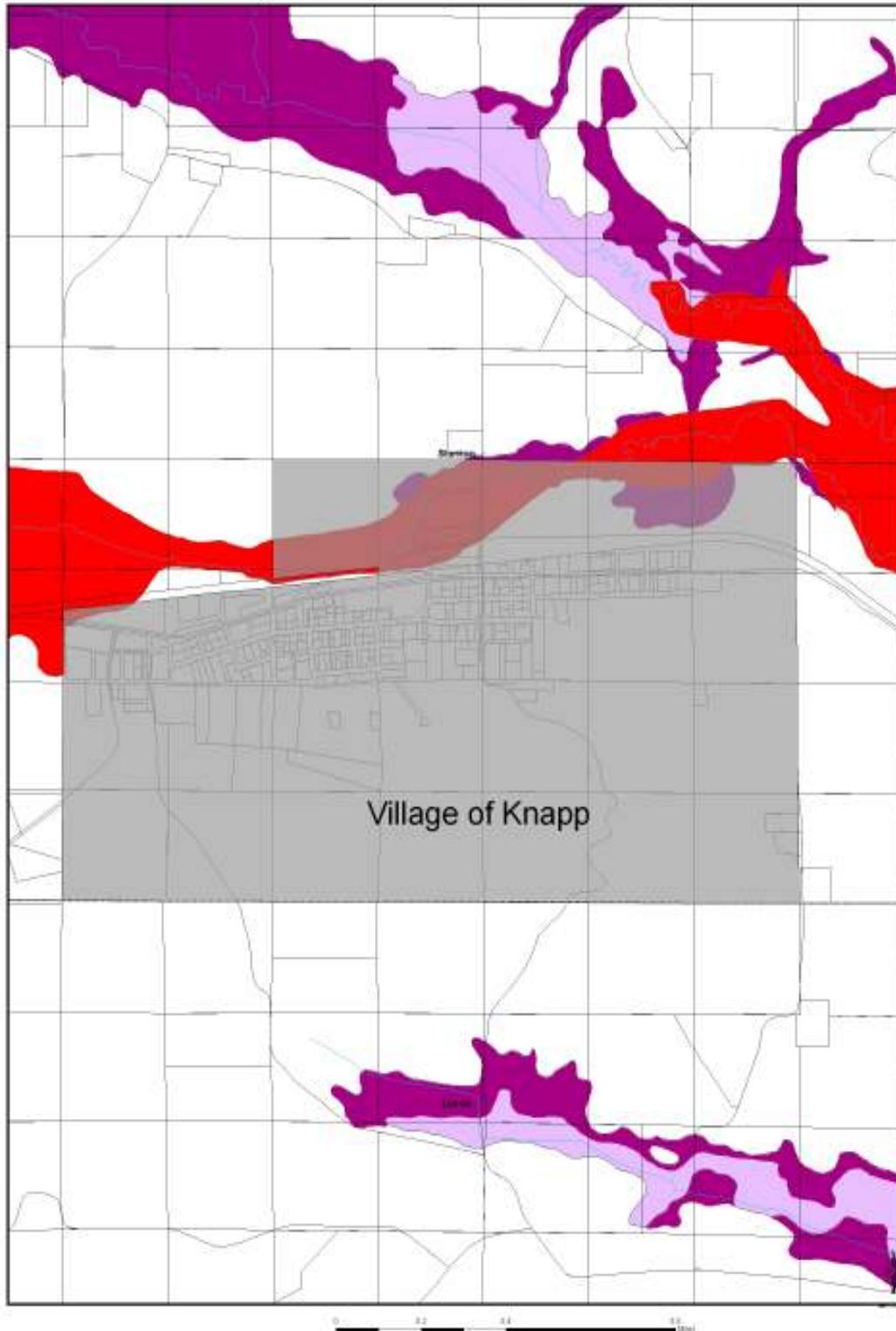
## Legend

- High Agricultural Importance
- Medium Agricultural Importance
- Low Agricultural Importance

### Severe Slopes in and around the Village of Knapp



# Village of Knapp Floodplain and Wet Areas



NOTE: Information on this map is generated for planning purposes which does not address the need for site-specific evaluation and wetlands.

