

# Town of Tainter Comprehensive Land Use Plan



**2022-2042**

# **Town of Tainter Comprehensive Plan Update 2022-2042**

Prepared by:  
**Town of Tainter Plan Commission**

Adopted by:  
**Town of Tainter Town Board  
July 2022**

Planning Assistance Provided by:

**Cedar Corporation  
604 Wilson Avenue  
Menomonie, WI 54751  
(715) 235-9081**



# **Town of Tainter Comprehensive Plan Update 2022-2042**

Prepared Under the Direction of:

## **Plan Commission**

Darwin Anderson, Chair  
Jerry Mrdutt, Town Board Representative  
Diane Bassett, Member  
Keith Erickson, Member  
Jeremy Kozumplik, Member  
Thomas O'Neil, Member  
Dave Wilsey, Member

## **Town Clerk/Treasurer**

Doris Meyer

## **Town Board**

Randy Valaske, Town Chair  
Justin Albricht, Supervisor  
Marty Guarneri, Supervisor  
Jeremy Kozumplik, Supervisor  
Jerry Mrdutt, Supervisor

# Table of Contents

---

<b>Chapter 1</b>	<b>The Town of Tainter and Comprehensive Planning.....</b>	<b>1</b>
<b>Chapter 2</b>	<b>Issues and Opportunities .....</b>	<b>8</b>
<b>Chapter 3</b>	<b>Housing.....</b>	<b>19</b>
<b>Chapter 4</b>	<b>Transportation .....</b>	<b>29</b>
<b>Chapter 5</b>	<b>Community Facilities and Utilities.....</b>	<b>39</b>
<b>Chapter 6</b>	<b>Agricultural, Natural and Cultural Resources.....</b>	<b>49</b>
<b>Chapter 7</b>	<b>Economic Development.....</b>	<b>63</b>
<b>Chapter 8</b>	<b>Intergovernmental Cooperation .....</b>	<b>72</b>
<b>Chapter 9</b>	<b>Land Use .....</b>	<b>78</b>
<b>Chapter 10</b>	<b>Plan Implementation.....</b>	<b>91</b>
<b>Appendix A</b>	<b>Public Participation</b>	
<b>Appendix B</b>	<b>Community Survey</b>	



# Chapter I

## The Town of Tainter and Comprehensive Planning

### Introduction

The proximity of the Town of Tainter to growing urban areas in the Chippewa Valley, major transportation corridors, and attractive natural resources has influenced the transformation of the Town over the years. These influences provide the need for planning to ensure the future growth of the Town of Tainter happens in a way that meets the needs of the community and protects the qualities of the Town that residents value.

Planning for the future is not new to the Town of Tainter. The first comprehensive plan under the current “Smart Growth” law was adopted in April 2001 and titled *Tainter Year 2020 Land Use Plan*. The entire *Tainter Year 2020 Land Use Plan* was updated and reformatted as the *Tainter Year 2030 Land Use Plan* in October 2009 to reflect the amended contents of a comprehensive plan as described in Wis. Stat. 66-1001.

Today, the Town, once again, is updating its comprehensive plan to include the results of a community survey conducted in 2020 and to review the previous plan to update sections to reflect current attitudes and incorporate updated demographic tables to help recognize trends affecting the Town.



Source: Google Earth

## Town History

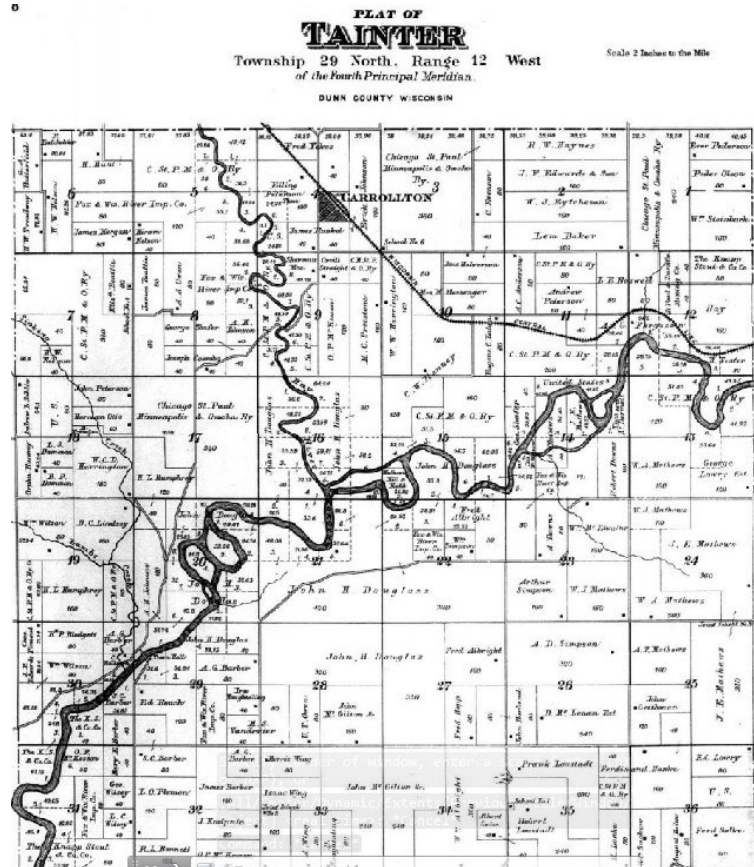
The Town of Tainter, established about 1877, was named for Captain Andrew Tainter of the prominent logging era Menomonie family. Tainter was a partner of the Knapp, Stout, and Company and a co-owner of the former 3,500 acre "Moore Farm" in Tainter Township.

The area's early population comprised of Native Americans, the Dakota and Ojibwe. These two groups warred against one another to a large extent over the abundant hunting lands along the Red Cedar River. In 1825, a treaty creating the Prairie du Chien Treaty Line was negotiated between these Native Americans. This treaty line was surveyed in 1837. It was anchored on its east end at the junction of the Eau Claire and Chippewa Rivers in today's City of Eau Claire, passed through Lamb's Creek Falls on the Red Cedar River in the area now known as the Town of Tainter, and extended west to the St. Croix River. Lamb's Creek Falls was submerged under nearly 20 feet of water when the dam was constructed at Cedar Falls in 1910. The falls were approximately beneath the C.T.H. D bridge in the channel behind what is Jake's Supper Club.

The Red Cedar River served as a major transportation route for Native Americans and French fur trappers and traders. It became the route for floating logs to the sawmills in Menomonie for the Knapp, Stout, and Company during the late 1800's when the pinery north of Menomonie was cleared. This river passing through the Town of Tainter has been known by several different names: Folleavoine (Wild Rice, 1600's), Miskwagokag (Red? 1700's), Cedre Rouge (Red Cedar, 1780's), Menomonee (1800's), and the Red Cedar. The exact origin of the name "Red Cedar" is unknown.

The historic "Moore Farm" located on the south side of Tainter Lake also has a very interesting history. It was a land grant from the United States of America to the State of Wisconsin in 1857. It was later acquired by the Fox and Wisconsin Improvement Company and sold to Andrew Moore in 1858. In 1865, Moore sold the farm to John Knapp, Henry Stout, Andrew Tainter, and Thomas B. Wilson who transferred it to Knapp, Stout and Company in 1878 when the corporation was formed. They used the farm to keep their livestock and raise feed for their livestock and food for their employees. In 1910, the dam built at Cedar Falls created Tainter Lake and flooded between 400 and 500 acres of the Moore Farm. For several years, the lake was known by various names - Lake Colfax,

## 1888 Town of Tainter Plat Pre - Tainter Lake



Lake Menomonie, Moore Farm Lake, among others. Since the late 1920's, it has been known as Tainter Lake. Early residential developments first occurred on "Moore Farm" land ("Tainter Trail Estates" in 1971 and "The Meadows" in 1973).

The history of land use within the Town of Tainter has evolved from that which supported Native American populations and French fur trading to logging which literally cleared the way for farming. Further transition was to recreational use (e.g., fishing, picnicking, lake cottages, etc.) and now to rural residential development.

The Town of Tainter is centrally located in Dunn County, Wisconsin. It is a rural farming, residential, and recreational area (see Map 1-1).

The Tainter Lake flowage, noted for its northern, walleye, and panfish, covers an area of approximately 1,750 acres in the center of the Township. The Hay and Red Cedar Rivers flow into the lake with an extensive multi-county total watershed area. There are six public boat landings and four County parks located along the shoreline of the lake and two rivers.

The Town of Tainter is an example of a standard township by definition. It is a square tract of land with sides of six miles each and containing 36 sections of land. Each section in the Township contains approximately 640 acres for a total Township acreage of 22,780. To the south and east of the Red Cedar River and Tainter Lake is fertile farmland. To the north and west of the Red Cedar River and Tainter Lake, the land is rolling, and the soils are sandier in nature.

The Canadian National Railway (formerly operated by the Wisconsin Central Railroad and Soo Line) runs through the north end of the Township. At one time, this was important to the Norton settlement which had a potato warehouse, a garage, two general stores, a mink farm, and a school.

The Township is predominantly agricultural but residential development continues to grow making it one of the fastest growing townships in the County. Most of the farms that bordered Tainter Lake have been platted into residential lots. In 1960, the population was 642 and is now estimated at 2,643 residents.

In 1946, it was voted at the annual Town meeting to blacktop all the roads. Tainter Township now maintains 49 miles of blacktop roads year-round.

At one time, there were five rural schools operating in the Township: Clearville, Modern, Norton, Prairie, and Riverside. Consolidation of school districts was mandated by the State in the early 1970's, and now students attend school in the Village of Boyceville, Village of Colfax and City of Menomonie.

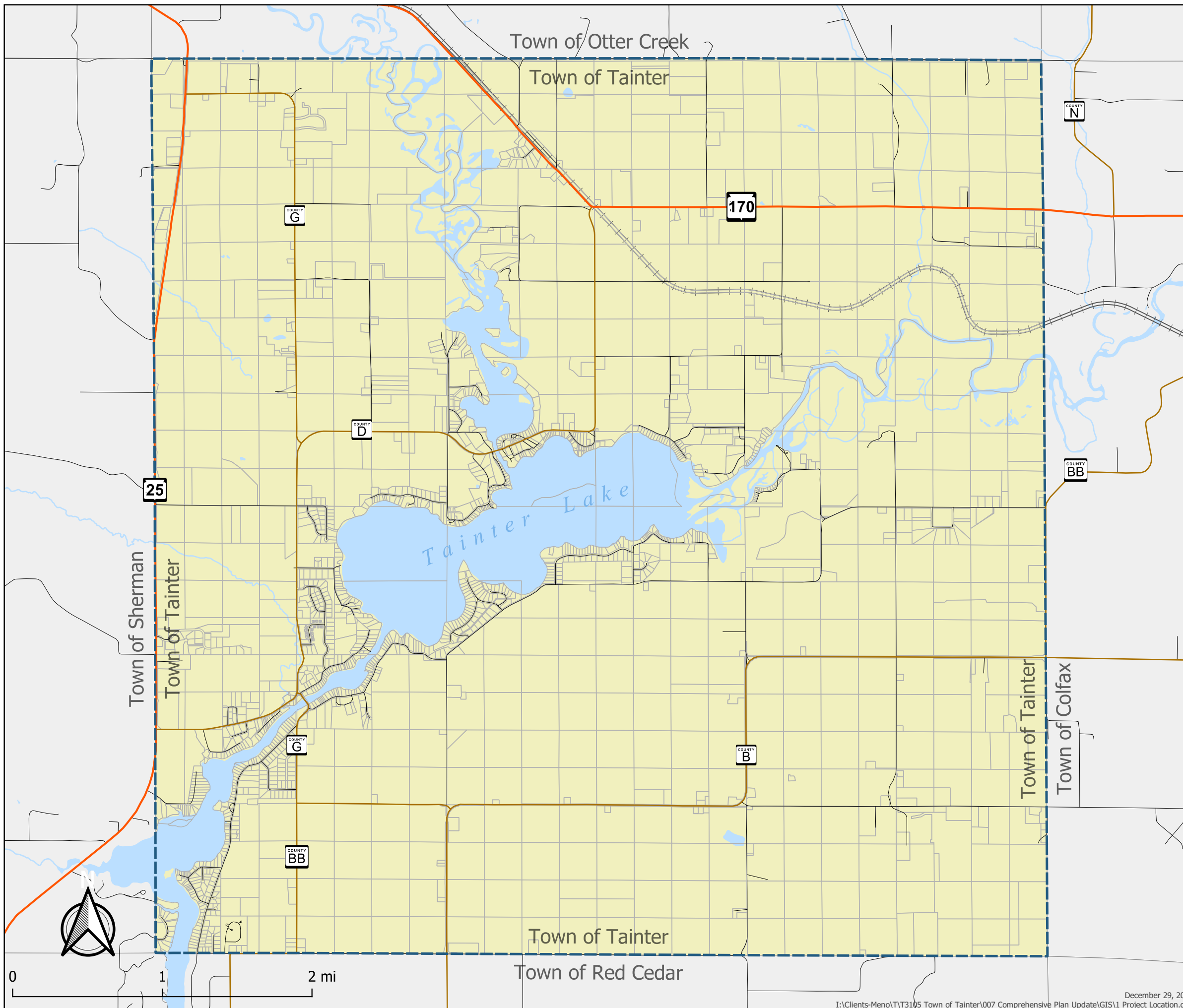
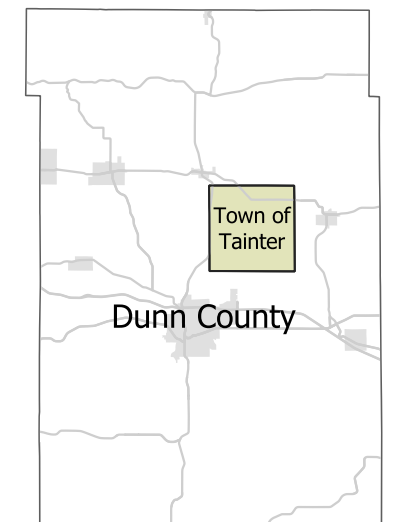
#### *Acknowledgments*

Most of the information contained in this "History of the Town of Tainter" is from the books:  
Dunn County Historical Society. Dunn County History. Dallas, Texas: Taylor Publishing Company, 1984.  
Lynch, L. and Russell, J.M. (eds.). Where the Wild Rice Grows. Eau Claire, Wisconsin: Johnson Litho Graphics, 1996.



# Town of Tainter

Dunn County, WI



## Map 1-1

## **Comprehensive Plan Requirements**

The Town's Comprehensive Plan is designed to act as a guide to the physical, social, and economic development of Tainter. The Comprehensive Plan must address nine (9) elements, each focusing on a unique sector of the community. The elements required by the Wisconsin State Statutes are:

- Issues and Opportunities.
- Housing.
- Transportation.
- Utilities and Community Facilities.
- Agricultural, Natural, and Cultural Resources.
- Economic Development.
- Land Use.
- Intergovernmental Cooperation.
- Implementation.

Each element is addressed in a manner that provides fluidity and consistency with the other elements, existing local and regional plans, and local and regional objectives.

## **Goals of Wisconsin's Comprehensive Planning Law**

Wisconsin's Comprehensive Planning Law or "Smart Growth" Law was designed to confront the social, environmental, and economic challenges resulting from urban sprawl. A Comprehensive Plan must be created with these goals in mind.

1. Promotion of redevelopment of land with existing infrastructure and public services, and maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural areas, including wetlands, wildlife habitat, lakes, woodlands, open spaces and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land uses, densities and regulations that promote efficient development patterns and low costs.
6. Preservation of cultural, historic and archaeological sites.
7. Encouragement of cooperation and coordination among nearby units of government.
8. Building community identity by revitalizing main streets & enforcing design standards.
9. Providing an adequate supply of affordable housing for all income levels within the community.
10. Providing infrastructure, services & developable land adequate to meet market demand residential, commercial and industrial uses.
11. Promoting expansion or stabilization of the economic base and job creation.

12. Balancing individual property rights with community interests & goals.
13. Planning & developing land uses that create or preserve unique urban & rural communities.

## **Benefits to Planning**

A Comprehensive Plan can provide numerous benefits to any community. These include:

- Coordinating community activities to reduce costs.
- Understanding the past and present to plan for the future.
- Allowing a community to be proactive rather than reactive.
- Preserving local control.
- Promoting economic development.
- Promoting intergovernmental cooperation.
- Protecting cultural, agricultural, and natural resources.

The most important benefit of a Comprehensive Plan is that it provides information so that Town officials can make consistent decisions. It also provides a vision that residents, committees, business owners, and developers can utilize when pursuing their own projects.

## **Public Participation**

The Comprehensive Planning Law requires public participation at every stage of planning. At a minimum, the law calls for the adoption of a Public Participation Plan to provide for a diverse range of opportunities for the public to help shape their community, making copies of the proposed plan available for the public to review, and holding at least one public hearing prior to adopting the comprehensive plan.

The Town of Tainter adopted a Public Participation Plan that included conducting a Community Survey in 2020 to get the opinions of residents and business owners on a wide range of development issues. The adopted Public Participation Plan is found in Appendix A.

Goals, Objectives, and Recommendations in a wide variety of chapters integrate this perspective and reinforce the historic pride and sense of place that the Town of Tainter is determined to maintain, strengthen, and build upon.

## **Formulating Goals, Objectives, and Recommendations**

Goals, objectives, and recommendations are found at the end of applicable chapters. These provide guidance and direction for the growth and development of the Town of Tainter and can be used to evaluate the implementation of the Comprehensive Plan. A definition of each is provided below.

**Goals:**

Goals are statements of desired outcomes or achievements. They are general in nature.

**Objectives:**

Objectives are more specific and are measurable.

**Recommendations:**

Recommendations are specific actions to be taken to achieve the objectives and meet the goals.

The goals, objectives, and recommendations identify the direction and priorities the Town has identified and will implement over time.

**Note on Comprehensive Plan Limitations**

The Comprehensive Plan is intended to act as a guide for the future growth and development of the Town of Tainter. It should be noted that although the Comprehensive Plan looks out over a 20-year period, the Town should review and revise the Comprehensive Plan on a periodic basis to adjust for deviations from population and other growth forecasts and unforeseen variables. At a minimum, the Comprehensive Plan should be reviewed every ten years.

Maps and tables found within the Comprehensive Plan are a compilation and reproduction of various sources and data. The maps are intended to be used for general reference purposes only and should not be used as a substitute for an accurate site survey. When referring to the Comprehensive Plan during the decision-making process, the intent of the Comprehensive Plan as a whole should be considered.

# Chapter 2

## Issues and Opportunities

### Introduction

The Issues and Opportunities chapter is designed to provide a general overview of the Town of Tainter’s residents related to age, income, employment, educational attainment, etc. as well as population and household forecasts for the community and to identify any trends that should be addressed in the Comprehensive Plan. It also considers the Community Survey results to identify demographic trends and changes affecting the Town that may create *issues* that can be addressed in the Comprehensive Plan or provide *opportunities* that the Town can capitalize on to improve the community.

When the Town began preparing this Comprehensive Plan update, the intention was to utilize 2010 and 2020 U.S. Census data. The Town conducted a community survey in 2020 and began reviewing this plan in 2021. Due to several setbacks, most notably the Covid-19 pandemic, the 2020 U.S. Census date is not due to come out until sometime in 2022. When the Census Data becomes available it will be compared against data in the plan and if necessary, the plan will be amended to reflect Census Data. For now, the results of the 2015-2019 American Community Survey will be used to compare to the 2010 U.S. Census data.

### Historic Population

Analyzing historic and forecasted population will help the Town of Tainter to anticipate land needs to accommodate future growth and to consider what other effects the growth may have on infrastructure, parks, and services that residents and businesses utilize.

Table 2-1 looks at the historic population in the Town of Tainter and adjacent municipalities. All municipalities grew between 1970 and 2020 but towns experienced the most growth. The Town of Tainter’s population grew by 164% during this period.

Much of the population growth can be attributed to the proximity to larger urban areas nearby (Cities of Menomonie, Chippewa Falls and Eau Claire) where many employment opportunities are available which retain and draw people to the area. The towns provide space for residents who prefer rural living but who can easily commute to jobs in the urban areas.

Table 2-1 HISTORIC POPULATION - Town of Tainter and Surrounding Municipalities							
Municipality	1970	1980	1990	2000	2010	2020	% Change 1970 - 2020
T. of Colfax	499	660	691	909	1,186	1,230	146%
T. of Elk Mound	455	668	749	1,121	1,792	1,897	317%
T. of Menomonie	1,820	2,453	2,732	3,174	3,366	3,415	88%
T. of Red Cedar	935	1,278	1,417	1,673	2,086	2,359	152%
T. of Tainter	1,000	1,507	1,756	2,116	2,319	2,643	164%
C. of Menomonie	11,112	12,769	13,547	14,937	16,264	16,843	52%

Source: U.S. Decennial Census, 1970-2020



## Population Forecasts

Population forecasts have long been used to assess development prospects and community facility needs created by population growth. Population forecasts can be used to evaluate potential residential development needs, economic conditions, and the level of demand for public facilities and services. Businesses, schools, and units of government frequently use these forecasts to determine the future needs or design of public facilities or services.

The Wisconsin Department of Administration (DOA) population forecasts are, by state statute, the official population projections for Wisconsin. Between 2020 and 2040, the Town of Tainter and all surrounding municipalities are forecasted to have population growth. Except for the Town of Menomonie and the City of Menomonie, the percentage of growth is consistent in comparison (see Table 2-2).

**Table 2-2 POPULATION FORECASTS - Town of Tainter and Surrounding Municipalities**

Municipality	2020	2025	2030	2035	2040	% Change 2020 - 2040
T. of Colfax	1,365	1,440	1,500	1,555	1,605	18%
T. of Elk Mound	2,035	2,155	2,245	2,320	2,395	18%
T. of Menomonie	3,625	3,720	3,785	3,825	3,865	7%
T. of Red Cedar	2,360	2,490	2,595	2,685	2,765	17%
T. of Tainter	2,565	2,665	2,740	2,795	2,850	11%
C. of Menomonie	16,840	17,050	17,120	17,070	17,050	1%

Source: Wisconsin Department of Administration - Demographic Services Center, 2020

## Household Forecasts

More households, the result of population growth, will require more housing, jobs, and services. Between 2020 and 2040, the Town is forecasted to have 206 additional households. The number of persons per household is decreasing, which results in less people per dwelling.

Table 2-3 shows that all municipalities are forecasted to have more households by 2040. The impact these new households have on a municipality will vary based on housing preferences, incomes, ordinances, land costs and other factors.

**Table 2-3 HOUSEHOLD FORECASTS - Town of Tainter and Surrounding Municipalities**

Municipality	2020	2025	2030	2035	2040	New Households 2020-2040
T. of Colfax	508	546	577	608	635	127
T. of Elk Mound	700	755	798	838	876	176
T. of Menomonie	1,421	1,484	1,534	1,575	1,611	190
T. of Red Cedar	894	960	1,016	1,068	1,114	220
T. of Tainter	1,133	1,198	1,251	1,297	1,339	206
C. of Menomonie	6,290	6,467	6,604	6,688	6,758	468

Source: Wisconsin Department of Administration - Demographic Services Center, 2020

## Age Distribution

The age of a community is also important in identifying the needs of the community. Table 2-4 and Figure 2-1 compares the Town of Tainter’s age distributions in 2010 and 2019.

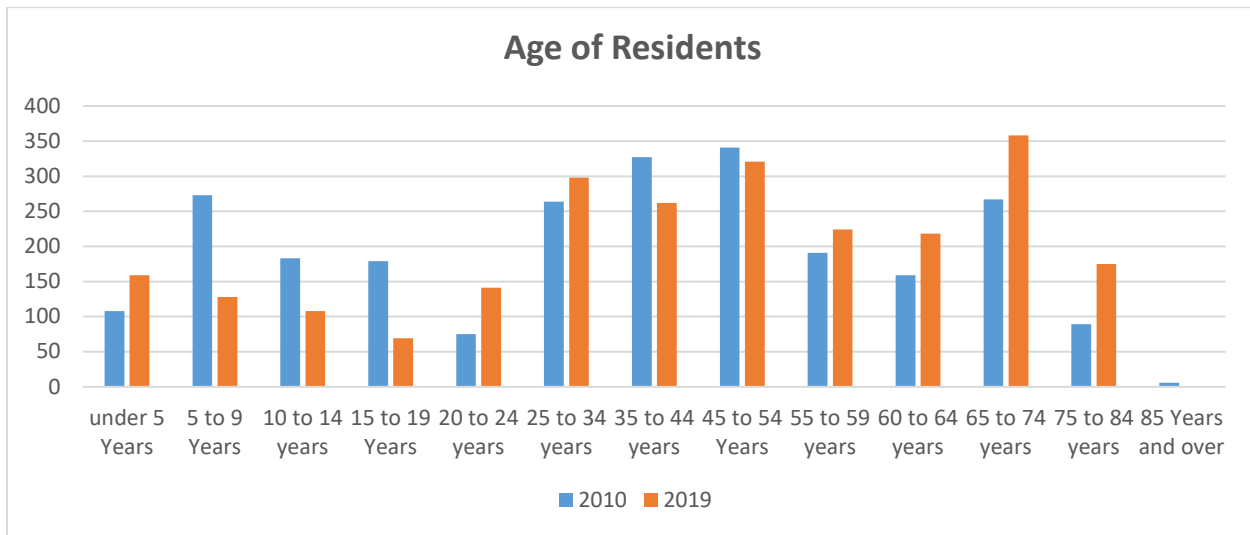
The Town of Tainter’s population is getting older with the increase in residents ages 25 and older, with the largest increase in the population 65 to 74 years. This may be due to these people moving to Tainter as they age. The number of the younger age residents is declining, confirming that population growth is likely due to migration by adults without children moving to Tainter. The median age of a resident has increased from 39.5 in 2010 to 47.9 in 2019.

**Table 2-4: SEX AND AGE – Town of Tainter**

	2010	Percent	2019	Percent
Total population	2,462	(X)	2484	(X)
Male	1,335	54.2%	1259	50.7%
Female	1,127	45.8%	1225	49.3%
Under 5 years	108	4.4%	159	6.4%
5 to 9 years	273	11.1%	128	5.2%
10 to 14 years	183	7.4%	108	4.3%
15 to 19 years	179	7.3%	69	2.8%
20 to 24 years	75	3.0%	141	5.7%
25 to 34 years	264	10.7%	298	12.0%
35 to 44 years	327	13.3%	262	10.5%
45 to 54 years	341	13.9%	321	12.9%
55 to 59 years	191	7.8%	224	9.0%
60 to 64 years	159	6.5%	218	8.8%
65 to 74 years	267	10.8%	358	14.4%
75 to 84 years	89	3.6%	175	7.0%
85 years and over	6	0.2%	25	1.0%
Median age (years)	39.5	(X)	47.9	(X)
18 years and over	1,774	72.1%	2035	81.9%
21 years and over	1,692	68.7%	2020	81.3%
62 years and over	459	18.6%	676	27.2%
65 years and over	362	14.7%	556	22.4%

Source: U.S. Census Bureau (ACS Demographic & Housing Estimates; 2019 American Community Survey)

**Figure 2-1: AGE – Town of Tainter**



Source: U.S. Census Bureau (Selected Economic Characteristics; American Community Survey-TableID DP03-2010 & 2019 ACS 5-Year Estimates Data Profiles)

An aging population will have different needs for housing, recreation, and transportation that other age groups may not have.

### Labor Force

Table 2-5 shows that in 2019 65.9% of residents are in the labor force and 63.7% being employed. Residents not in the labor force may be retired, disabled or stay-at-home parents. As stated earlier, Tainter has an aging population, which means declining numbers of residents in the workforce. Currently, most businesses will say they have difficulty finding employees.

**Table 2-5: EMPLOYMENT STATUS – Town of Tainter**

	2010	Percentage	2019	Percentage
Labor Force	1838	100.0%	2080	100.0%
In Labor Force	1284	69.9%	1370	65.9%
Employed	1161	63.2%	1325	63.7%
Unemployed	123	6.7%	45	2.2%
Armed Forces	0	0.0%	0	0.0%

Source: U.S. Census Bureau (Selected Economic Characteristics; American Community Survey-Table ID DP03-2010 & 2019 ACS 5-Year Estimates Data Profiles)

### Place of Work

Table 2-6 shows workers residing in the Town of Tainter and their general place of work. About two-thirds of workers have jobs in Dunn County and almost one-third worked outside of Dunn County. Only 2.1% of workers work outside of Wisconsin. Some may commute to jobs in the Twin Cities Metropolitan Area or fly to jobs in other states.

**Table 2-6: PLACE OF WORK – Town of Tainter**

	Number	Percentage
Workers 16 years and over	1,325	100.0%
Worked in state of residence	1,297	97.9%
Worked in County of residence	906	68.4%
Worked outside County of residence	391	29.5%
Worked outside state of residence	28	2.1%

Source: 2015-2019 American Community Survey 5-Year Estimates

## Commuting

Table 2-7 shows that 84.5% of workers drive alone to work. About 6% stated they carpooled and 5% worked at home. The high percentage of workers driving alone may be influenced by the distance to their employment, time of work, or the lack of transportation alternatives.

**Table 2-7: COMMUTING TO WORK – Town of Tainter**

Mode	Number	Percentage
Workers 16 years and over	1,325	100.0%
Car, truck, or van -- drove alone	1,120	84.5%
Car, truck, or van -- carpooled	85	6.4%
Public transportation (excluding taxicab)	0	0.0%
Walked	33	2.5%
Other means	16	1.2%
Worked at home	72	5.4%
Mean travel time to work (minutes)	23.3	(X)

Source: 2015-2019 American Community Survey 5-Year Estimates

Table 2-8 shows that about 72% of workers are commuting to jobs 29 minutes or less from their homes. This would indicate that there are good employment opportunities within a reasonable distance.

**Table 2-8: TRAVEL TIME TO WORK – Town of Tainter**

	Number	Percentage
Total (Labor force who did not work at home):	1,254	(X)
Less than 5 minutes	66	5.3%
5 to 9 minutes	62	4.9%
10 to 14 minutes	297	23.7%
15 to 19 minutes	284	22.6%
20 to 24 minutes	115	9.2%
25 to 29 minutes	76	6.1%
30 to 34 minutes	96	7.7%
35 to 39 minutes	84	6.7%
40 to 44 minutes	58	4.6%
45 to 59 minutes	66	5.3%
60 to 89 minutes	19	1.5%
90 or more minutes	31	2.5%

Source: U.S. Census Bureau (Travel Time to Work; American Community Survey-Workers 16 years and over who did not work at home-TableID: B08303-2019 ACS 5-Year Estimates Detailed Tables)

## Education Levels

Table 2-9 shows that 95% of Tainter residents were high school graduates or higher. About 38% of residents achieved a bachelor’s degree or higher.

Higher educational attainment can provide for more work choices for residents and more options for higher wages and salaries. It also provides potential workers for businesses that need a varied and highly skilled workforce.

**Table 2-9: EDUCATIONAL ATTAINMENT – Town of Tainter**

	<b>Number</b>	<b>Percent</b>
Population 25 years and over	1,879	(X)
Less than 9th grade	28	1.5%
9th to 12th grade, no diploma	66	3.5%
High school graduate (includes equivalency)	535	28.5%
Some college, no degree	364	19.4%
Associate degree	173	9.2%
Bachelor’s degree	417	22.2%
Graduate or professional degree	296	15.8%
High school graduate or higher	1785	95.0%
Bachelor’s degree or higher	713	37.9%

Source: U.S. Census Bureau (Educational Attainment; American Community Survey-Table ID: S1501-2019 ACS 5-Year Estimates Subject Tables)

**Household Income**

Personal income is derived primarily from wages and salaries. An individual’s education level and occupation can determine the range of that pay scale and influence their personal standard of living. A comparison of the occupations of those employed in the labor force helps to determine the economic effect of the employment opportunities available to area residents and the ability to increase their standard of living.

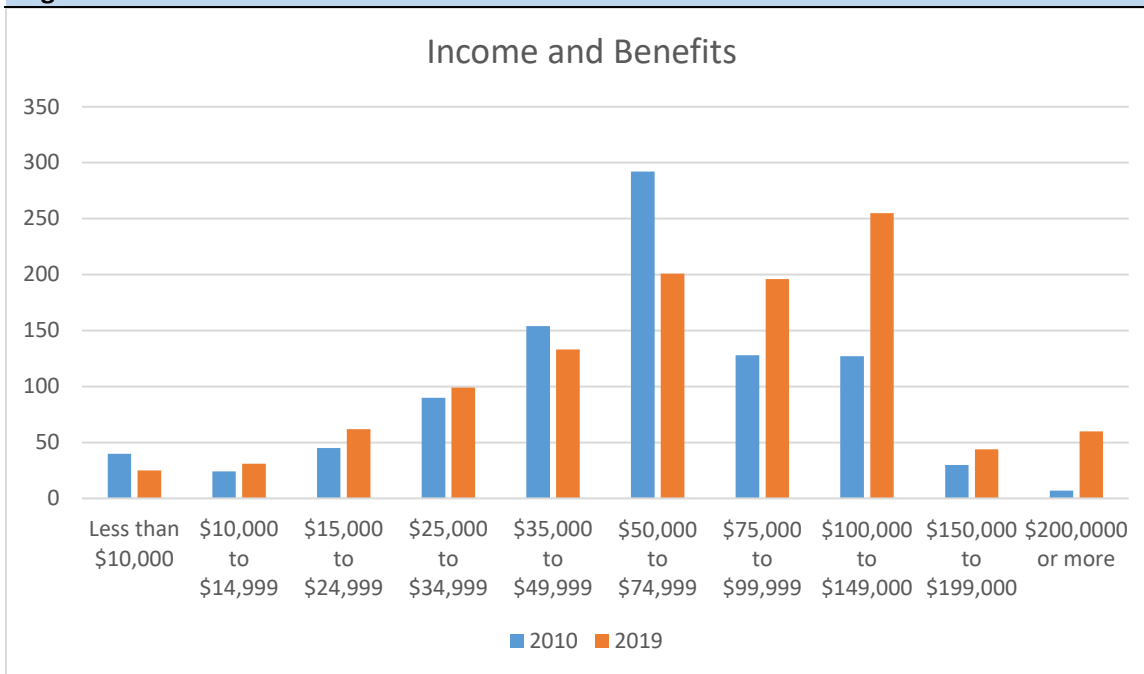
Fifty-eight-point nine percent (58.9%) of Town of Tainter households earn between \$50,000 and \$149,999 annually (see Table 2-10 and Figure 2-2). The median household income is \$75,125 compared with \$58,490 in 2010. Median family income is \$83,750 compared with \$62,344 in 2010.

**Table 2-10: INCOME AND BENEFITS– Town of Tainter**

	2010		2019	
	Number	Percent	Number	Percent
Total Households	937		1107	
Less than \$10,000	40	4.3%	25	2.3%
\$10,000 to \$14,999	24	2.6%	31	2.8%
\$15,000 to \$24,999	45	4.8%	62	5.6%
\$25,000 to \$34,999	90	9.6%	99	8.9%
\$35,000 to \$49,999	154	16.4%	133	12.0%
\$50,000 to \$74,999	292	31.2%	201	18.2%
\$75,000 to \$99,999	128	13.7%	196	17.7%
\$100,000 to \$149,999	127	13.6%	255	23.0%
\$150,000 to \$199,999	30	3.2%	44	4.0%
\$200,000 or more	7	0.7%	60	5.4%
Median Household Income (Dollars)	58,490	(X)	75,125	(X)
Median Family Income (Dollars)	62,344	(X)	83,750	(X)

Source: U.S. Census Bureau (Income in the Past 12 Months (in 2018 Inflation-Adjusted Dollars); American Community Survey-Table ID S1901-2010 & 2019 ACS 5-Year Estimates Subject Tables)

**Figure 2-2: INCOME AND BENEFITS– Town of Tainter**



Source: U.S. Census Bureau (Income in the Past 12 Months (in 2018 Inflation-Adjusted Dollars); American Community Survey-Table ID S1901-2010 & 2018 ACS 5-Year Estimates Subject Tables)

## Employment by Occupation

Table 2-11 shows that almost a third of civilians, 16 years and over, are working in management, business, science, and arts occupations. Approximately 21% are working in production, transportation, and material moving occupations. Approximately 21% percent are

working in sales and office occupations. The table also shows that there are no civilians with farming, fishing, and forestry occupations in 2010. This is not accurate, and it is unknown how that number was determined. Most of these occupations are located outside of the Town of Tainter.

**Table 2-11: OCCUPATION – Town of Tainter**

	2010		2019	
	Number	Percent	Number	Percent
Civilian employed population 16 years and over	1,161	(x)	1,325	(x)
Management, business, science, and arts occupations:	314	27.0%	480	36.2%
Service occupations:	151	13.0%	202	15.2%
Sales and office occupations:	358	30.8%	274	20.7%
Farming, fishing, and forestry occupations	0	0.0%	27	2.0%
Construction, extraction, and maintenance occupations	189	16.3%	67	5.1%
Production, transportation, and material moving occupations:	149	12.8%	275	20.8%

Source: U.S. Census Bureau (Occupation by Sex for the Civilian Employed Population 16 Years and Over; American Community Survey-TableID S2401-2010 & 2018 ACS 5-Year Estimates Subject Tables)

## Employment by Industry

Industry refers to the type of business where the occupations are located. Table 2-12 shows that the top three industries where residents work are educational services, health care, and social assistance (29% of residents), manufacturing (17.2%) followed by retail trade (14.9%). Like occupations, most of these industries are located outside of the Town of Tainter.

**Table 2-12: INDUSTRY – Town of Tainter**

	2010		2019	
	Number	Percent	Number	Percent
Civilian employed population 16 years and over	1161	(x)	1325	(x)
Agriculture, forestry, fishing and hunting, and mining:	37	3.2%	84	6.3%
Construction	77	6.6%	45	3.4%
Manufacturing	203	17.5%	228	17.2%
Wholesale trade	40	3.4%	65	4.9%
Retail trade	282	24.3%	198	14.9%
Transportation and warehousing, and utilities:	48	4.1%	70	5.3%
Information	8	0.7%	12	0.9%
Finance and insurance, and real estate and rental and leasing:	65	5.6%	56	4.2%
Professional, scientific, and management, and administrative and waste management services:	53	4.6%	75	5.7%
Educational services, and health care and social assistance:	212	18.3%	384	29.0%
Arts, entertainment, and recreation, and accommodation and food services:	80	6.9%	11	0.8%
Other services, except public administration	28	2.4%	33	2.5%
Public administration	28	2.4%	64	4.8%

Source: U.S. Census Bureau (Industry by Sex for the Civilian Employed Population 16 Years and Over; American Community Survey-Table ID S2403-2010 & 2019 ACS 5-Year Estimates Subject Tables)

## Survey Results

The Town of Tainter conducted a community survey to gather information and opinions from residents and property owners on a wide range of topics. The survey results are incorporated into the appropriate chapters of the Town's Comprehensive Plan. The complete survey can be found in Appendix B.

A total of 1,244 surveys were mailed to residents and property owners on November 9, 2020. The survey included a self-addressed stamped envelope so completed surveys could be returned to Cedar Corporation to be tabulated. The surveys were anonymous. Households were asked to fill out and return the surveys by November 23, 2020. Based on the number of surveys sent out, 294 returned surveys were needed for a 5.00% margin of error.

Of the surveys sent out 4 additional surveys were requested, 18 surveys were returned as undeliverable, 21 surveys were received after the return date and after the survey was tabulated. Six hundred and fourteen responses were received for a 50% return rate when factoring in undelivered and additional requested surveys. The number of returned surveys resulted in a 2.82% margin of error/97.18% confidence level.

In general, almost 63 % of the respondents indicated they are male, around 99% of the respondents own their home, approximately one third earn \$100,000 or more, about one third have lived in the Town between 10 and 24 years, and one third have lived in the Town more than 25 years.

People responding to the survey did not have to answer each question and they could provide comments. Comments were grouped into the following themes.

- Clean up Lake Tainter.
- Improve the water quality, and/or dredge areas where the rivers flow into the Lake.
- Lack of high-speed internet.
- Concern over the loss of the transfer station and the future of solid waste services.
- A need for a noise ordinance.
- Improved lake access.
- No wake areas on the lake.
- Need additional trails especially for ATV's and hiking.

The questionnaire contained six generalized topical questions related to the update of the Town's Comprehensive Plan: quality of life, community facilities and services, recreation, natural resources, housing, agriculture, land use and communication.



### **Quality of Life**

- The top four reasons of respondents for choosing to live in the Town are Natural Beauty, Waterfront Property, Rural Character, and Recreation Opportunities.
- 71% would encourage other people to live in Tainter.
- The top three responses for future growth and development are the Town is going to grow, residential growth needs to be managed, and a high percentage would like to see the Town stay the way it is.
- A strong majority of respondents think that visual impacts (view of the landscape) of development is an important consideration when evaluating proposed developments.

### **Community Facilities and Services**

- 43.9% of responses indicated the cost for high-speed internet service is average for similar service elsewhere. 14.92% indicated high speed internet service was not available.
- The top three survey responses of improvements indicated they would be willing to pay more property taxes are, Road Improvements (73.54%), Snowplowing (57.71%), and Recreation Areas (50.90%).
- Regarding enforcement of Town ordinances, a majority had no experience with the Town's ordinances.
- A strong majority of respondents feel safe and adequately protected by the County Sheriff's Department, while a slightly smaller number of respondents are satisfied with the ambulance, fire, and law enforcement in the Town.
- Slightly more than one third of the respondents think the Town should regulate driveway requirements for the needs of emergency services while an almost even number had no opinion.

### **Recreation**

- The top four survey responses regarding the types of recreation development the Town should support are, Hiking Trails, Boating and River Facilities Access, Parks and Recreation Facilities, and Biking Trails.