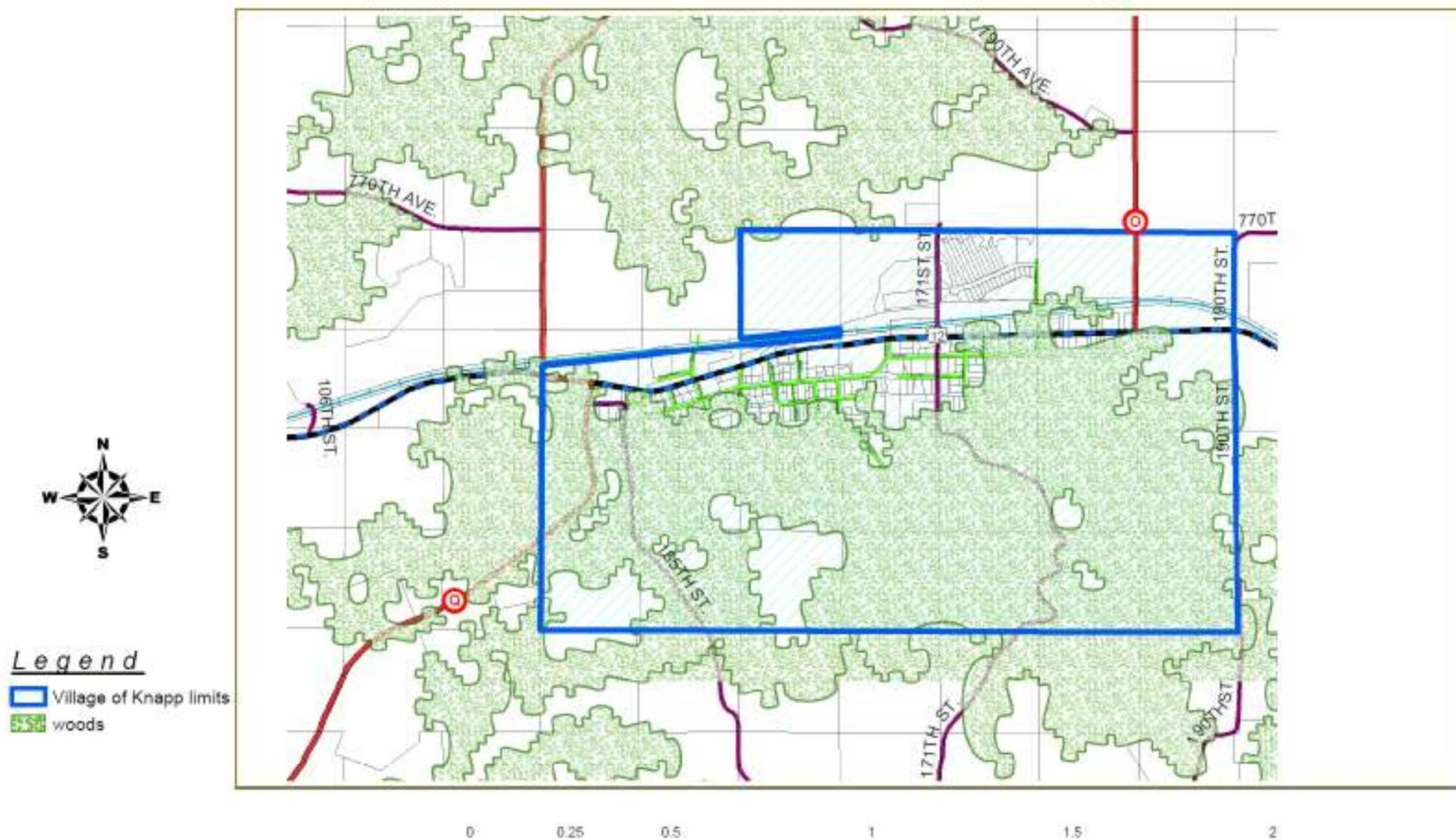
Flood areas are divided into two categories:  
 100 Year Floodplain: An area subject to flooding as determined by Federal Emergency Management Agency (FEMA).  
 Frequently Flooded: An area identified in the 2003 National Wetlands Inventory, Conservation Service, ORCA's Right to Know survey, or other flooding data compiled.  
 Wet Areas: An area that is mapped and listed on the 2003 National Wetlands Inventory, Conservation Service, ORCA's Right to Know survey, or Hydrologic Survey. Hydrologic Survey data are a listing of all of the ponds.