### **Natural Resources**

- When asked which resources were the most important the top three responses are Groundwater/Well Water, Air Quality was essential, and Rivers/Streams.

### **Housing**

- The top four survey responses regarding the types of housing the Town should support are, Single Family Homes, Second/Vacation Homes, Twin Homes/Duplexes, and Elderly/Assisted Living.
- Most respondents feel that \$100,000 to \$200,000 is affordable housing if purchasing, and if renting that \$500 to \$1,000 per month is affordable.

### **Agriculture and Land Use**

- When asked how productive agricultural land should be used, a strong majority agreed the use should continue as agriculture. A majority agreed it should not become commercial and a similar number agree that it should not become any use desired.
- A strong majority agree that Controlled Animal Feed Operations (CAFO's) of 500 or more animal units should not be allowed to expand.

### **Communication**

- The top three responses from respondents on how they prefer to communicate with the Town are Town Newsletters, Town Website, and Email Announcements.
- Almost half of the respondents indicated they do not feel informed on what's going on in the Town and about one quarter had no opinion.
- Almost three quarters of the respondents do not know Town Board members.
- Almost 80% of the respondents have not contacted a Town Board member.

### **Summary**

The Town of Tainter's population is forecasted to continue to grow and this growth will influence how land is used, the need for expanded services and the need for more public infrastructure to serve residents.

Tainter's proximity to larger urban areas makes it an attractive place to live. Residents enjoy the rural character and can commute a short distance to a variety of employment opportunities, many which pay good salaries.

The median age of residents is rising. This can present challenges to provide housing, recreational opportunities and transportation options allowing older residents to stay in Tainter if they choose.

The rural character of the Town is a draw for many residents who also feel strongly about the protection of its natural resources such as groundwater, streams, air quality and forested lands. Residents also feel strongly about the preservation of agricultural land for agricultural purposes.

More detailed information can be found in the individual chapters that will explore ways to meet the goals of the Comprehensive Plan as they are identified.

# Chapter 3

## Housing

### Introduction

Housing is an essential component to a healthy and vibrant community and striving to provide safe and affordable housing is a common community goal but also a challenge especially today. Housing also contributes to the tax base which helps pay for things such as streets, parks, staff, and facilities that serve residents. An analysis of housing conditions will help the Town of Tainter gain a better understanding of the state of existing housing and demographic trends that may influence future needs. This information will create a foundation from which decisions regarding future housing development and housing needs can be based. Demographic information presented in the Issues and Opportunities element is not repeated here.

### Housing Tenure

Like many Towns, the Town of Tainter housing supply is predominantly single-family owner-occupied. Table 3-1 shows that in 2010 almost 82% of housing units were owner-occupied while in 2019 there is a slight increase where almost 83% are owner occupied. About 18% of housing units are renter-occupied. Many of the rental units are single-family homes.

	2010		2019	
	Number	Percent	Number	Percent
Occupied housing units	937	(X)	1,107	(X)
Owner-occupied	767	81.9%	917	82.8%
Renter-occupied	170	18.1%	190	17.2%
Average household size of owner-occupied unit	2.54	(X)	2.24	(X)
Average household size of renter-occupied unit	3.04	(X)	2.23	(X)

Source: U.S. Census Bureau (Selected Housing Characteristics; American Community Survey-  
Table ID: DP04-2019 ACS 5-Year Estimates Data Profiles)

### Units in Structure

The count of housing units in a structure is the total number of units in the structure, both occupied and vacant units. In the tabulations, occupied mobile homes or trailers, tents, and boats are included in the category one housing unit in structure. Table 3-2 shows that most housing units in the Town of Tainter (77.3 %) are one-unit detached structures commonly referred to as single-family homes. Detached housing units are one-unit structures that are detached from any other house, with open space on all four sides. Structures are considered detached even if they have an attached garage. Attached housing units are one or more-unit structures that have one or more walls extending from ground to roof separating them from adjoining structures. Two-unit dwellings account for 6.3% of housing and mobile homes account for 7.3% of housing in the Town of Tainter. Currently, 2.3% of housing units have more than two dwelling units.

**Table 3-2: UNITS IN STRUCTURE – Town of Tainter**

	<b>Number</b>	<b>Percent</b>
Total housing units	1,304	(x)
1-unit, detached	1,008	77.3%
1-unit, attached	89	6.8%
2 units	82	6.3%
3 or 4 units	0	0.0%
5 to 9 units	0	0.0%
10 to 19 units	30	2.3%
20 or more units	0	0.0%
Mobile home	95	7.3%
Boat, RV, van, etc.	0	0.0%

Source: U.S. Census Bureau (Selected Housing Characteristics;  
American Community Survey-Table ID: DP04-2019 ACS 5-Year Estimates Data Profiles)

### Year Structure Built

The age of the local housing stock is an important to know when preparing for the future. If there is a significant amount of older housing units among the housing supply, they may need rehabilitation to accommodate the needs of the owners or residents. Allowing for residential development also requires planning regarding infrastructure, land availability, community utilities, transportation routes, and a variety of other public services to address community needs that are affected by new development.

Table 3-3 and Figure 3-1 show that approximately 75.47% of all housing units in the Town of Tainter were built since 1970. This is an indicator that the average housing stock in the Town of Tainter is newer, which should result in relatively low maintenance and rehabilitation costs for homeowners.

Homes built in 1970 or earlier may have structural, mechanical, or other conditions that may make them expensive to maintain, heat/cool, inaccessible to handicapped residents, or may have an impact on a person’s health. Typical conditions of an aging housing stock include:

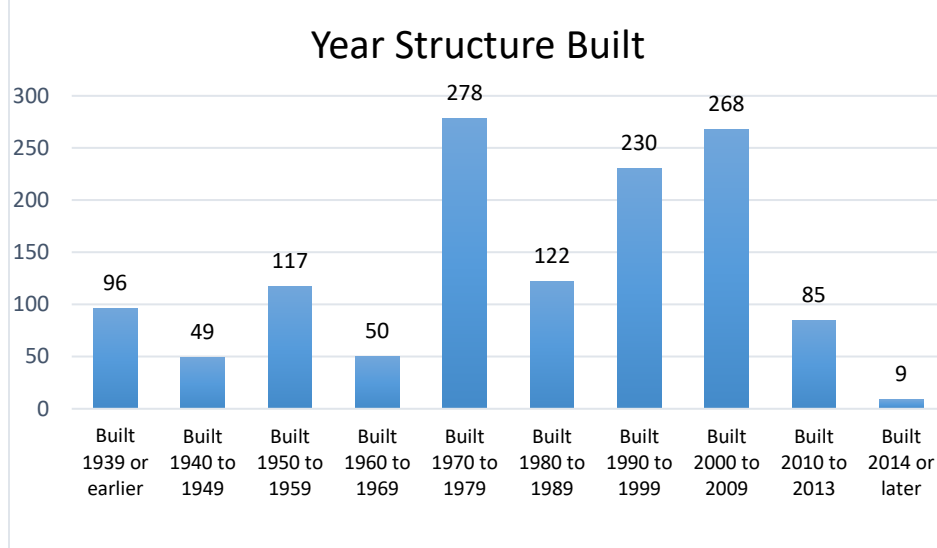
- Lead paint.
- Asbestos in building materials.
- Inefficient heating and cooling systems.
- Old water and septic sewer systems.
- Inadequate insulation and inefficient windows.
- Steps into the home and bedrooms and bathrooms on the 2<sup>nd</sup> floor.
- Narrow hallways and stairs and overall small rooms.

The information found in Table 3-3 and Figure 3-1 does not tell us if a home has been remodeled or updated.

**Table 3-3: Year Structure Built**

	Number	Percent
Total housing units	1304	(x)
Built 2014 or later	9	0.7%
Built 2010 to 2013	85	6.5%
Built 2000 to 2009	268	20.6%
Built 1990 to 1999	230	17.6%
Built 1980 to 1989	122	9.4%
Built 1970 to 1979	278	21.3%
Built 1960 to 1969	50	3.8%
Built 1950 to 1959	117	9.0%
Built 1940 to 1949	49	3.8%
Built 1939 or earlier	96	7.4%

Source: U.S. Census Bureau (Selected Housing Characteristics; American Community Survey-Table ID: DP04-2019 ACS 5-Year Estimates Data Profiles)

**Figure 3-1: Year Structure Built**

Source: U.S. Census Bureau (Selected Housing Characteristics; American Community Survey-Table ID: DP04-2019 ACS 5-Year Estimates Data Profiles)

## Home Heating Characteristics

The heating of a dwelling unit accounts for about 40% of home energy use. This has continued to go down as the efficiency of furnaces and improvements in home building materials (windows and insulation) and building code requirements have improved home efficiencies reducing heating costs. The cost to heat a dwelling unit will also be impacted by the type of fuel being used.

Table 3-4 shows that 53.1% of homes are heated using utility gas and 24.8% of residents use bottled, tank or LP gas for heating. As utility gas becomes available, more homes may utilize that option. Currently, 11.6% of dwelling units use electricity, 2.1% use fuel oil and 8.4% percent use all other fuels as their main heating source.

**Table 3-4: Housing Heating Fuel**

	Number	Percentage
Housing Units	1,107	100.0%
Utility gas	588	53.1%
Bottled, tank, or LP gas	275	24.8%
Electricity	128	11.6%
Fuel oil, kerosene, etc.	23	2.1%
Coal or coke	0	0.0%
All other fuels	93	8.4%
No fuel used	0	0.0%

Source: 2015-2019 American Community Survey 5-Year Estimates

### Housing Value Characteristics

An owner-occupied housing unit is a unit in which the owner or co-owner lives, even if it is mortgaged or not fully paid for. The U.S. Bureau of the Census determines value by the survey respondent's estimates of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. The figures presented may differ from assessed housing values as calculated by an assessor.

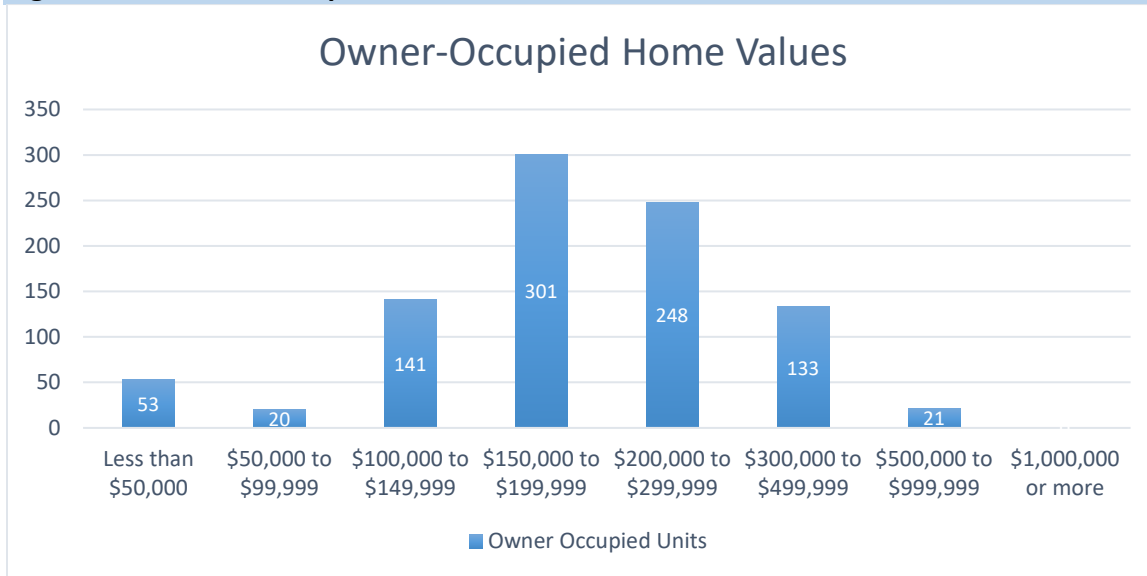
Table 3-5 and Figure 3-2 shows that the median value of owner-occupied housing units in 2019 was \$191,000. About 75% of homes in the Town of Tainter are valued between \$100,000 and \$299,999.

**Table 3-5: Owner-Occupied Home Values**

Value	Number	Percent
Owner-occupied units	917	(x)
Less than \$50,000	53	5.8%
\$50,000 to \$99,999	20	2.2%
\$100,000 to \$149,999	141	15.4%
\$150,000 to \$199,999	301	32.8%
\$200,000 to \$299,999	248	27.0%
\$300,000 to \$499,999	133	14.5%
\$500,000 to \$999,999	21	2.3%
\$1,000,000 or more	0	0.0%
Median (dollars)	191,100	(x)

Source: U.S. Census Bureau (Selected Housing Characteristics; American Community Survey-Table ID: DP04-2019 ACS 5-Year Estimates Data Profiles)

**Figure 3-2: Owner-Occupied Home Values**



Source: U.S. Census Bureau (Selected Housing Characteristics; American Community Survey-Table ID: DP04-2019 ACS 5-Year Estimates Data Profiles)

### Year Householder Moved Into Unit

The year a householder moved into their home can show a population movement dynamic in a community. Table 3-6 shows that about 60% of people stated they moved into their dwelling unit between 2000 and 2016. This could indicate new homes being constructed and people moving into Tainter or residents staying in Tainter but moving into a different home.

**Table 3-6: Year Householder Moved into Unit**

	Number	Percent
Occupied housing units	1,107	(X)
Moved in 2017 or later	94	8.5%
Moved in 2015 to 2016	145	13.1%
Moved in 2010 to 2014	231	20.9%
Moved in 2000 to 2009	292	26.4%
Moved in 1990 to 1999	180	16.3%
Moved in 1989 and earlier	165	14.9%

Source: U.S. Census Bureau (Selected Housing Characteristics; American Community Survey-Table ID: DP04-2019 ACS 5-Year Estimates Data Profiles)

### Housing Affordability Assessment

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing and related costs (insurance, utilities, taxes, etc.) that does not cost a household more than 30 percent of their monthly or annual income. This affordability benchmark does not address the ability to pay for housing. Households may choose to pay more to get the housing they need or want. However, according to HUD standards, people should have the choice of having decent and safe housing for not more than 30 percent of their household income.

Table 3-7 shows selected monthly owner costs as a percentage of household income. According to the U.S. Census Bureau, selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. When combined with income, we can determine the percentage of these costs in comparison to household income.

Table 3-7 shows that in 2019, 74.2% of owner-occupied households in the Town Tainter pay less than 30 percent of their household income towards housing costs compared to 64.2% in 2010. This shows that HUD considers a high percentage of housing “affordable” in the Town of Tainter.

**Table 3-7: Selected Monthly Owner Costs as A Percentage of Gross Household Income**

	2010		2019	
	Number	Percent	Number	Percent
Housing units with a mortgage	525	(x)	566	(x)
Less than 20.0 percent	173	33.0%	282	49.8%
20.0 to 24.9 percent	105	20.0%	59	10.4%
25.0 to 29.9 percent	59	11.2%	79	14.0%
30.0 to 34.9 percent	78	14.9%	35	6.2%
35.0 percent or more	110	21.0%	111	19.6%

Source: U.S. Census Bureau (Selected Housing Characteristics; American Community Survey-Table ID: DP04-2010 & 2019 ACS 5-Year Estimates Data Profiles)

Table 3-8 shows that in 2019, 69.2% of renters are paying less than 30% of their gross income on rent and related expenses compared to 75.8% in 2010. This decrease in affordability may be due to a lack of rental units for residents who want to live in the Town but are not ready to buy a home or cannot find a home. This can drive up rental costs due to lack of inventory and high demand.

**3-8: Gross Rent as A Percentage of Household Income**

	2010		2019	
	Number	Percent	Number	Percent
Occupied units paying rent	165	(x)	179	(x)
Less than 15.0 percent	62	37.6%	30	16.8%
15.0 to 19.9 percent	13	7.9%	28	15.6%
20.0 to 24.9 percent	38	23.0%	57	31.8%
25.0 to 29.9 percent	12	7.3%	9	5.0%
30.0 to 34.9 percent	9	5.5%	6	3.4%
35.0 percent or more	31	18.8%	49	27.4%

Source: U.S. Census Bureau (Selected Housing Characteristics; American Community Survey-Table ID: DP04-2010 & 2019 ACS 5-Year Estimates Data Profiles)



## Survey Results Related to Housing

In the Town of Tainter Community Survey conducted in 2020, residents and business owners were asked questions related to housing.

The survey questions and responses related to housing are,

**Question 1:** What are the most important reasons you and your family chose to live in the Town of Tainter? (Choose up to **four** reasons)

Survey results show the top four responses were:

1. Natural Beauty (46.27%).
2. Waterfront Property (43.78%).
3. Rural Character (32.50%).
4. Recreational Opportunities (28.86%).

**Question 2:** I would encourage other people to live in the Town of Tainter.

Survey results show that 72.17% of responses agreed or strongly agreed with this statement.

**Question 5:** I support the following housing options in the Town of Tainter:

The top four survey responses indicated that they agreed or strongly agreed supporting the following.

1. Single Family Homes (95.93%).
2. Second/Vacation Homes (70.09%).
3. Twin Homes/Duplexes (57.06%).
4. Elderly/Assisted Living (51.26%).

67.96% of survey responses indicated they disagreed or strongly disagreed with Multiplex Homes as a housing option they would support.

**Question 6:** Housing options are generally affordable in the Town of Tainter?

56.49% of responses agreed with this statement.

**Question 7:** What does the term “affordable housing” mean to you?

63.58% of responses indicated that homes between \$100,000 and \$200,000 were considered affordable housing.

**Question 8:** What does the term “affordable rent” mean to you?

79.27% of responses indicated that rentals between \$500/month and \$1,000/month were considered affordable rent.

**Question 11:** How would you describe your thoughts towards future growth and development in the following areas in the Town of Tainter?

1. 53.49% of survey responses indicated that the Town of Tainter is going to grow, but we need to manage it related to Residential growth.
2. For all types of development, high percentages indicated that the Town of Tainter is going to grow, but we need to manage it
3. For all types of development, high percentages indicated that they would like to see the Town of Tainter stay the way it is.

## **Potential Housing Related Needs**

Traditionally, rural towns such as Tainter have a high percentage of single-family homes, often with few other housing options available. However, as new residents move in and the population ages, other types of housing may need to be considered that will provide an assortment of housing types to meet the needs and demands of area residents.

- Older residents who want to remain in the Town of Tainter may want to live in senior housing or an apartment where they would not be responsible for building maintenance, lawn care or snow removal.
- There is a trend for “age in place” type home construction, which includes design elements such as wider doors and hallways, no steps, levers for door handles and walk in showers.
- Another housing trend is Accessory Dwelling Units (ADU). An ADU is a small, self-contained residential unit located on the same lot as an existing single-family home. An ADU has all the basic facilities needed for day-to-day living independent of the main home, such as a kitchen, sleeping area, and a bathroom. ADUs are generally defined to be smaller in size and prominence than the main residence on the lot. Some regulations include specific size limits, and a location that is not readily visible from the street.

## **Housing Regulations**

State, County, and local regulations will affect housing development in the Town of Tainter. The Uniform Dwelling Code regulates minimum home construction standards including living space requirements. Zoning determines the type of housing allowed on a parcel, minimum lot sizes, setbacks, and permitted uses. A Subdivision and/or Highway Ordinance set standards for roads, appearance, the provision of utilities, green space requirements, lot sizes, etc. Other ordinances regulate road right-of-way widths and construction standards, stormwater runoff and development near wetlands or shorelands. A shoreland ordinance can also have their own lot size requirements and requirements for floodproofing. Adjacent cities and villages can exercise extraterritorial zoning or plat review authority that may impact how development occurs in the Town of Tainter. These regulations, and how they affect Tainter, will be discussed in more detail in the Land Use Chapter.

## **Housing Programs**

There are several housing programs available to low to moderate-income residents or disabled residents to purchase a home, renovate an existing home or provide rental assistance. This list

is not exclusive but provides a list of common programs or agencies used by people in need. Many of these agencies implement a wide range of assistance programs for different needs.

**Dunn County Housing Authority:**

Dunn County Housing Authority is a public housing authority that provides a variety of housing resources and services for low and moderate-income households. All of their programs are income based and income limits vary by program.

**Wisconsin Housing and Economic Development Authority (WHEDA):** WHEDA works closely with lenders, developers, local government, nonprofits, community groups and others to implement low-cost financing programs. Since 1972, WHEDA has financed more than 75,000 affordable rental units, helped more than 130,000 families purchase a home and made more than 29,000 small business and agricultural loan guarantees.

**USDA-Rural Development:** Rural Development administers federal funds to help secure loan options to assist low- to moderate-income families with home purchase and rehabilitation. Rural Development generally funds individuals who cannot obtain conventional financing.

**Property Tax Deferred Loan Program (PTDL):** The Wisconsin Property Tax Deferral Loan Program allows low to moderate-income elderly homeowners and veterans to convert home equity into income to pay property taxes. The program provides cash income to individuals who have little disposable income and a significant amount of home equity. Loans help pay property tax bills, thereby helping owners remain in their homes.