### Legend

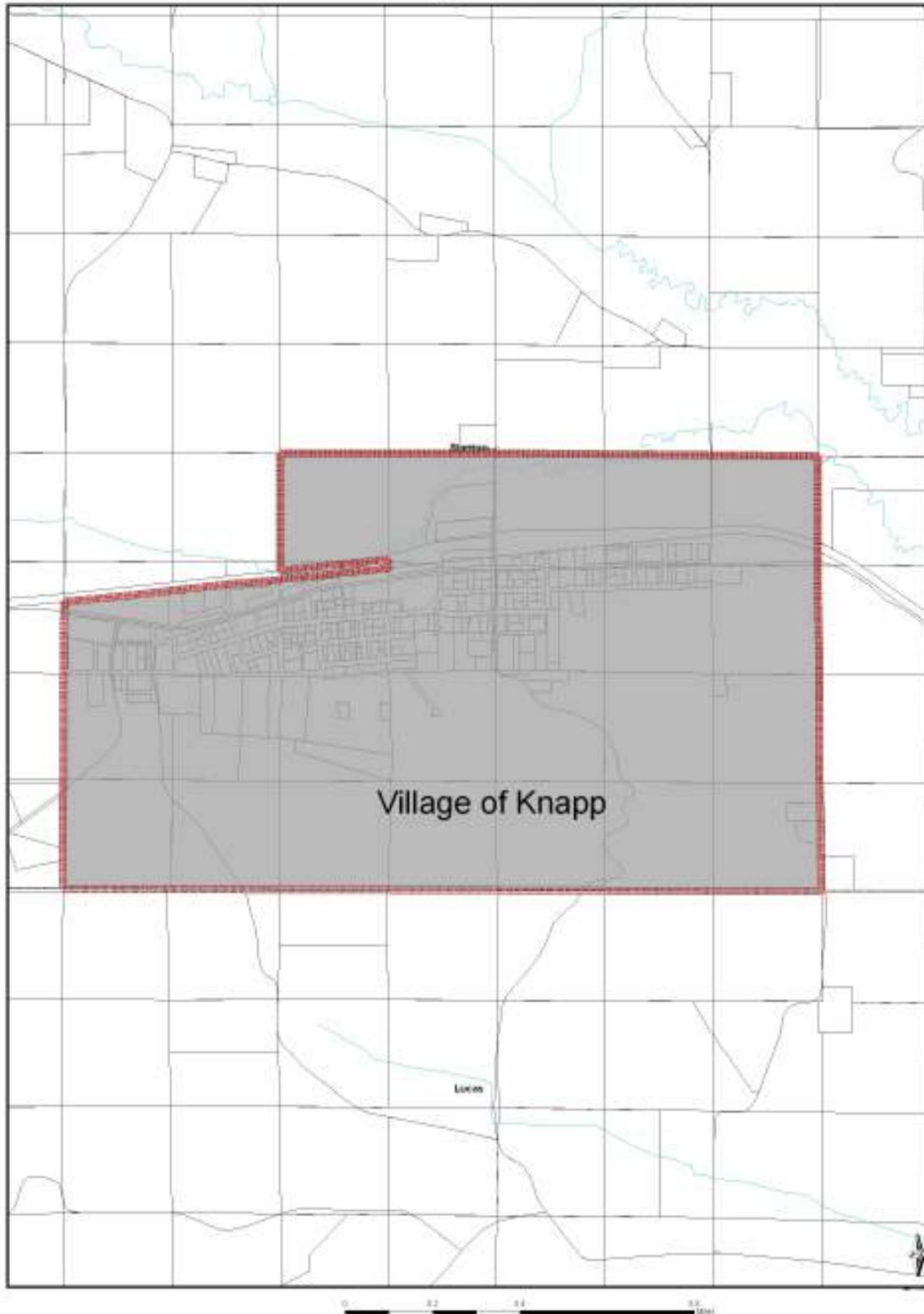
- 100 Year Floodplain
- Frequently Flooded
- Wet Areas