## **Goals, Objectives, and Recommendations**

**Goal 1:** Promote a visual environment that makes the Town a desirable place to live, work, and visit.

**Objectives:**

1. Where feasible, encourage underground utility distribution systems.
2. Preserve Town rural characteristics through the use of green space and natural buffers.

**Goal 2:** Encourage development that does not put an undue strain on the Town’s tax base.

**Objectives:**

1. Minimize the length of new roads to help control maintenance costs.
2. Ensure needed expansion of community facilities and associated costs are offset by potential property tax increases.
3. Conduct a review of future facility needs with each comprehensive plan update.
4. Encourage conservation subdivisions.

### **Goal 3: Control Residential Development and Housing.**

#### **Objectives:**

1. Encourage conservation subdivision.
2. Preferred housing is single family or duplex units.
3. Encourage new housing to have storm protection construction (either an interior room, basement, or storm shelter).
4. New housing developments will have a minimum green space requirement.
5. New residential developments will be required to have underground utilities unless it is not feasible.
6. Provide a range of housing in the Town that meets the needs of persons of all income levels, age groups, and with special needs and reflect the survey results.
7. Design neighborhoods that provide a range of housing types, densities, and costs, but which also maintain the predominantly single-family character of the community.
8. Create attractive and safe neighborhoods and facilities.
9. Support the use of programs that maintain or rehabilitate the Town's existing housing stock.

#### **Recommendations:**

1. Guide new housing to areas of the Town identified for residential development. After areas identified for residential development are fully developed, the next preferred development locations are areas designated as transition areas.
2. Design new neighborhoods to include an interconnected street network; green space that provides a rural characteristic; and storm water management systems integrated into the neighborhood design concept.
3. When reviewing Conservation based CSM's and/or Plats, require "Green Space" to be located in areas that protect the natural resources and/or environmentally sensitive areas such as; groundwater recharge areas, natural drainage ways, steep slopes, wooded areas, wetlands, floodplains, productive farmlands, etc.
4. Control lot sizes based on sanitary sewer/septic system types, aquifer recharge characteristics of the soil, and capacity of available water source.
5. Encourage initiatives that strengthen existing neighborhoods through maintenance of the housing stock, creative reuse of vacant or under-utilized buildings and infill development.
6. Continue to enact programs to require all proposed residential developments to dedicate land for green space.
7. Require that the development of new neighborhoods comply with the Town's historic housing mix. In general, no less than 80 percent of all new housing units in any new neighborhood should be single-family detached homes.
8. Develop a policy regarding residency restrictions for sex offenders.
9. Review new development with an eye towards surface and groundwater protection.
10. Support senior housing that allows older residents to remain in the Town of Tainter.
11. Support the creation of a Dunn County Accessory Dwelling Unit ordinance for family members needing assisted living care and provide input on conditions and limitations.

# Chapter 4

---

## Transportation

### Introduction

Transportation planning is multi-faceted. A community must balance a transportation system that allows for the free movement of automobiles and trucks yet allows for safe travel of bicyclists and pedestrians. It also must take into account the needs of citizens who are disabled or do not drive.

Like the other chapters in this Plan, transportation is not “stand alone” and is interconnected to other aspects of the community, especially with land use. The Town of Tainter’s transportation system is largely focused on vehicular travel but more residents wish for options that allow them to safely walk or bike in the Town.

### Modes of Transportation

The movement of people and goods is accomplished through a variety of transportation modes. These modes include car, truck, rail, public transportation, ship, air, bicycle, and sidewalks/paths. Each mode fits a particular need. Automobiles function as the dominant mode for the movement of people. Trucks provide for the rapid movement of goods and products over the highway network. Air travel helps to move people and lightweight products quickly over long distances. The railroad functions primarily for the movement of bulk commodities over long distances, while bicycle paths and sidewalks provide for the movement of people.

### Local Roads and Highways

Roads can be classified into three categories:

1. Arterials.
2. Collectors.
3. Local Roads.

A road’s classification is determined by the type of service it provides. Typically, arterials provide the least amount of access and highest level of mobility while local streets provide the most access and lowest level of mobility. Collector roads provide a combination of access and mobility. Map 4-1 shows the road network in the Town of Tainter, functional classification, and average daily traffic counts for County, State, and U.S. highways.

The Town of Tainter is served by two major highways: S.T.H. 25 running north and south on the western edge of the Town and State Highway 170 running east and west through the northern part of the Town.

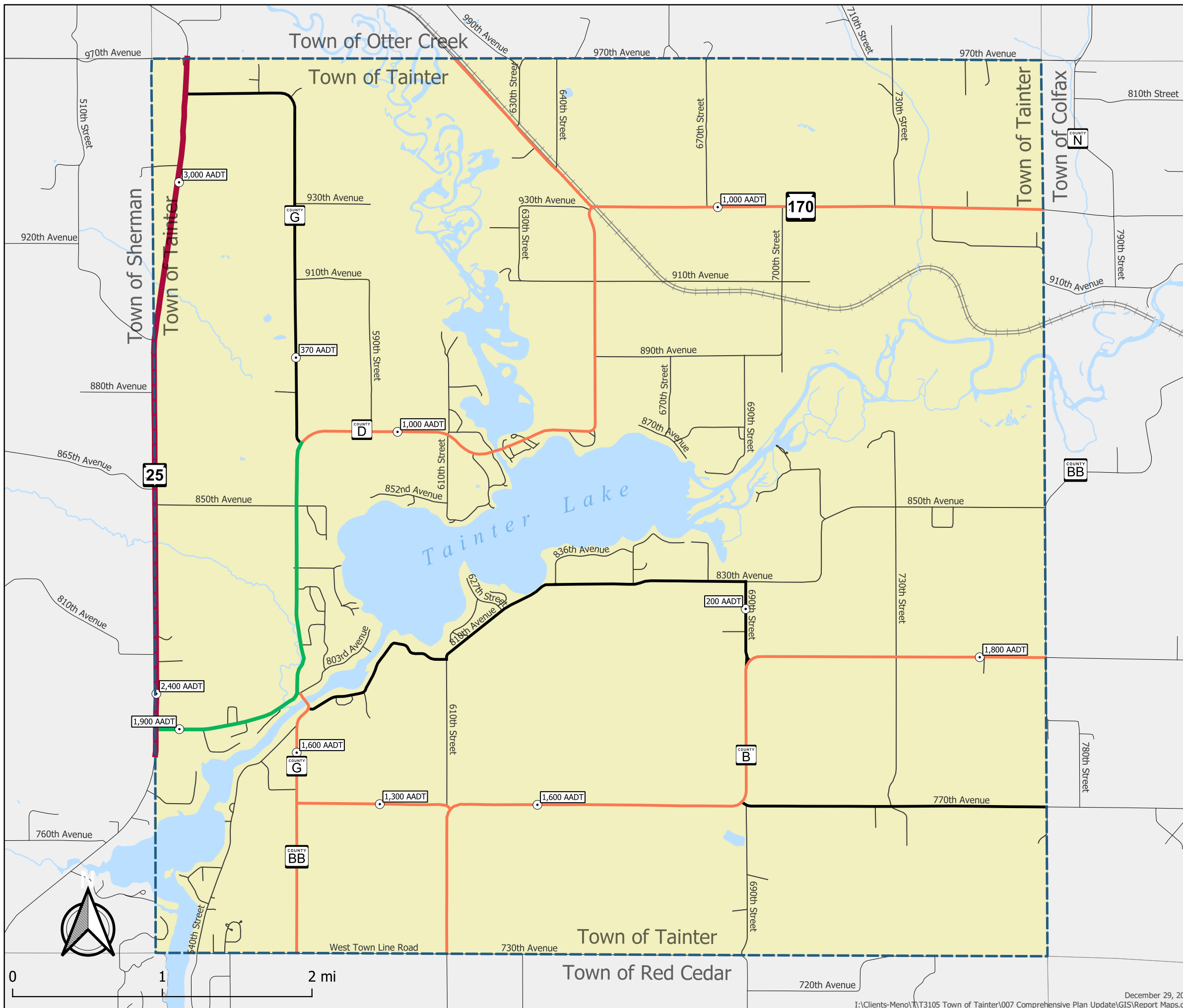
S.T.H. 25 is classified as a principal arterial and S.T.H. 170 is classified as a major collector since they are designed to provide a higher level of mobility between communities.

# Road Classifications and Average Annual Daily Traffic Counts

## Town of Tainter Dunn County, WI

### WI DOT Road Classifications

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Roads
- Average Annual Daily Traffic Count Locations
- ⊢ Railroad
- ▭ Town of Tainter Municipal Limits



# Map 4-1

The southern portion of C.T.H. G, all of C.T.H. B, all of C.T.H. BB, and C.T.H. D beginning at the intersection of C.T.H. G, are major collectors.

The northern portion of C.T.H. G and 800<sup>th</sup>/810<sup>th</sup>/830<sup>th</sup> Avenues/690<sup>th</sup> Street on the south side of Tainter Lake are minor collectors.

U.S.H. 25 averages about 3,000 vehicles per day at its peak (1,900 at C.T.H. D). S.T.H. 170 averages about 1,000 vehicles a day. Other major collectors average between 1,000 to 1,800 vehicles per day. At-grade intersections are monitored and evaluated for safety and addressed individually as needed. Currently no specific intersections have seen significant increases in crashes that would trigger a safety project.

Since most long-range transportation planning pertains to high traffic roads under the jurisdiction of federal, state, or County government, the Town of Tainter can also explore Town development policies that effect the flow of traffic on local roads such as identifying through-corridors and limiting the number of cul-de-sacs. New access points on County and State Highways in the Town require approval from those respective governments.

The State “Rustic Roads” Program highlights the quality of rural roads and makes them attractive to both residents and tourists. The Town may consider submitting potential road candidates for “Rustic Roads designation.”

## **Bridges**

According to WisDOT, the Town of Tainter does not have any bridges over 20’ in length under its jurisdiction. The maintenance and replacement of bridges under 20’ in length and local culverts are the responsibility of the Town.

## **Transit**

The Town of Tainter does not operate any public transportation systems.

The Dunn County Transit Commission operates a transportation system within the corporate boundary of the City of Menomonie (City Limits) and a fare is charged to board the bus. The Transit Commission operates scheduled bus routes serving residents in the City of Menomonie and students at UW Stout. Individual, door to door transportation is also offered by appointment. Information about fares and schedules is available at [www.co.dunn.wi.us/transit](http://www.co.dunn.wi.us/transit).

The Dunn County Aging and Disability Resource Center (ADRC) offers two different types of transportation services for clients of the ADRC (those over 60 or disabled). They are the Demand Response Service and the Volunteer Driver Program. ADRC should be contacted to arrange for service.

Taxi services are offered but services and providers can change frequently therefore, Town of Tainter residents should contact them for availability of service.

## Bicycle and Pedestrian Infrastructure

In 2019, West Central Wisconsin Regional Planning Commission worked with Dunn County, Chippewa County, and Eau Claire County to create individual Bicycle and Pedestrian Plans that connect the three counties.

Generally, it is more difficult for rural areas to provide off-road paths and trails because they are cost prohibitive. Map 4-2 shows the recommended bicycle routes through the Town of Tainter in the Dunn County Bicycle and Pedestrian Plan. All routes are on-road.

## Railroads

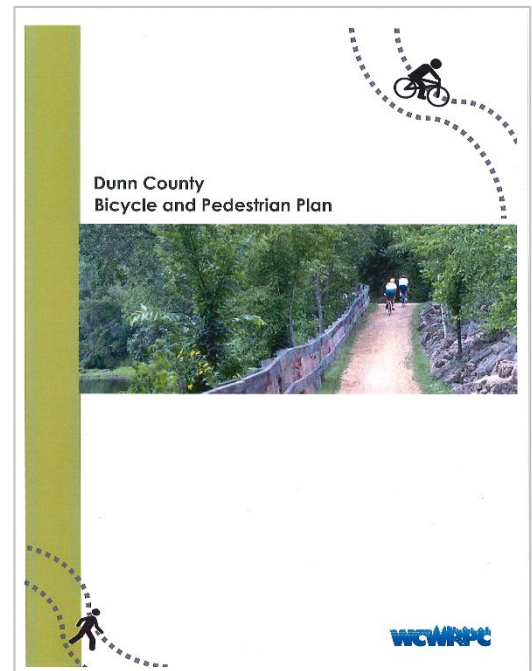
Two rail lines, the Canadian National Railway Company (CN) and the Union Pacific (UP), cross Dunn County. The CN line runs through the northeast corner of the Town of Tainter between Wheeler and Colfax. The line serves industrial needs of communities to the north and provides freight service between the Twin Cities and various locations throughout central and eastern Wisconsin.

The UP line lies south of the Town of Tainter, next to and parallel to I-94 and serves Menomonie's industrial corridor.

Any new railroad crossings in the Town will have to be approved by railroad officials.

## Air Transportation

A number of nearby airports serve the Town of Tainter. Menomonie Municipal Airport (Score Field) has a 5075 x 75 ft. lighted runway and is located approximately 3.5 miles south of Tainter. Boyceville Municipal Airport has a 3300 x 60 ft. lighted runway and is located approximately six miles west of Tainter. Both airports primarily accommodate light private and business aircraft operations. There currently are no plans to operate scheduled passenger or cargo commercial aircraft out of these airports but they can accommodate an occasional charter flight.

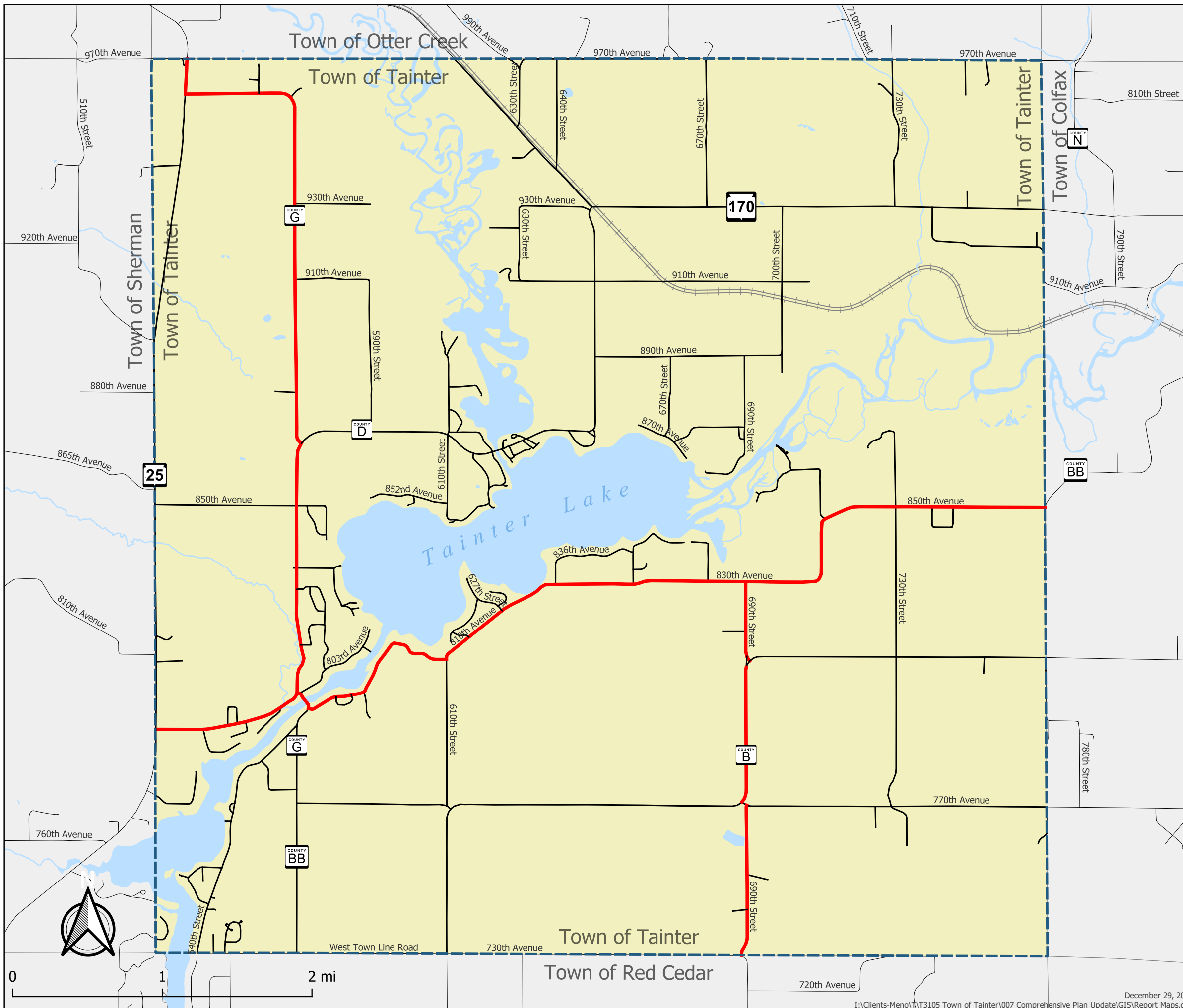




# Bicycle Route Network

Town of Tainter  
Dunn County, WI

-  Bicycle Route Network
-  Town of Tainter



## Map 4-2

The Chippewa Valley Regional Airport, located in the City of Eau Claire, provides scheduled passenger and freight air transit to Chicago. This airport is rated as an Air Carrier/Cargo (AC/C), meaning it is designed to accommodate virtually all aircraft, up to and including wide body jets and large military transports.

The Minneapolis-St. Paul International Airport is the nearest international airport and is approximately 90 miles west of the Town.

There are no plans to locate an airport within the Town of Tainter.

Groome Transportation operates an airport shuttle to MSP that makes scheduled stops in Menomonie.

### Truck Transportation

According to the WisDOT Wisconsin Long Truck Operator’s Map, S.T.H. 25 traveling north and south on the western edge of the Town of Tainter, and S.T.H. 170 traveling east and west through Tainter are designated long truck routes. These are routes that are safe to operate vehicles and combinations of vehicles with overall lengths that cannot be limited.

There are no plans to expand or locate trucking facilities within the Town of Tainter.

### Water Transportation

Tainter Lake lies almost entirely within the Town of Tainter. The lake is fed on the north by the Hay River and the northeast by the Red Cedar River. It empties through a narrow channel on the Town’s southwest corner. A dam located just inside the Town of Red Cedar maintains the lake level. All transportation on Tainter Lake and its feeding rivers is for recreational purposes.

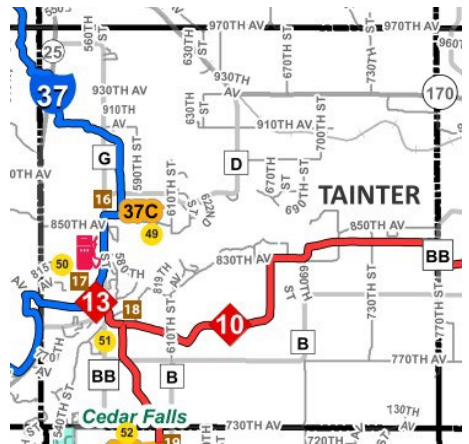
There are no plans to expand or locate water transportation facilities within the Town of Tainter.

### Snowmobile Trails

Figure 4-1 shows State (blue) and County (red) snowmobile trails in the Town of Tainter. Snowmobile maps are available through the Dunn County Snowmobile Association at <http://dunnCountysnow.com/>.

The maps show existing state snowmobile corridors and locally maintained trails in the Town of Tainter and surrounding areas. Snowmobile clubs work with property owners to gain access to land for trails. These connect to a greater network throughout the area. Trails in the Town of Tainter are maintained by the Tainter Trail Tamers, Kanda Kruisers and Colfax Snow Drifters.

Figure 4-1: Snowmobile Trails



## **ATV/UTV Trails and Routes**

All-Terrain Vehicles (ATV) and Utility Terrain Vehicles (UTV) are popular recreational vehicles and local jurisdictions (City, Villages, Towns, and the County) have experienced an increasing number of requests from local ATV/UTV clubs to expand routes. Dunn County does not have official ATV/UTV trails. The Town of Tainter has an ordinance designating and regulating ATV/UTV routes in the Town. The Town is currently reviewing the ordinance with the goal of having consistent regulations with other Towns throughout Dunn County.

## **Relationship to State and Regional Transportation Plans**

Several state and regional organizations and agencies have developed plans and programs for the management and systematic update of transportation facilities in the area. The Town of Tainter Comprehensive Plan 2020-2042 supports or does not contradict the goals in these transportation related plans or organizations.

- State Highway Plan 2030.
- State Airport System Plan 2030.
- Pedestrian Policy Plan 2020.
- Bicycle Transportation Plan 2020.
- Pedestrian Policy Plan 2020.
- Rail Plan 2050.
- State Freight Plan.
- Connections 2030.
- Connect 2050.
- West Central Wisconsin Rail Coalition.

## **Transportation Expenditure Planning**

Transportation infrastructure eventually needs to be maintained or expanded. A sound transportation system plan should attempt to foresee and plan for future upgrades and improvements. Two ways of doing this is by developing a road improvements plan and maintaining and monitoring PASER ratings.

A Five-Year Capital improvement Plan includes identified transportation infrastructure projects, priorities, and estimated costs. It can be updated yearly.

Pavement ratings can be used for planning maintenance and budgets for local roadways. Municipalities and counties are required to assess the physical pavement condition of their local roads. A required method of doing this is referred to as Pavement Surface Evaluation and Rating or PASER. PASER rates roadways from Failed (needs total reconstruction) to Excellent (no visible stress). PASER allows for better allocation of resources, a better understanding of pavement conditions, and allows for long term planning. PASER ratings are updated every two years by Town staff.

## Other Sources of Transportation Funding

Local multi-modal transportation projects can be funded through various sources. Some of the most common sources that are or could be used are:

- State Shared Revenue.
- Local General Funds.
- Community Development Block Grants.
- WDNR Stewardship Grants.
- WDOT Transportation Alternative Program (TAP) Grants.
- Private Foundations.
- Corporate Foundations.

## Survey Results Related to Transportation

The Town of Tainter conducted a community survey to gather information and opinions from residents and property owners on a wide range of topics. The survey questions and responses related to Transportation are as follows.

**Question 4:** The Town should support increased development of these forms of recreation:

The top four survey responses indicated that they agreed or strongly agreed supporting the following.

1. Hiking Trails 67.81%.
2. Boating and River Facilities Access 67.53%.
3. Parks and Recreation Facilities 67.34%.
4. Biking Trails 63.08%.

55.70% of responses indicated they had no opinion about Horseback Riding Trails and 41.93% indicated they had no opinion about Cross-Country Skiing Trails.

More responses disagree or strongly disagreed (25.18%) with Horseback Riding Trails than agreed or strongly agreed (19.12%).

**Question 9:** With knowledge that all improvements in the Town of Tainter are done through taxation, I would be willing to pay more property taxes for the following:

The top three survey responses indicated that they agreed or strongly agreed paying more property taxes for:

1. Road Improvements (73.54%).
2. Snowplowing (57.71%).
3. Recreation Areas in Question 4 (50.90%).

The following are common themes identified in the comments.

- Numerous surveys wanted to improve lake access.
- Increased trails and routes were often mentioned with most pertaining to ATV's and hiking.

## Goals, Objectives, and Recommendations

**Goal 1:** Improve and maintain existing transportation systems.

**Objectives:**

1. Promote the safe, efficient, and orderly flow of traffic.
2. Meet the needs of the present and future population with a simple and logical transportation pattern.
3. Respect natural features and topology.
4. Design to present an attractive appearance.

**Goal 2:** Plan and expand new transportation systems, as necessary.

**Objectives:**

1. Require all developers to build roads that meet the Town's specifications and standards, including proper drainage control and/or culverts.
2. Reduce the use of dead-end roads and cul-de-sacs that restrict future traffic circulation and may affect the timely provision of emergency services.
3. Require residential developments to have multiple access points for safety and maintenance purposes.
4. Encourage the construction of bike/walking trails per the Dunn County Bicycle Pedestrian Plan in new development(s) or with new road construction and, when appropriate, require that new trails shall connect with existing trails.

**Goal 3:** Coordinate transportation planning with state, regional and other applicable transportation plans.

**Objectives:**

1. Incorporate relevant transportation corridor plan(s) into Tainter's Comprehensive Plan.
2. Collaborate on highway functional and jurisdictional studies.
3. Assist with development of urban area and rural area transportation plans, airport master plans, and rail plans.
4. Maintain a 5-Year Capital Improvement Plan for transportation maintenance and improvements.

**Recommendations:**

1. Periodically request crash data from the WisDOT at [CrashDataAnalysis@dot.wi.gov](mailto:CrashDataAnalysis@dot.wi.gov) or the Dunn County Sheriff's Office to identify historical crash areas that may need design or other improvements to make them safer.
2. Vehicles operating on Town highways must comply with Wis. Stat. 348, which restricts vehicle size, weight, and load. The Town imposes seasonal weight restrictions during the spring thaw. The effective period for seasonal weight restrictions on Town highways is determined and posted by the Town Patrolman.

3. Developers shall construct roads in new subdivisions or developments to Town Highway Ordinance standards at their own cost. Whenever possible, cul-de-sacs shall be avoided due to limited access routes for emergency vehicles and increased problems associated with maintenance.
4. Criteria governing Town collector and local roads shall be contained in the Town of Tainter Town Highway Ordinance.
5. Future transportation corridors, when identified, shall be protected from development.
6. The design lifespan of a road is approximately twenty years. The annual Town budget should review Town highway Pavement Surface Evaluation and Rating (PASER) data and traffic counts to program sufficient funds to plan for the maintenance or reconstruction of approximately 1/20 of the total Town highway length. The Town Patrolman is encouraged to make highway maintenance and reconstruction recommendations to the Town Board. Town Board makes the final determination as to maintenance and reconstruction priorities.
7. Any entity (person, company, organization, corporation, etc.) whose operations cause excessive wear and tear on Town highways may be required to compensate the Town for the additional maintenance or reconstruction costs. Since the Town operates on a highway maintenance and reconstruction budget, excessive wear and tear costs would increase the property tax levied to all Town property owners. The Town Board may negotiate highway compensation agreements or place highway restrictions (weight limits, route restrictions, etc.) as necessary to protect Town highway assets. The Town may also issue citations to anyone causing damage to Town highways.
8. Pursue grant opportunities that help offset the costs of transportation maintenance, improvements, or new infrastructure.
9. Coordinate with scheduled State and County transportation improvements to realize cost savings to the Town.

# Chapter 5

## Community Facilities and Utilities

### Introduction

The types of facilities a community can offer its residents and the selection and capacity utilities are important factors affecting a community's growth. For the Town of Tainter, a full range of services are difficult to provide because of low population density and limited budgets. At the same time, the proximity to urban areas may lend itself to the cost effective and efficient extension of some services and utilities that can benefit Town residents and the environment.

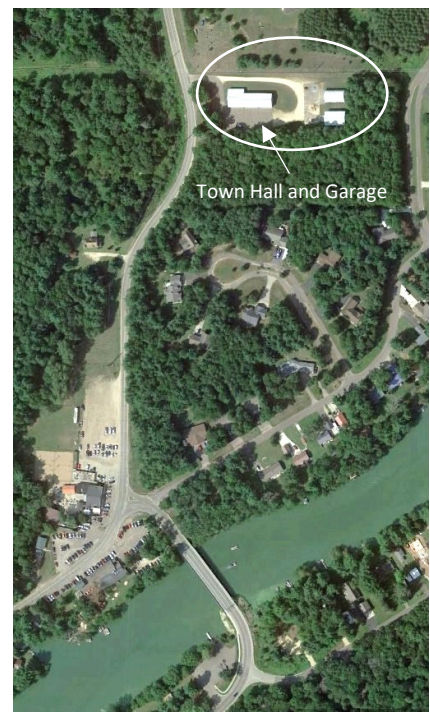
The Community Facilities and Utilities chapter will provide a general overview of the existing facilities and utilities available to the Town of Tainter residents and future opportunities to provide expanded services.

### Community Facilities

**Tainter Town Hall and Garage:** The Tainter Town Hall and Garage are located at N8150 C.T.H. D, Colfax, WI. The Town Hall contains the Clerk's office, restrooms, a kitchen, and a meeting area. It is used for Town Plan Commission and Board meetings, elections and can be rented by the public for family reunions, graduation parties, receptions, and other community gatherings. It is handicapped accessible. The Town garage is connected to the Town Hall. It has four bays providing space for trucks and equipment. There are also two storage buildings detached from the main building, a salt storage shed and cold storage. A 40'x60' pole shed would provide for additional storage needs.

**Solid Waste Disposal:** The Town of Tainter is partnered with the Villages of Colfax and Elk Mound and the Towns of Elk Mound, Grant, Otter Creek, Spring Brook, and Wilson for Solid Waste Disposal and Recycling services. Residents and businesses in these jurisdictions are charged an annual fee and can use either the Colfax or Elk Mound Collection Sites. The annual fee covers household garbage, mandated recyclables, yard waste / brush, and demolition materials. An additional fee is required for non-mandated recyclables such as tires, batteries, bulbs, appliances, electronics, farm plastics, oil, antifreeze etc. Residents and businesses should contact the Village of Colfax Clerk regarding hours of operation, fees, and other questions.

Figure 5-1: Tainter Town Hall and Garage





**Law Enforcement:** The Dunn County Sheriff's Department serves as the primary law enforcement agency in the Town of Tainter. Cooperation between the Town of Tainter and Dunn County for law enforcement will continue to be monitored to address local concerns.



**Fire and Rescue:** The Menomonie Rural Fire Department provides primary fire protection to the Town of Tainter. Surrounding fire departments respond to emergency calls in the form of mutual aid. Emergency medical and ambulance services are provided by Colfax Wisconsin Emergency Medical Services and Menomonie Fire Department.

The Town is levied, providing annual funds to each department to cover their readiness expenses. The cost of fire service is not covered under the department's annual budget and therefore the Town of Tainter is billed for each emergency response by the department responsible for the call area. The Town then bills the recipient of the emergency call to recover the Town's emergency response expense. There are currently no plans to locate a fire and rescue facility within the Town.

**Parks and Recreational Areas:** Tainter Lake and its major tributaries (Red Cedar and Hay Rivers) provide for numerous recreational opportunities such as boating, canoeing, fishing, and swimming for residents and visitors alike. Six County parks and recreation areas (Champney Park, Lamb's Creek Boat Landing, Northwest Landing, Peninsula Park, Kleist Landing, and Russian Slough) are located within the Town and contain public boat landings as well as picnic and play areas. The Hay and Red Cedar Rivers also each contain a public boat landing upstream from Tainter Lake. In addition, lake access and recreational opportunities are currently available at a private resort located along the north shore near where the Hay River enters Tainter Lake.

The Department of Natural Resources manage the following areas in the Town.

**Hoffman Hills State Recreation Area.** This recreation area is considered a regional park, is approximately 400 acres and is located in the extreme southeastern corner of the Town of Tainter. This Park provides opportunities for hiking (summer/fall) and cross-country skiing (winter) on three trails of varying levels of difficulty, hunting, nut and berry picking, observation tower, and picnicking.

**The Red Cedar Lake Natural Area** consists of 55 acres located just off 730<sup>th</sup> Ave.

**The Statewide Natural Area** consists of 941 acres located to the northeast of the Red Cedar Lake Natural Area and immediately across the river.

**The Tainter Lake Spawning Marsh** consists of 40 acres accessible from 680<sup>th</sup> St.



**Scattered Wildlife Area** a portion of this area is in the Town and consists of 120 acres of land located in section 18 (shown in the plat book as State of Wisconsin). The land is presently landlocked and permission from one of the surrounding landowners to cross private land is required to gain access.

**All DNR Wildlife Areas** are generally open to the public and offer a full range of traditional outdoor recreational uses. These include hunting, fishing, trapping, hiking, nature study, and berry picking. Public use restrictions may apply. Additional information can be obtained from the DNR or DNR web site.

**Cemeteries:** There are two cemeteries in the Town - Norton Cemetery (Norton Lutheran Church) in Section 03 and Tainter Cemetery (Tainter United Methodist Church) in Section 35.

**Medical and Health Care Facilities:** There are no hospitals in the Town of Tainter. Residents have several options for medical care in the City of Menomonie including:

- Mayo Red Cedar Medical Center.
- Marshfield Clinic Menomonie Center.
- Prevea Health.
- Oak Leaf Foot and Ankle Clinic.
- Neighbors of Dunn County – Menomonie.

Other facilities can be found in neighboring communities as well.

It is not anticipated that medical facilities will be developed in the Town in the next 20 years.

**Libraries:** There are no libraries located in the Town of Tainter. For library services, Tainter residents may use several libraries including the Boyceville Public Library, Colfax Public Library, Menomonie Public Library, Sand Creek Public Library and Village of Elk Mound Public Library. Patrons can check out and return library items at any of the participating libraries using one library card.

All these libraries provide internet access, books, magazines, newspapers, videos, and books on tape. There is also a Library Books by Mail program for residents with mobility constraints and information about this program is available through any Library.

It is not anticipated that the Town of Tainter will develop its own public library. Continued coordination between the Town and the public libraries is necessary to ensure existing facilities and possibly other options are available for residents and property owners desiring library services.

**Schools:** The Town of Tainter is served by a number of educational facilities at the elementary, primary, secondary, vocational, and postsecondary levels. In addition, some facilities offer preschool, kindergarten, special education, religious, business, industrial, trade and vocational training. Tainter students are served by three public school systems (see Map 5-1).

- Menomonie School District.
- Colfax School District.
- Boyceville School District.

Several adult education centers offering higher education and continuing education classes and programs are located in the area including the Chippewa Valley Technical College, University of Wisconsin – Stout, and University of Wisconsin – Eau Claire.

**Senior Care Facilities:** Senior care facilities are becoming an increasingly important regional asset to meet the changing needs of our aging population in a manner that permits residents to age comfortably and in their community. The private sector will be the driving force in establishing senior care facilities. As Town residents age, however, they may wish to remain in the Town, and it will be increasingly important to have adequate facilities to provide care for these members of the community.

There are no Senior Care Facilities in the Town of Tainter. Residents have several options for such care nearby including:

- Our House Senior Living – Memory Care.
- White Pine Village.
- American Lutheran Communities.
- Comforts of Home Advanced Assisted living.
- Neighbors of Dunn County.

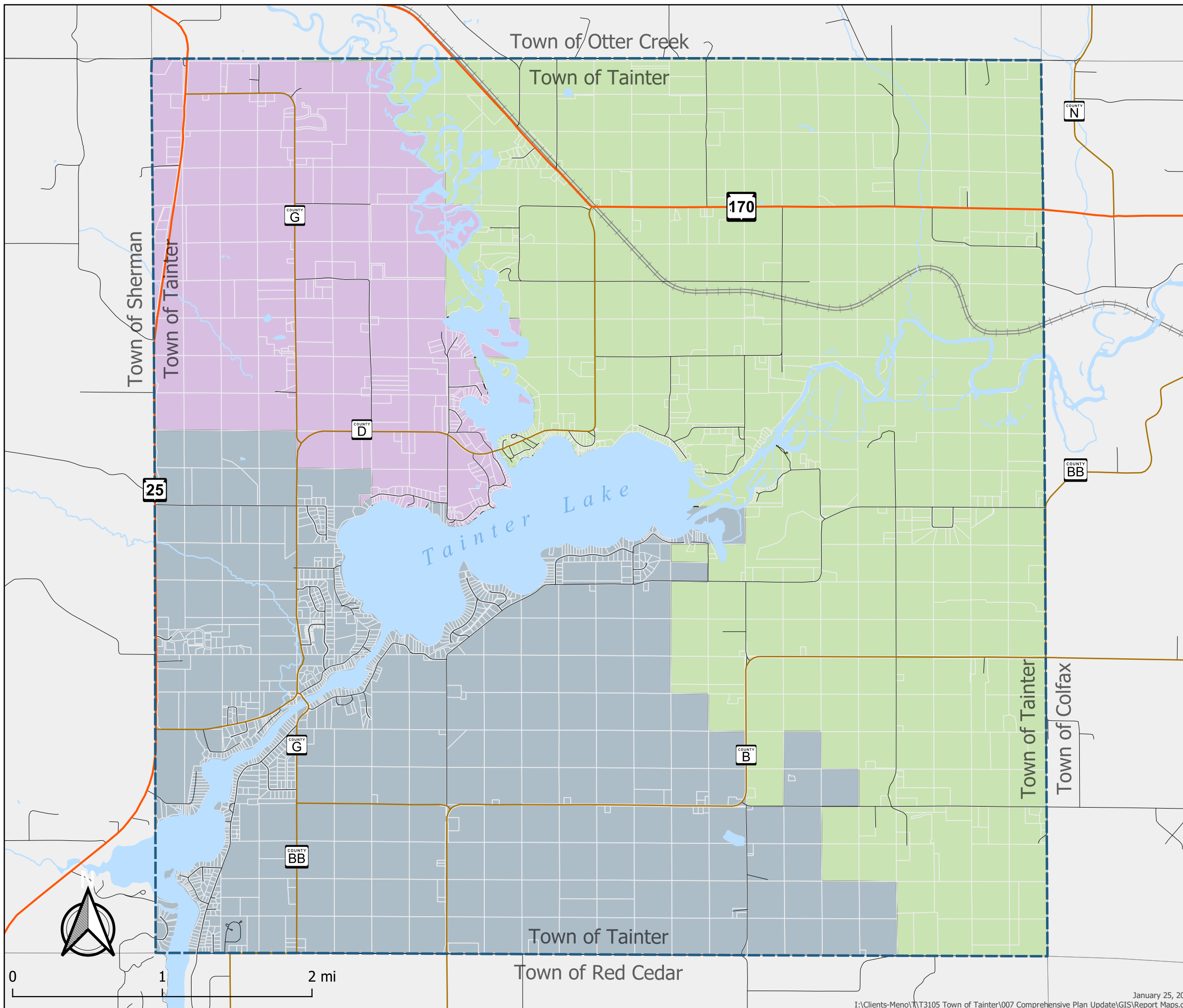
It is not anticipated that Senior Care Facilities will be developed in the Town in the next 20 years.

**Child Care Facilities:** Wisconsin law requires a person who provides care and supervision for four or more children under the age of seven for less than 24 hours a day to obtain a license to operate a childcare center from the Wisconsin Department of Children and Families.

There are no licensed childcare providers in the Town of Tainter however, there are licensed childcare facilities in the other surrounding communities. Information on current childcare facilities is available from the Dunn County Human Services Day Care Coordinator. Any future daycare facilities in the Town of Tainter would likely be privately operated.

# School Districts

Town of Tainter  
Dunn County, WI



- School Districts**
- Boyceville Community
  - Colfax
  - Menomonie Area



## Map 5-1

## Utilities

**Sanitary Sewer Service:** The Town of Tainter does not have a municipally owned sanitary sewer service. It is not anticipated that the Town will install this type of infrastructure in the near future. However, as the Town of Tainter is within the City of Menomonie Sanitary Sewer Service District (see Map 5-2) and, if warranted, an agreement to extend services could be negotiated. Currently there are no plans to begin negotiations.

The Department of Safety and Professional Services (DSPS) regulates the siting, design, installation, and inspection of most private on-site sewage treatment systems in the state. Dunn County regulates on-site sewage treatment systems in the Town of Tainter through sanitary codes.

**Stormwater Management:** Neither the Town of Tainter nor Dunn County have a stormwater ordinance. Currently the Wisconsin Department of Natural Resources regulates stormwater for land disturbing activities that are one (1) acre or greater. The Town does not anticipate developing a local stormwater ordinance.

**Water Supply:** Town of Tainter residents currently receive their water from private wells. Because of this, it is important that the Town's water resources and aquifers continue to be protected from contamination. The Town of Tainter does not anticipate developing a municipal water system in the next 20 years. Town property owners are encouraged to protect surface and ground waters from contamination. Dunn County has studied groundwater quality over the past decade, and it is briefly discussed in the Natural Resources Element.