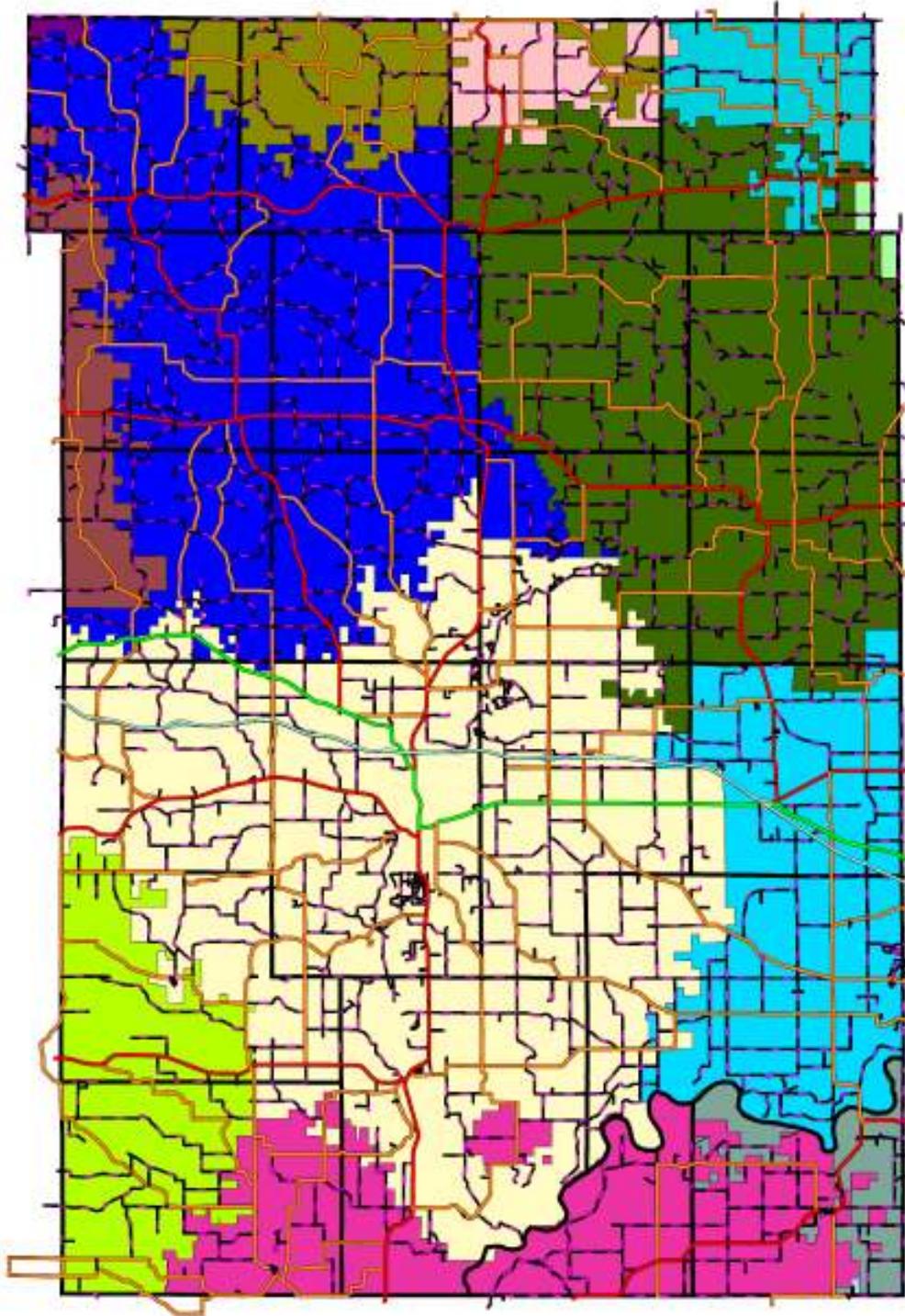
**Contiguous Woodlands in and around the Village of Knapp**



# Village of Knapp Public Utility Service Area



NOTE: Information on this map is generated for planning purposes which does not replace the need for site-specific water plan and water order.  
This area shows an "Public Utility Service Area" (PUSA) for the village. The PUSA is subject to water and is not the same as utility lines and other services could be extended.