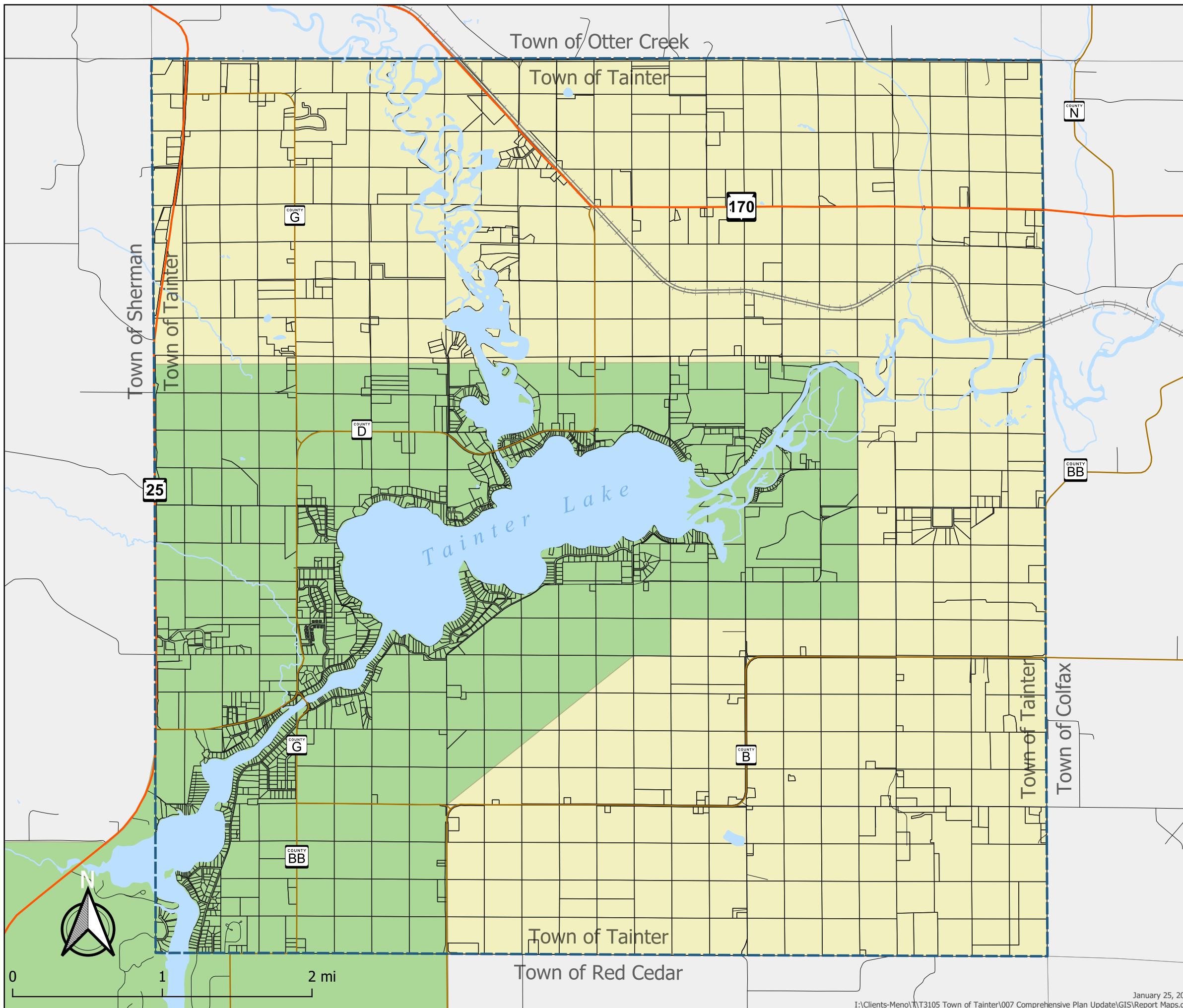
**Telecommunication Services:** There is a wide range in the availability and quality of telephone, wireless, and internet services for residents and businesses in the Town of Tainter. Some areas of the Town have broadband internet access, while other areas only can receive dial-up internet services at this time. In addition, some areas of the Town can only receive television via satellite. Small portions of the Town are served by cable television providers. Over the air digital signals are available for Town residents with digital antennas. The Town recognizes that Broadband has become a necessity and partnered with 24-7 Telcom to submit and was awarded a broadband expansion grant in 2021.

**Electric Utilities:** There are no power generation plants or major overhead electrical transmission lines located in the Town of Tainter. Xcel Energy and Dunn Energy Cooperative provide electric service to Town residents and businesses. No major upgrades to facilities are anticipated.

**Natural Gas/LP Gas:** Xcel Energy provides natural gas service to some locations in the Town of Tainter. Many residents rely on LP Gas. The Town will likely continue to utilize Xcel Energy for natural gas service in the future.

# Sanitary District

Town of Tainter  
Dunn County, WI



City of Menomonie  
Current Sanitary District



## Map 5-2

## Survey Results Related to Community Facilities and Utilities

In the Town of Tainter Community Survey conducted in 2020, residents and business owners were asked questions related to community facilities and utilities. The survey questions and responses related to utilities and community facilities are as follows.

**Question 3:** What statement best fits the high-speed internet service at your location:

Survey results show that 43.9% of responses indicated that service is available at a cost I consider average for similar service elsewhere. 14.9% indicated high speed internet service was not available at my location.

**Question 4:** The Town should support increased development of these forms of recreation:

The top four survey responses indicated that they agreed or strongly agreed supporting the following.

- Hiking Trails 67.81%.
- Boating and River Facilities Access 67.53%.
- Parks and Recreation Facilities 67.34%.
- Biking Trails 63.08%.

55.70% of responses indicated they had no opinion about Horseback Riding Trails and 41.93% indicated they had no opinion about Cross-Country Skiing Trails.

More responses disagree or strongly disagreed (25.18%) with Horseback Riding Trails than agreed or strongly agreed (19.12%).

**Question 9:** With knowledge that all improvements in the Town of Tainter are done through taxation, I would be willing to pay more property taxes for the following:

The top three survey responses indicated that they agreed or strongly agreed paying more property taxes for:

- Road Improvements (73.54%).
- Snowplowing (57.71%).
- Recreation Areas in Question 4 (50.90%).

**Question 29:** Addition Comments:

These are common themes identified in the comments.

- Many surveys indicated a lack of high-speed internet in the Town of Tainter.
- Survey responses showed concern about the loss of the transfer station and had questions about future solid waste services.

Questions related to police, fire and EMS services are found in Chapter 8.

## **Goals, Objectives, and Recommendations**

**Goal 1:** Support quality community facilities for residents.

**Objectives:**

1. Ensure expansion of community facilities and associated costs justify and outweigh potential associated property tax increases.
2. Support/promote the use of the Town Hall by third party organizers/organizations for senior citizen activities.

**Goal 2:** Make every effort to ensure that the expansion of utilities and community facilities do not put undue strain on the environment.

**Objectives:**

1. Preserve aquifer quality and recharge capability.
2. Use runoff control measures that contribute to a healthy environment.

**Goal 3:** Assess future needs for Town provided facilities.

**Objectives:**

1. Conduct a review of future facility needs with each comprehensive plan update.

**Goal 4:** Promote a visual environment that makes the Town a desirable place to live, work, and visit.

**Objectives:**

1. Where feasible, encourage underground utility distribution systems.
2. Preserve Town rural characteristics through the use of green space and natural buffers.
3. Encourage the preservation of resources such as wetlands, streams, floodplains, aquifers, agricultural land, historic barns, etc. as they serve as important elements of the community as much as roads, culverts, and other structural facilities.
4. Minimize the visual impact of communication antennas and towers, using structures that blend in with surrounding environment.

**Goal 5:** Preserve the Town's sense of community and quality of life through access to services such as the library, community center, and senior services.

**Objectives:**

1. Continue to be involved in planning and decision making for services offered outside the Town (shared services).

**Goal 6:** Coordinate utility and community facility systems planning with land use, transportation, natural resources, and recreation planning.

**Objectives:**

1. Work with appropriate agencies to ensure that public services such as police and fire protection, emergency medical services, education, and other services are made available to all residents.
2. Work with surrounding communities and County officials to provide quality, accessible parks, recreation, library space, and open space facilities and services to meet the needs of all age groups.
3. Encourage logical, cost-efficient expansion of facilities to serve compact development patterns.
4. Maximize the use of existing facilities within the Town, and plan for an orderly expansion of facilities as needs are identified.
5. Collaborate with utility providers to respect and preserve natural features and conditions in the design and location of identified utility expansions.
6. Collaborate with utility providers, especially during CSM and Plat review, to ensure that the Town's utility system has adequate capacity to accommodate projected growth and avoid overbuilding utilities that would require present residents to carry the costs of unutilized capacity.

**Recommendations:**

1. Collaborate with other governmental units to avoid duplication of services. Promote the development of shared facilities and parks among various public land uses including, but not limited to, the coordination of County, Town, and school recreation facilities.
2. Avoid extending public utilities over large acreages of undeveloped land for the purpose of serving scattered parcels of existing development.
3. Plan for public facilities on a systems basis, rather than as a series of individual projects.
4. Promote infill development and redevelopment that uses existing utility systems and roads.
5. Support efforts to build or expand indoor community facilities, both within and outside the Town, when existing facilities are inadequate to serve residents of all ages for meetings, activities, recreation, and social events.
6. Promote progressive and effective storm water management practices through zoning and subdivision approvals to protect water quality and minimize runoff.
7. Promote the co-location of new telecommunication services on the least number of towers possible or on alternative structures such as tall buildings, silos, storage tanks, etc.
8. Encourage the private provision of health, senior, and childcare facilities as a means to promote economic development and a healthy community.
9. Support the County's and other local jurisdiction's proposals to expand broadband service within the Town when practical and economically feasible.
10. Continue to support and partner with other agencies in the application for grants to expand services in the Town.



# Chapter 6

## Agricultural, Natural and Cultural Resources

---

### Introduction

The Agricultural, Natural and Cultural Resources chapter provides an overview of the Town of Tainter's resources and explores ways to promote and preserve these resources to benefit the community.

The Town's agricultural, natural, and cultural resources are an important part of its identity and uniqueness. Tainter's natural resources can positively affect resident's health, provide wildlife habitat, increase property values, and spur economic growth. Cultural resources tell the story of early inhabitants, describe events that shaped the development of the area, and provide educational experiences for residents and visitors. Agriculture, a strong symbol of life in Wisconsin, is increasingly seen as a way to meet local food needs and to diversify income opportunities through agritourism.

As the Town of Tainter grows, the protection and promotion of these resources will have a positive impact on the community in many ways.

### Agriculture

Agriculture is an important part of the social and economic characteristics of the Town of Tainter, Dunn County and the State of Wisconsin. Almost half of the Town's land is devoted to agriculture.

Changes in agriculture due to socio-economic conditions and development pressures to convert agricultural land to other uses can have profound impacts on Dunn County and its communities. The 2017 Census of Agriculture for Dunn County provides a snapshot of the state of agriculture and trends. Below are some of the main characteristics of farming in Dunn County highlighted in the 2017 Census of Agriculture. Specific information is not available for the Town of Tainter.

- The number of farms and the amount of land in agriculture has decreased since 2012.
- The average farm size has increased since 2012.
- Net cash farm income has decreased since 2012.
- Thirty-one percent of farms had sales less than \$2,500.
- Twenty-two percent of farms had sales of \$100,000 or more.
- About 69% of farmland is cropland.
- About 53% of farms are practicing no till or reduced till farming.
- The most valuable crop sales are grains, oilseeds, dry beans, dry peas (ranked 7<sup>th</sup> in the State).
- The most valuable livestock, poultry, and products sales is milk from cows (ranked 24<sup>th</sup> in the State). The poultry and eggs category is ranked 6<sup>th</sup> in the State but the actual value of sales is withheld in the report.

As some farms grow larger to keep them economically viable, smaller farms are growing to support local food needs and develop agritourism.

Map 6-1 shows land used for agriculture in the Town of Tainter. Farmland can be found mainly south of the Red Cedar River and Tainter Lake along with an area in the northcentral part of the Town. Areas not being farmed typically have a characteristic not conducive to farming (steep slopes, wetlands, etc.) or have been developed for other uses. Agriculture will remain an important way of life in Tainter, even as it evolves.

## Farmland Preservation

The Dunn County Farmland Preservation Plan (FPP), required under Chapter 91 of the Wisconsin Statutes, was adopted in 2016 and includes all unincorporated jurisdictions within the County including the Town of Tainter. The purpose of this plan is to guide and manage growth and development in a manner that will preserve the rural character; protect the agricultural base and natural resources.

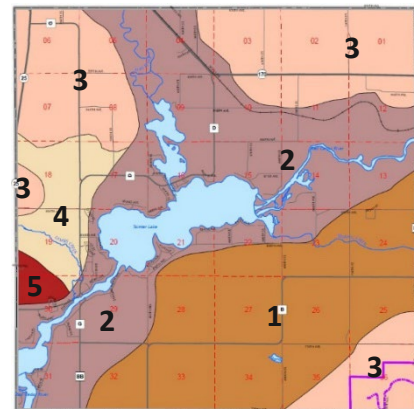
Dunn County identified and mapped high priority Farmland Preservation Areas to be protected for each jurisdiction. These high priority Farmland Preservation Areas were certified by DATCAP, (FPP Certified) and are included in the County’s plan (see Map 6-2). FPP Certified lands within the Town of Tainter provides an opportunity for landowners within these areas to claim farmland preservation income tax credits. The Town of Tainter does not have lands zoned Farmland Preservation, therefore the only tax credit available to eligible landowners would be a \$7.50 per acre for lands within a designated Agricultural Enterprise Area (AEA). If lands in the Town were zoned Farmland Preservation and designated as an AEA those landowners would be eligible for a \$10.00 per acre tax credit.

## Soils

There are five main soil classifications in the Town of Tainter. Classifications help understand the qualities of the soil which correlate with the behavior of soils under specific uses. The soil classifications in Figure 6-1 are as follows.

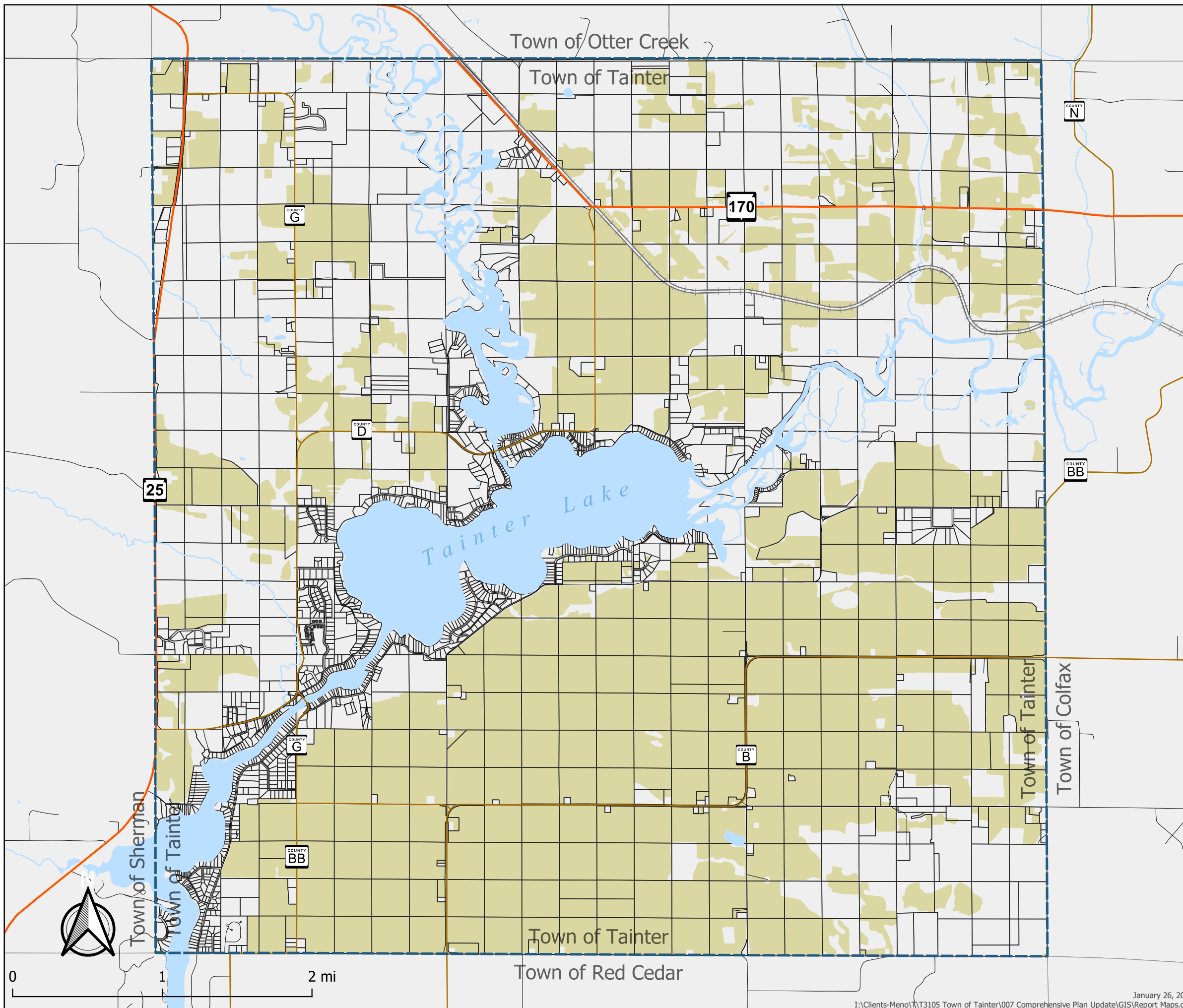
1. **Dakota-Meridian-Shifter Association:** Nearly level to sloping, well-drained to somewhat poorly drained soils that have a loam or sandy loam subsoil underlain by sand or sand and gravel outwash, on uplands.
2. **Plainfield-Plainbo Association:** Nearly level to sloping, excessively drained soils that have a loamy sand or sand subsoil underlain by sand or sandstone, on uplands.
3. **Urne-Elk mound Association:** Moderately steep to very steep, well-drained soils that have a loam and very fine sandy loam subsoil underlain by sandstone, on uplands.
4. **Lows-Campia Association:** Nearly level, poorly drained to well-drained soils that have a loam and silty clay loam subsoil underlain by sand or silty clay loam, on uplands.
5. **Seaton-La Farge Association:** Nearly level to steep, well-drained soils that have a silt loam and silty clay loam subsoil underlain by sandstone or silt loam on uplands.

Figure 6-1: Soils in the Town of Tainter



# Farmland

Town of Tainter  
Dunn County, WI

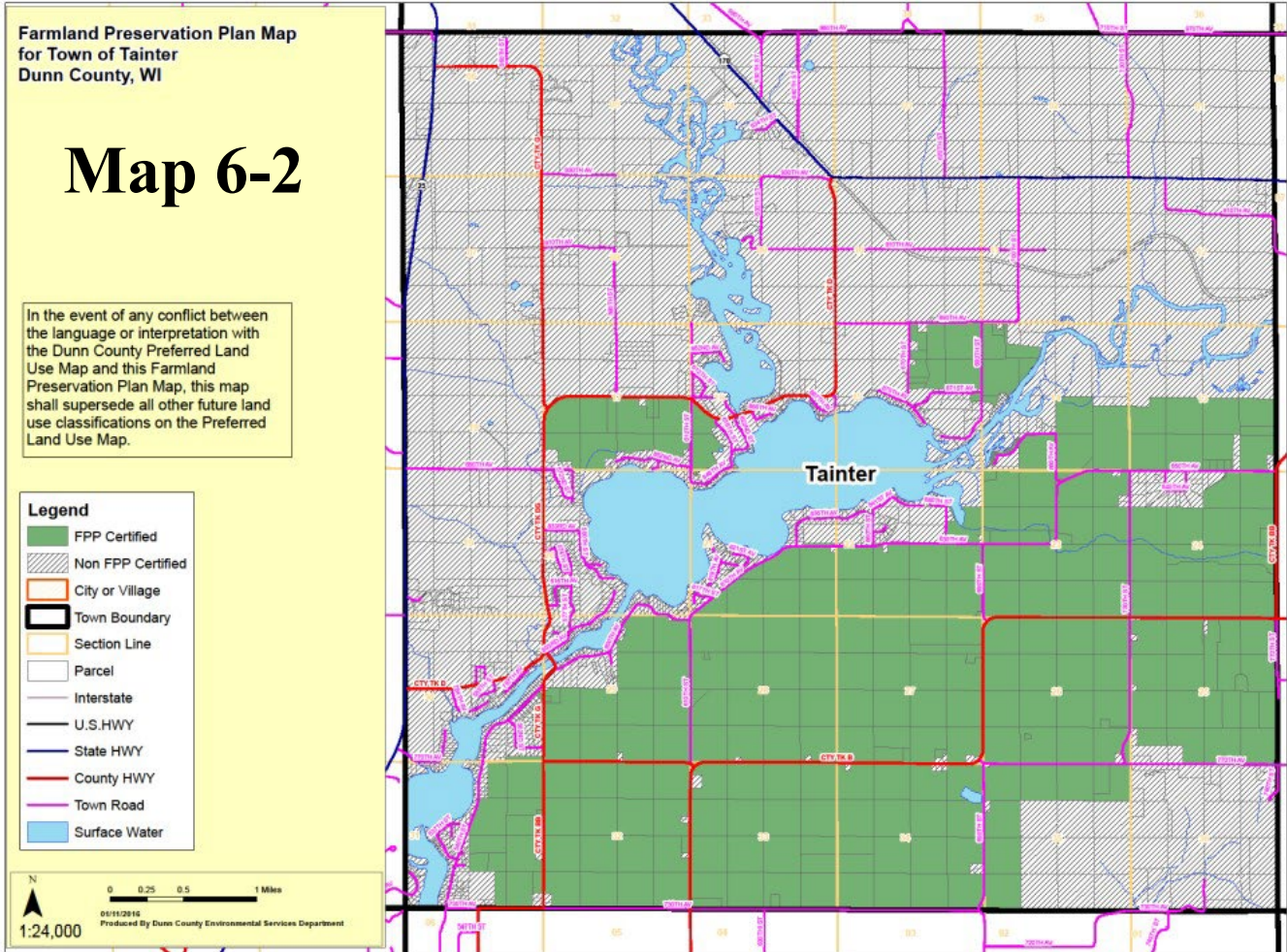


Productive Farmland



## Map 6-1





## Topography

The topography of the Town of Tainter area is relatively flat. Elevations range from 900 feet to 1,190 feet above sea level. Dunn County is predominantly characterized by the topographical features of the western upland geographical province. This province generally includes narrow, steep-walled valleys and broad ridges. Much of the area has been in a driftless condition for at least the past 500,000 years. Major water bodies in the Town of Tainter include Upper and Lower Tainter Lake, Red Cedar River, Hay River, Lambs Creek, and Sinking Creek.

## Surface Geology

The surface geology of Dunn County is primarily the result of glacial deposition over bedrock. The modern landscape was most strongly influenced by the glaciers that advanced through the County from about 25,000 years ago, and by a glacier that moved into the County from the west about 12,000 years ago. Since the last period of glacial activity, the landscape has been further sculpted by naturally occurring and artificially induced erosion and drainage activity.

## **Mineral Resources**

There are twenty non-metallic mines in Dunn County four of which are in the Town of Tainter. Non-metallic mines are permitted through Dunn County and regulated under Chapter NR 135 of the Wisconsin Administrative Code.

## **Water Resources**

Protection of water resources is critical to maintaining the water quality and diversity of wildlife. This can be complicated because water resources do not adhere to political boundaries.

A watershed is an area of land that drains all the streams and rainfall to a common outlet such as a river, pond, or lake. Development and land use practices in and around the Town of Tainter within the watersheds should take into account the impact on the function of natural systems and address potential pollution problems through the use of best management practices such as shoreland buffers, stormwater ponds, swales, and the preservation of environmentally sensitive areas.

The Town of Tainter is located in the Red Cedar River and Hay River Watersheds. There are several bodies of water that flow through the Town of Tainter, including the Red Cedar River, Hay River, Lambs Creek and Sinking Creek. Best Management Practices (BMP) designed to control stormwater runoff rates, volumes, and discharge quality can be used to protect water resources in the Town. To protect these surface waters, buffer zones along the shores restrict what development activities can occur in these zones. Shorelands are vital components to the relationship between the land and the water. Shoreland areas serve as environmental buffer zones that catch pollutants and filter runoff before it enters the waterway. Shorelands provide valuable habitat for both aquatic and terrestrial animals and vegetation, and also act as buffers and thus serve to protect water quality. However, shorelands are also considered prime residential building areas because of their scenic beauty. Recognizing this conflict, and in order to maintain the environmental, recreational, and economical quality of our water resources, the State of Wisconsin requires counties to adopt and enforce a shoreland ordinance.

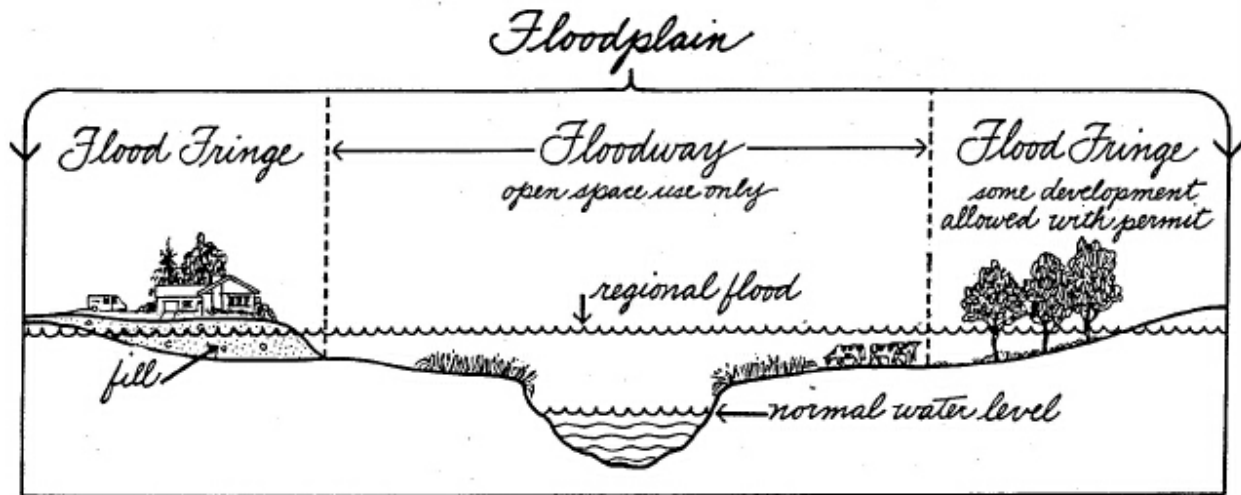
As required by the State, shorelands are defined as all land within 1,000 feet of the ordinary high-water mark of a lake, pond or flowage or all land within 300 feet of the ordinary high-water mark of a river or stream or to the landward side of the floodplain, whichever is greater (see Map 6-3).

## **Floodplains**

Floodplains are areas, which have been, or may become inundated with water during a regional flood. Floodplains are comprised of two components, the floodway and flood fringe (see Figure 6-2). Floodways are areas, which directly adjoin the channel of a stream and are characterized by deep, fast moving water. The floodway is typically the most dangerous part of a floodplain and uses in this area should be limited to conservation areas or open space.

The flood fringe is generally associated with standing, or slow flowing water adjacent to the floodway. Development within the flood fringe is generally accepted, provided adequate flood proofing measures are in place. Wisconsin statutes direct all Wisconsin counties, cities, and villages to adopt floodplain zoning ordinances. The Federal Emergency Management Agency (FEMA) has mapped flood plains in the planning area. These maps delineate the entire flood plain boundary, and do not distinguish between floodway and flood fringe.

**Figure 6-2: Floodplains**



Source: Wisconsin DNR

There are areas of floodplains throughout the Town, most of which are located along a creek or river (see Map 6-4). It is important to remember that the floodplain maps are no substitute for site specific analysis. Natural and fabricated changes in the landscape, and the age and accuracy of flood insurance maps have in some cases limited their reliability for the identification and designation of floodplains.

### **Wetlands**

There are a number of wetland areas within the watersheds that can affect water levels of rivers and creeks flowing through Dunn County.

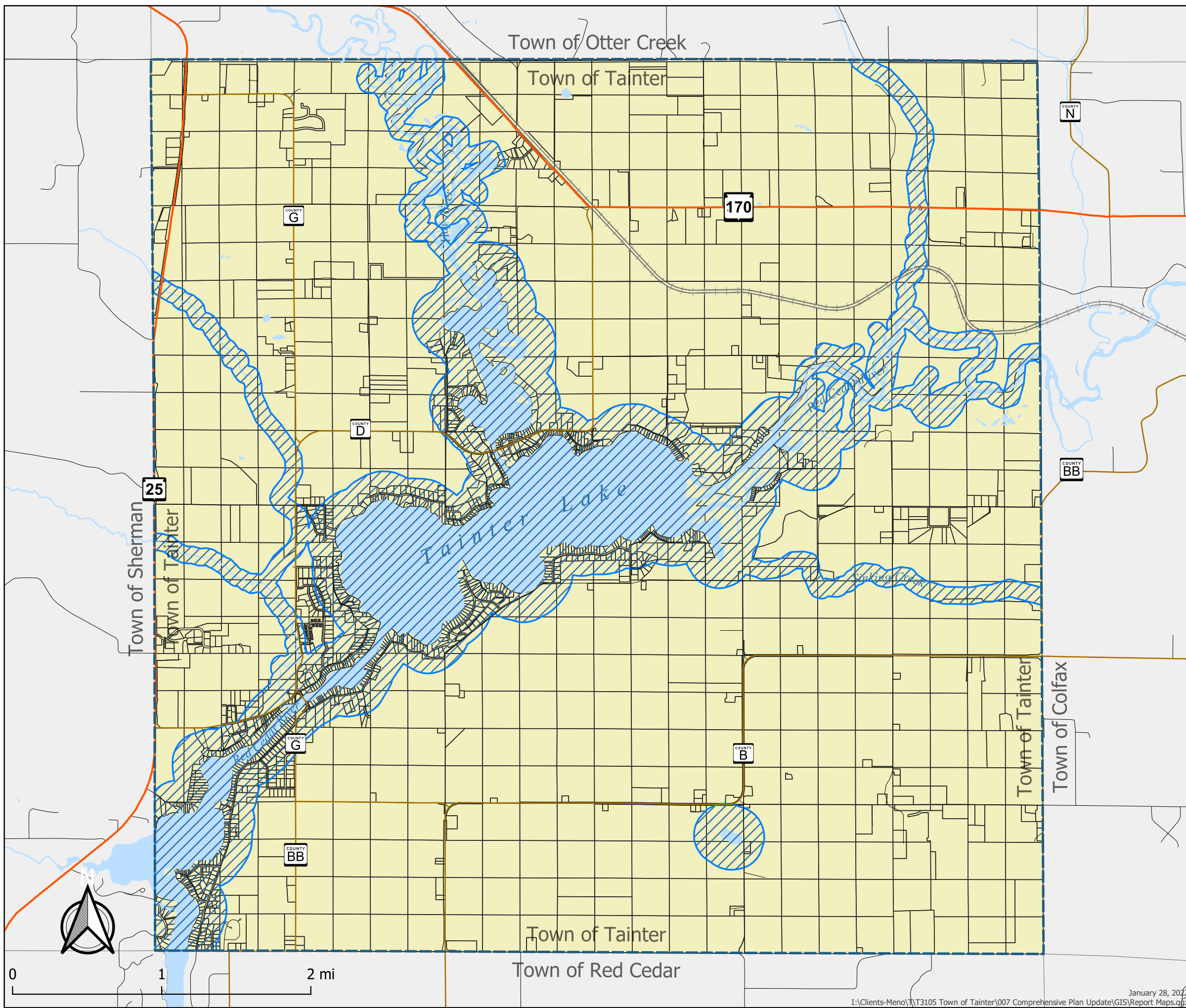
Wetlands are defined by the State Statute as “an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions.” Wetlands may be seasonal or permanent and are commonly referred to as swamps, marshes, or bogs. Wetland plants and soils have the capacity to store and filter pollutants, replenish groundwater supplies, store floodwaters, and maintain stream flows.

There are wetland areas in the Town, primarily located adjacent to a stream or river, along the western boundary of the Town, and in the southeast corner (see Map 6-4).



# Water Resources

Town of Tainter  
Dunn County, WI



- Rivers and Streams
- Lakes and Fowages
- ▨ Shoreland Zoning District\*

\*The shoreland zoning boundary is an approximation. Contact Dunn County Zoning Administration for more exact boundaries.

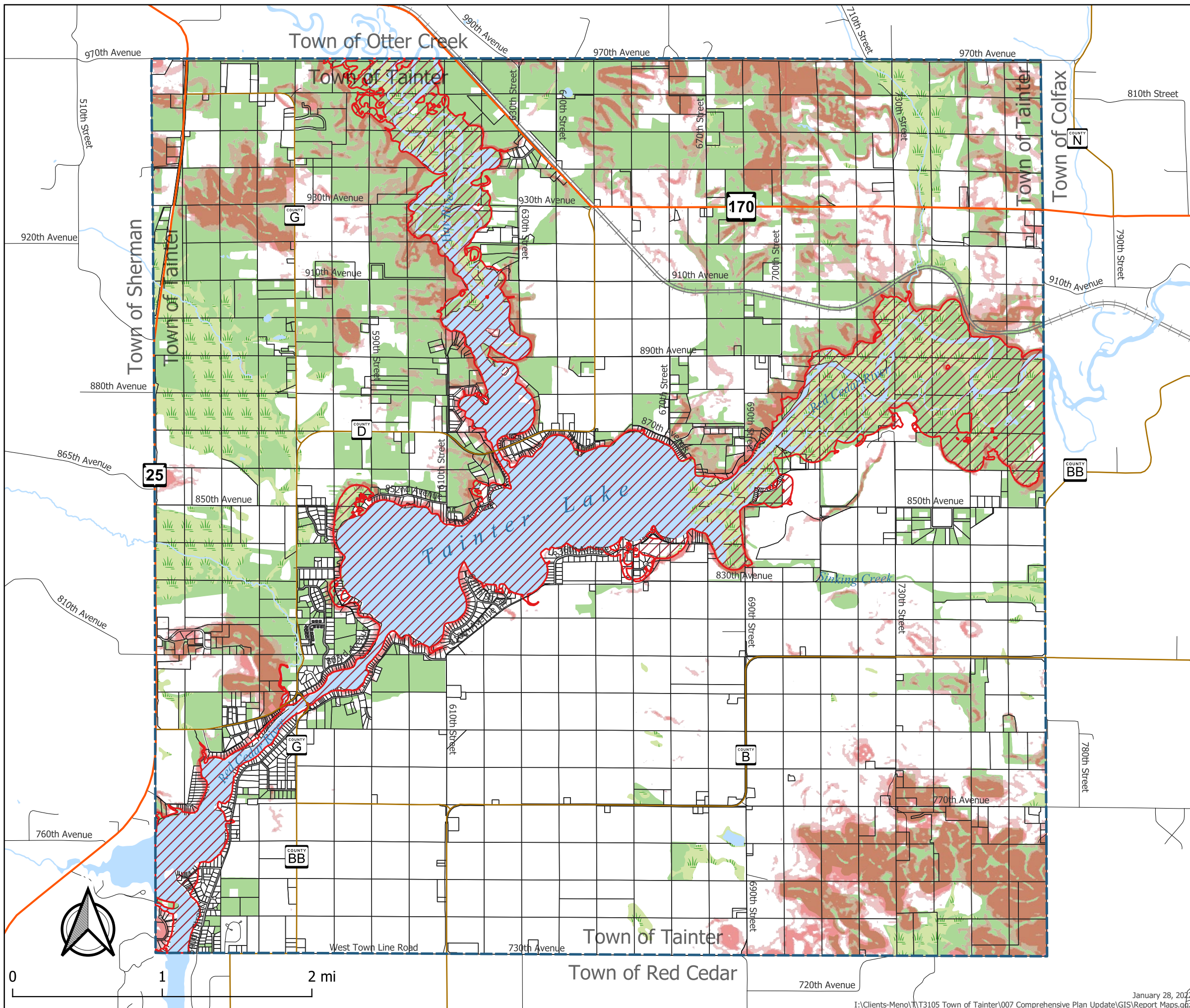







## Map 6-3



# Environmentally Sensitive Areas

Town of Tainter  
Dunn County, WI



-  WIDNR Delineated Wetlands
-  FEMA Floodplains
-  12-20% Slope
-  20% or Higher Slope
-  Forest



## Map 6-4



## **Aquifers and Groundwater**

An aquifer is a formation, group of formations, or part of a formation that contains sufficient saturated, permeable material to yield significant quantities of water to wells and springs. In Wisconsin and adjacent states, three Cambrian and Ordovician age sandstone aquifers are combined into an aquifer system that is as much as 2,000 feet thick.

The major aquifer that underlies all of Dunn County is the sandstone of Cambrian age. The sandstone aquifer receives recharge from snowmelt and rainfall in Dunn County. The snowmelt and rainfall percolates into the ground and moves down to the water table, also known as groundwater. Discharge from the aquifer is to nearby creeks, rivers, and lakes.

The source of nearly all potable water is groundwater. Groundwater condition in Dunn County and Tainter is generally good.

Dunn County is conducting a County-wide study of Nitrate levels and while the study is still ongoing the County published a Well Water Quality Map which can be viewed at the following link.

<https://dunnco.maps.arcgis.com/apps/webappviewer/index.html?id=8889a7b29d594a039d7b33b9c06fcc26>

You can also contact the Dunn County Land and Water Conservation Division. In general, the Well Water Quality Map indicates that Nitrates in the Town of Tainter range from 5.01 -10.00 mg/L. The U.S. Environmental Protection Agency (EPA) standard for nitrate in drinking water is 10 milligrams of nitrate (measured as nitrate-nitrogen) per liter of drinking water (mg/L). Drinking water with levels of nitrate at or below 10 mg/L is considered safe.

## **Steep Slopes**

It is generally more desirable, both environmentally and economically, to avoid steep slopes and disrupting natural drainage ways with construction and land development. Problems with erosion and runoff pollution can occur with development on steep slopes, and flooding and wet basements can occur with drainage way disruptions.

Steep slopes are areas with 13 percent or more grade (each percent of slope is measured as one unit of elevation for every 100 horizontal units).

Development on slopes of 12 to 20 percent could cause direct runoff into lakes, rivers, or streams. To minimize any negative effects, construction should follow state approved site erosion control standards, and institute best management practices to control runoff and pollution. Land with slopes over 20 percent represents a limiting environmental condition. Development of these sites will result in high construction costs and severe erosion, often having negative impacts to surface and ground waters. Map 6-4 shows the areas of steep slopes within Tainter, often near rivers or streams, the northern quarter of the Town, and the

southeast corner. Additional care should be taken when approving developments on these sites to limit erosion, runoff, and pollution.

## **Forests and Woodlands**

Forests and woodlands provide a wide range of benefits to the Town of Tainter and its residents. These benefits include:

- Harvesting and turning into products that can be sold. Then replanting.
- Providing areas for hiking and camping.
- Providing wildlife habitat.
- Reducing energy consumption in homes by providing shade and cooling.
- Reducing the heating of asphalt and concrete surfaces.
- Improving air quality.
- Reducing greenhouse gases.
- Preventing soil erosion.
- Providing food.
- Provide wood for heat.

Map 6-4 shows those existing forests and woodlands in the Town of Tainter. These areas are typically near water resources, steep slopes, and other areas where it is difficult to farm or build on.

## **Rare and Endangered Species and Natural Communities**

The Wisconsin Department of Natural Resources (DNR) regulates rare and endangered species. A listing of these species is available through the DNR's Wisconsin's Natural Heritage Inventory (NHI) Program. NHI is part of an international network of inventory programs where the DNR is responsible for assessing population and occurrence status of Wisconsin's native plants and animals, natural communities, and geological features. They track the locations and viability of rare species occurrences along with high-quality examples of natural communities and geological features throughout the state, these elements make up the "NHI Working List."

Information regarding rare and endangered species is available at:

<https://dnr.wisconsin.gov/topic/NHI>.

## **Invasive Species**

In Wisconsin, invasive species are defined as:

*"Nonindigenous species whose introduction causes or is likely to cause economic or environmental harm or harm to human health."*

Invasive species are often introduced into an area by humans and can take over and spread rapidly and widely throughout the area. When non-native plants, animals or pathogens take over a new location and alter the ecosystem, they are considered an invasive species.

Common invasive species in Dunn County include common buckthorn, wild parsnip, and garlic mustard. The Lower Chippewa Invasives Partnership, located in the City of Menomonie, is an organization whose mission is to control invasive plants by fostering partner cooperation, education, and community action. Residents can also contact the Dunn County Land and Water Conservation Division with questions about invasive species. An overview of invasive species in Wisconsin is found on the WDNR's website below.

<https://dnr.wisconsin.gov/topic/Invasives>

### **Environmentally Sensitive Areas**

Environmentally sensitive areas (ESA's) are those areas in the landscape containing high value natural, scenic, scientific, and recreational features. In general, most of these areas are located along major stream valleys and lakes. ESAs contain many of the natural features previously discussed such as woodlands, wetlands, wildlife habitats, undeveloped shorelands, steep slopes, and floodplain. When these high-value resources are linked, they can create environmental corridors.

Environmental corridors are a composite string of the best, highest-quality resource features within the Town which then become part of a larger functioning system which are shown on Map 6-4. Ultimately, environmentally sensitive areas should be protected from development for the following reasons:

- Environmentally sensitive areas are limited, irreplaceable resources.
- There is ample land available for development without infringing upon them.
- They are the last good footholds for many native plant and animal communities.
- Public loss of recreation opportunities may never be recovered.

### **Cultural Resources**

Historical and archeological sites can tell us many things about our past. They add value to your community by providing educational, aesthetics, and economic benefits. The Wisconsin Historical Society estimates that 80% of our state's archeological sites have been severely damaged or destroyed. Currently, Town projects that are state or federally funded must go through a review process to ensure that these sites, if within a project area, are not disturbed.

To protect the sites and landowner rights the locations of archaeological sites are exempt from public disclosure. Under state law it is illegal to remove objects or artifacts or conduct archaeological research of any kind on state and municipal lands (County, Civil Town, City, and Village) without a permit from the State Archaeologist. The law also applies to the bottomlands of lakes and rivers owned by the state or municipal governments and also covers submerged sites such as shipwrecks.

The Town of Tainter is rich in history and The State Historical Society of Wisconsin has records of identified historical structures within the Town, including the following:

- Norton School, constructed 1926, one-story brick cube school.

These records, however, do not include archaeological sites which may be present within the Town. The State Historical Society may be contacted for archaeological site information. Another resource is the Dunn County Historical Society which collects records and artifacts related to the County's history. By identifying and preserving historical and archeological sites in the Town of Tainter, the Town can add to its identity and create opportunities for education.

### **Survey Results Related to Agricultural, Natural and Cultural Resources**

In the Town of Tainter Community Survey conducted in 2020, residents and business owners were asked questions related to agricultural, natural, and cultural resources. The survey questions and responses related to utilities and community facilities are as follows.