**Transportation**

- Interstate
- Federal
- State
- County
- Town

**School Districts**

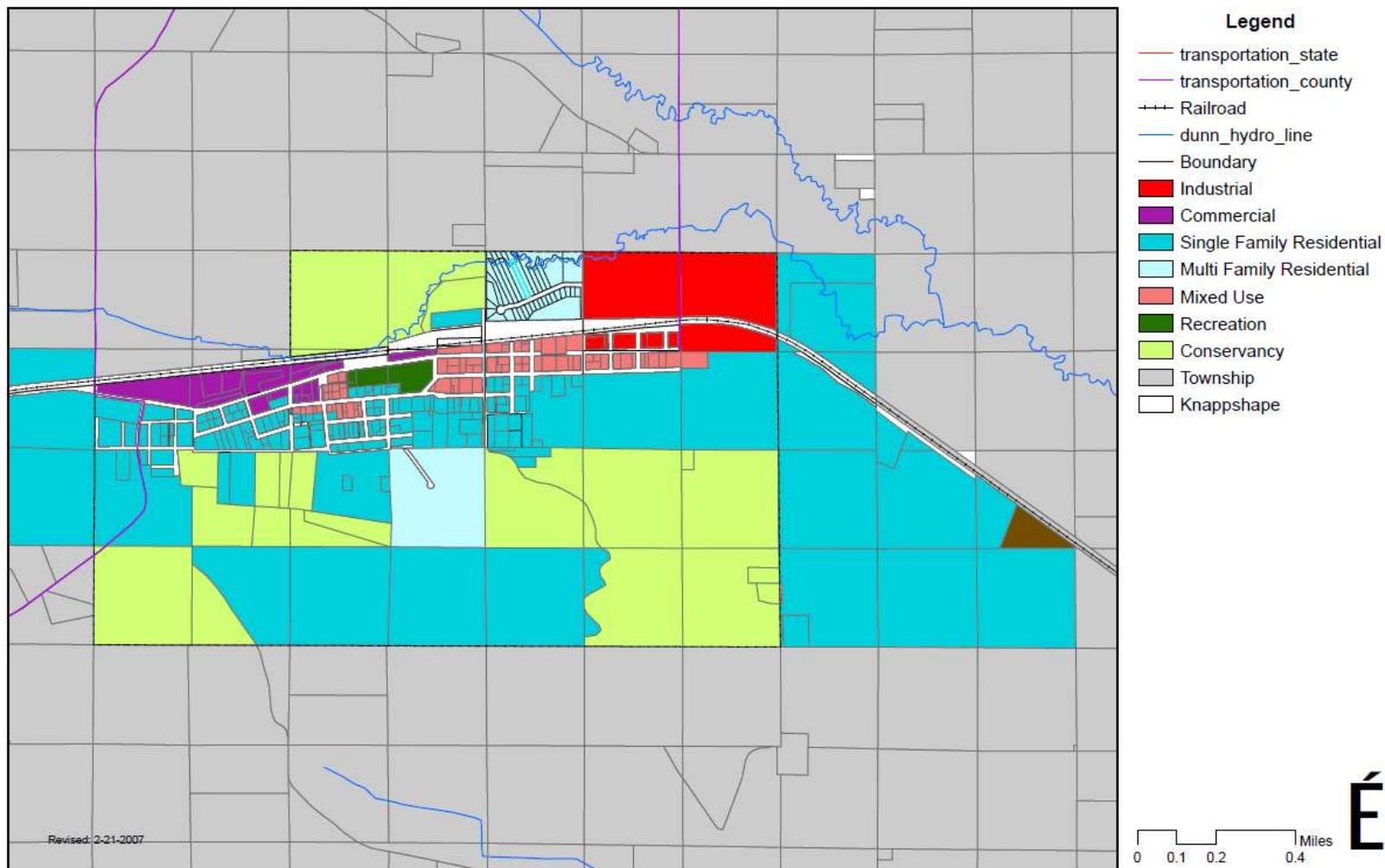
- |   |  |
|---|--|
| <span style="color: pink;">■</span> Barron        | <span style="color: grey;">■</span> Eau Claire     |
| <span style="color: lightgreen;">■</span> Bloomer | <span style="color: lightblue;">■</span> Elk Mound |
| <span style="color: blue;">■</span> Boyceville    | <span style="color: yellowgreen;">■</span> Elmwood |
| <span style="color: cyan;">■</span> Chetek        | <span style="color: brown;">■</span> Glenwood City |
| <span style="color: purple;">■</span> Clear Lake  | <span style="color: yellow;">■</span> Menomonie    |
| <span style="color: darkgreen;">■</span> Colfax   | <span style="color: lightpurple;">■</span> Mondovi |
| <span style="color: magenta;">■</span> Durand     | <span style="color: olive;">■</span> Prairie Farm  |

**SCHOOL DISTRICTS  
Dunn County, Wisconsin**

January 2005

# Village of Knapp

## Preferred Land Use



Preferred Land Use