**Question 1:** What are the most important reasons you and your family chose to live in the Town of Tainter? (Choose up to **four** reasons)

Survey results show the top four responses were:

1. Natural Beauty (46.27%).
2. Waterfront Property (43.78%).
3. Rural Character (32.50%).
4. Recreational Opportunities (28.86%).

**Question 13:** Productive agricultural land should be allowed to be used for:

1. 92.66% agreed or strongly agreed with the response "Agricultural Use."
2. 65.19% disagreed or strongly disagreed with the response "Commercial Use."
3. 65.13% disagreed or strongly disagreed with the response "Any Use."

**Question 14:** Large scale farms (Controlled Animal Feed Operations of 500 or more animal units) should be allowed to expand.

65.81% of survey responses disagreed or strongly disagreed with this statement.

### **Goals, Objectives, and Recommendations**

**Goal 1:** Maintain a strong farm-based economy.

**Objectives:**

1. Strive to maintain farming as a business opportunity.
2. Retain large parcels and ownership patterns conducive to sustaining agricultural production.

3. Maintain the existing acreage currently under agricultural production.
4. All large-scale confined animal production farms shall follow all County, NRCS 133, and local standards for handling manure and/or other animal waste.
5. Protect a farmer's ability to continue and conduct normal and lawful agricultural management practices.
6. Retain local control of land use decisions to maintain the ability and right of property owners to determine their own destiny.
7. Support and encourage landowner participation in programs to preserve farmland such as Agricultural Enterprise Areas.
8. Support family farms.

**Goal 2:** Preserve and maintain quality farmlands.

**Objectives:**

1. Encourage the agricultural uses of productive farmland.
2. Identify most productive agricultural parcels.
3. Collaborate with utility companies, transportation departments, and governmental units to minimize the impact of utilities, roads, bridges, and other structures upon productive agricultural lands.
4. Encourage housing developments that employ conservation design that allows for the preservation of more green space and more productive agricultural land.
5. Provide educational materials through the Town's website for residents in rural areas so that they will understand farming operations as they pertain to farm vehicle traffic and odors.

**Goal 3:** Protect the Town's natural resources.

**Objectives:**

1. Protect surface water and groundwater.
2. Support community awareness and involvement in growth management, and land/water conservation efforts.
3. Educate property owners about their individual impact on ground and surface water, air and soil including the creation and maintenance of shoreline vegetation and shoreland buffer zones through the use of the Town's website.
4. Preserve the aesthetic, ecological qualities, recreational opportunities and other function, benefits and values of the Town's land and water resources.
5. Maintain, preserve, and enhance the Town's rural atmosphere, which is characterized by low residential density and a mix of farmland, woodlands, wetlands, and other open spaces.
6. Work with the Land and Water Conservation Division to identify and preserve productive agricultural land, wetlands, floodplains, streams, creeks, rivers, and other environmentally sensitive areas.
7. Develop a policy to protect Environmentally Sensitive Areas.

**Recommendations:**

1. Work with surrounding communities to encourage an orderly, efficient development pattern that minimizes conflicts between urban and rural uses.
2. The Town should not support, adopt, or implement policies which would substantially impair or diminish the present uses, values or enjoyment of agricultural land.
3. Land proposed for development should be reviewed to minimize any negative impact it may have on environmentally sensitive areas.
4. Guide development away from the most productive farmlands and environmentally sensitive areas.
5. Encourage residents to regularly test their private wells for nitrates and provide the results to the Dunn County Land and Water Conservation Division.
6. Support development that minimizes the removal of trees, prairies and/or grasslands and incorporate them into their design.
7. Create an informational page on the Town's website listing its natural resources and how landowners can protect them.
8. Support intergovernmental cooperation to identify ways to protect the area's natural resources.
9. Support efforts to remove invasive species in the Town.
10. Consider the creation of a light pollution ordinance.
11. Provide a page on the Town's website to promote local history.
12. Work with the State Historical Society to identify, promote and/or preserve important archeological sites if identified.

# Chapter 7

## Economic Development

---

### Introduction

Economic development involves people and agencies coordinating to create successful businesses and a strong economy, which, in turn, provides a good standard of living for residents and a reliable tax base for the Town. Rural areas can be limited in the development of business and industry because of small populations or not being located on major transportation corridors. They also are not allowed some of the same tools provided to villages and cities for economic development. The Town of Tainter is in a unique situation where it is located near an interstate highway and several population centers that provide good jobs for residents and allows for rural businesses to develop and grow.

The economic development element should reflect the values of the community and must be carefully linked to the goals, objectives, and policies here and in the other plan elements since they are often intertwined. Towns may have a different approach to economic development since they do not always have the same infrastructure a village or city has to offer, and some types of businesses may be better suited for incorporated municipalities.

This element shall assess particular types of new businesses and industries desired by the Town of Tainter, assess strengths and weaknesses with respect to attracting and retaining businesses, and identify economic development programs that can be used to assist business and industry in the Town.

### Workforce

The workforce is that portion of the population that is 16 years or older who are employed or unemployed but actively seeking employment opportunities. As a business, it is helpful to know information about the population that will be depended on to fill open positions in the future.

In Chapter 2 Issues and Opportunities, the following demographics provide information on the workforce living in the Town of Tainter.

- About 66% of the population (1,370 residents) is in the workforce.
- About 68% work in Dunn County and 97.9% worked in Wisconsin.
- About 5% indicated they worked at home.
- About 95% commuted 23 minutes or less to their job.
- About 95% had a high school education or higher.
- About 38% had a bachelor's degree or higher.
- About 36% had management, business, science, or arts occupations
- About 21% had production, transportation, and material moving occupations.
- About 29% worked in the educational services, healthcare, and social assistance.
- About 17% worked manufacturing.
- About 6% worked in agriculture, forestry, fishing and hunting, and mining industries.

Table 7-1 shows that about 66% of residents are in the labor force meaning there are workers available for potential jobs in the Town of Tainter.

Table 7-1: Labor Force		
Labor Force	2,080	100%
In Labor Force	1,370	65.9%
Employed	1,325	63.7%
Unemployed	45	2.2%
Armed Forces	0	0.0%

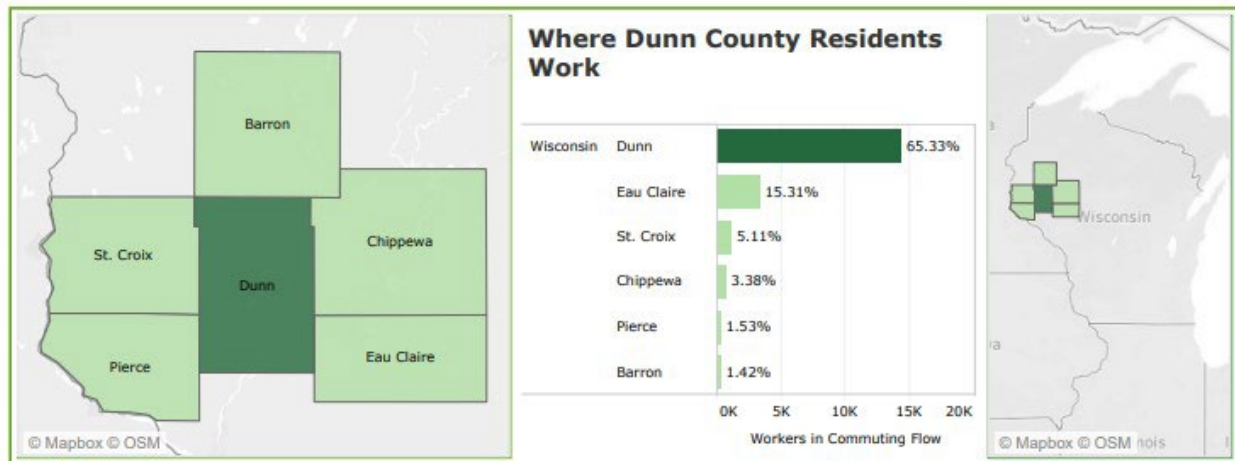
Source: U.S. Census Bureau (Selected Economic Characteristics; American Community Survey-TableID DP03-2010 & 2019 ACS 5-Year Estimates Data Profiles)

### Economic Base

Information related to specific names of businesses and the number of employees is not readily available from state agencies. In the Town of Tainter, representative businesses include bars and restaurants, vacation rentals, agriculture and related businesses, non-metallic mining, a greenhouse, and several small businesses that provide a range of services from machining to media.

Figure 7-1 shows that 65.33% of Dunn County residents work in Dunn County, dropping to 15.31% working in Eau Claire County. This means there are job opportunities close to where people live.

Figure 7-1: Where Dunn County Residents Work



Source: Department of Workforce Development 2019 Workforce Profile-Dunn County

Table 7-2 shows occupation projections in the West Central Workforce Development Area (WDA). The West Central WDA includes the counties of Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk, and St. Croix Counties. All occupations are expected to grow with the highest growth being life, physical, and social science, (15.4%), computer and mathematical (15.0%), and personal care and service (14.9%). This shows a wide range of occupations available in the area with none being dominant.



**Table 7-2: Occupational Employment Projections West Central WDA 2016-2026**

Occupation Title	2016 Employment	2026 Projected Employment	Occupational Openings	Percent Change (2016-2026)	Annual Growth Labor Force Exits Occupational Transfers
Total, All	212,690	229,550	26,400	7.9%	
Management	11,870	13,150	1,090	10.8%	
Business and Financial Operations	7,330	8,180	780	11.6%	
Computer and Mathematical	2,270	2,610	190	15.0%	
Architecture and Engineering	3,310	3,540	270	6.9%	
Life, Physical, and Social Science	910	1,050	100	15.4%	
Community and Social Service	2,820	3,100	350	9.9%	
Legal	780	810	50	3.8%	
Education, Training, and Library	12,690	13,290	1,130	4.7%	
Arts, Design, Entertainment, Sports, and Media	2,500	2,650	270	6.0%	
Healthcare Practitioners and Technical	12,050	13,270	800	10.1%	
Healthcare Support	5,980	6,640	780	11.0%	
Protective Service	3,860	3,990	410	3.4%	
Food Preparation and Serving Related	18,250	20,310	3,500	11.3%	
Building and Grounds Cleaning and Maintenance	6,260	6,800	860	8.6%	
Personal Care and Service	11,890	13,660	2,010	14.9%	
Sales and Related	20,170	21,730	3,040	7.7%	
Office and Administrative Support	27,840	28,590	3,250	2.7%	
Farming, Fishing, and Forestry	2,390	2,620	390	9.6%	
Construction and Extraction	9,010	10,070	1,060	11.8%	
Installation, Maintenance, and Repair	9,080	10,020	990	10.4%	
Production	25,380	25,750	2,910	1.5%	
Transportation and Material Moving	16,070	17,720	2,210	10.3%	

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, December 2018

Specific agriculture related information is not available for the Town of Tainter but is available for Dunn County. Table 7-3 shows the number of farms, acres in farmland, and average farm size in Dunn County. Although there has been a decline in the number of farms in the County between 2012 and 2017, agriculture is still important to the area’s economy.

**Table 7-3: Total and Per Farm Overview-Dunn County**

	2017	% Change Since 2012
Number of Farms	1,288	-8%
Land In Farms (acres)	348,301	-6%
Average Size of Farms (acres)	270	2%

Source: U.S. Dept. of Agriculture 2017 Census of Agriculture

Table 7-4 shows the number of farms in Dunn County and their size in acres. Fifty-nine percent (59%) of farms are between 50 to 499 acres in size. Almost 30% of farms are 49 acres or less which could indicate the number of small market farms and vineyards located in Dunn County are growing. In Dunn County, the top agricultural crops are grains (including corn), oilseeds, dry beans, dry peas.

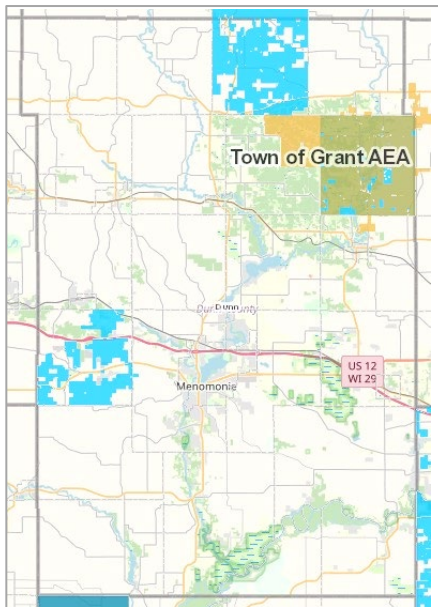
**Table 7-4: Farms by Size-Dunn County**

Farms by Size	Number	% of Total
1 to 9 acres	70	5.0%
10 to 49 acres	305	24.0%
50 to 179 acres	458	36.0%
180 to 499 acres	292	23.0%
500 to 999 acres	100	8.0%
1,000+ acres	63	5.0%

Source: U.S. Dept. of Agriculture 2017 Census of Agriculture

The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) provides programs such as Agricultural Enterprise Areas and Farmland Preservation to protect important agricultural land in the State, meet farmland protection goals, and protect soil and water while providing tax credits for those who participate. Figure 7-2 shows areas in Dunn County designated as Agricultural Enterprise Areas. The Town of Grant AEA is comprised of farmland in six Townships. Areas shown in blue represent areas zoned Primary Agriculture.

**Figure 7-2: Agricultural Enterprise Areas (AEA) Dunn County**



Source: Wisconsin Department of Agriculture, Trade and Consumer Protection

### **Strengths and Weaknesses for Retaining or Attracting Businesses**

Below is a list of the Town of Tainter’s strengths and weaknesses in attracting and retaining business and industry. It is important that the Town continue to protect the qualities of the community that help retain businesses and attract desirable businesses.

## **Strengths**

1. Natural resources and recreation.
2. Tainter residents have high educational attainment and good access to three school districts, technical colleges, and universities.
3. Proximity to a large customer base in the Chippewa Valley and Twin Cities Metropolitan Area.
4. Access to the Chippewa Valley Regional Airport and Minneapolis-St. Paul International Airport.
5. Lower wages, lower land costs, and lower industry taxes.
6. Access to advantageous transportation infrastructure.
7. Access to broadband is expanding.
8. Good communication with adjacent Towns and the City of Menomonie for long range land use planning.

## **Weaknesses**

1. Town lacks key infrastructure (water, sewer) desired by some businesses and industries and does not own land for commercial and industrial development.
2. Lack of financial resources for development assistance.
3. An increasing workforce age will result in retirements. Entry-level workers and experienced workers are difficult to find for employers.
4. Wetlands and floodplains may require larger businesses to purchase and develop productive farmland.

## **Assessment of Future Economic Development**

For the Town of Tainter, large scale commercial and industrial development will likely occur in the City of Menomonie where municipal water and sanitary sewer is available. As area populations continue to grow, the pressure for new businesses and industries is likely to increase though these may be on a smaller scale. In the Town of Tainter, pressures will largely occur along major thoroughfares and near existing business clusters. Tainter Lake is also an important location for residences, boaters, bars, and restaurants and will continue to be a draw for local and area residents. Recreation and agricultural tourism-based businesses are more popular and may be a good fit for the Town.

## **Economic Development Sites**

New business and industry should be evaluated on a case-by- case basis. Of foremost importance is determining if the proposed project is consistent with the Town's vision and Comprehensive Plan. Currently, there are no sites in the Town of Tainter marketed by the Dunn County Economic Development Corporation (DCEDC) although there is privately owned land available that could be used for commercial and industrial development.

## **Redevelopment Opportunities**

As a rural unincorporated community, few opportunities for Brownfield redevelopment were identified. A search of the Wisconsin Remediation and Redevelopment Sites database shows

that the Town of Tainter has one site, listed as closed. The site is four acres in size, belongs to the Dunn County Highway Department and is located south of S.T.H. 170 near the eastern edge of the Town. These sites are viewed as appropriate for commercial or industrial development.

### **Economic Development Programs and Agencies**

There are a variety of local, regional, and statewide economic development plans and tools available to municipalities to assist them with supporting existing businesses and recruiting new businesses. In addition, there are programs available for individual businesses to assist in start-up and expansion. These programs often change to reflect changes in need. Therefore, the list below acts as a starting point where businesses and individuals can begin seeking out information and assistance.

**Wisconsin Economic Development Corporation (WEDC):** WEDC offers programs that help with many areas of business development, including business planning, initial capitalization, site selection, permitting, regulations, employee-training programs, and expansion programs.

**Wisconsin Housing and Economic Development Administration (WHEDA):** WHEDA offers many financial assistance programs to assist small- businesses with low-interest loans and grants.

**Wisconsin Department of Transportation (WisDOT):** WisDOT has many programs that provide grants and loans to businesses and local communities for transportation infrastructure related needs.

**Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP).** DATCP's mission is to grow Wisconsin's economy by promoting quality food, healthy plants and animals, sound use of land and water resources, and a fair marketplace.

### **Transportation Economic Assistance and Development (TEA-Grant)**

**Program:** This program, operated by WisDOT offers grant money to communities or private businesses for transportation projects that will attract and retain businesses and jobs in the State of Wisconsin.

**XCEL Energy:** XCEL Energy offers programs to companies that are looking to expand, relocate, or start-up in their service area. They are willing to customize programs for businesses in order to assist in expansion efforts.

**West Central Wisconsin Workforce Development:** This regional organization provides industry/sector focus groups, labor market surveys, wage projections, youth employment activities, and job recruitment.

**Momentum West:** Momentum West is a regional economic development organization serving Barron, Clark, Chippewa, Dunn, Eau Claire, Pierce, Pepin, Polk, Rusk, and St. Croix counties. Momentum West's staff, volunteers and Board of Directors provides their time, expertise, and assistance in establishing annual goals and activities including:

- Marketing and branding West Wisconsin for business and talent attraction, development, and retention.
- Serve as Economic Development support conduit in West Wisconsin.
- Advocate for the Accomplishments of Regional Initiatives.

**Dunn County Economic Development Corporation (DCEDC):** DCEDC plays a large role in the economic development of Dunn County. DCEDC is a private- non-profit organization that coordinates economic development programs for all the cities, towns, and villages located within Dunn County, and its investors. The County created the DCEDC to help define the type of businesses and the labor force the County attracts, which in turn will define the County's ability to sustain the quality of life that is so important to the residents of Dunn County. The primary purpose of the corporation is to continue a public-private partnership that works to create and sustain good paying jobs and to diversify the local economy.

**West Central Wisconsin Regional Planning Commission (WCWRPC):** The WCWRPC operates the Regional Business Fund, Inc. (RBF, Inc.). This is a non-profit economic development corporation designed to promote business and economic development in west central Wisconsin. Qualifying businesses in Dunn County may be eligible for funds if they are creating jobs or increasing tax base. The Downtown Façade Loan Program offers financial assistance to property owners looking to rehabilitate and revitalize downtown buildings. The Micro-Loan program provides loans to start-up or slowly expanding small businesses that may have difficulty accessing lines of credit or financing. Finally, the Technology Enterprise Fund is a revolving loan fund that offers creative financing options to new technology-based companies.

Effectively using these tools and programs requires an investment by the Town to provide resources such as staff to organize and manage these tools, foster partnerships, and secure and manage funding. A limited amount of technical assistance is available to municipalities from the State, County, Regional Planning Commission, and other organizations.

### **Survey Results Related to Economic Development**

The Town of Tainter conducted a community survey to gather information and opinions from residents and property owners on a wide range of topics. The survey question and response that would relate to Economic Development is as follows.

**Question 11:** How would you describe your thoughts towards future growth and development in the following areas in the Town of Tainter?

1. 53.49% of survey responses indicated that the Town of Tainter is going to grow, but we need to manage it related to Residential growth.
2. For all types of development, high percentages indicated that the Town of Tainter is going to grow, but we need to manage it
3. For all types of development, high percentages indicated that they would like to see the Town of Tainter stay the way it is.

## **Goals, Objectives, and Recommendations**

**Goal 1:** Encourage industrial and commercial development to locate in the City of Menomonie Industrial Park or Technology Park.

### **Objectives:**

1. Locate businesses with high utility/transportation service demands in areas equipped with such services.
2. Preserve farmland and rural character of the Town.
3. Preserve aquifer quality and recharge capability.

**Goal 2:** Support the development of new businesses located in preferred commercial areas along State and County highways.

### **Objectives:**

1. Maintain an orderly and efficient transportation system while keeping traffic away from residential and recreation areas to avoid conflicts and preserve the quality of life.
2. Preserve Town rural characteristics using green space, natural buffers, and inobtrusive lighting.

**Goal 3:** Consider business ventures that are compatible with the Town's rural character.

### **Objectives:**

1. Provide for planned commercial development in concentrated areas along State and County highways and discourage unplanned, incremental strip commercial development.
2. Encourage and support business areas that are attractive and contribute to the economic stability without degrading the natural environment or residential neighborhoods.
3. Where feasible, encourage underground utility distribution systems.

**Recommendations:**

1. Plan for commercial developments only when they are adequately buffered or carefully integrated into the surrounding land uses.
2. Encourage industries to locate in areas where they have adequate expansion space and public utilities to meet anticipated future needs.
3. Consider proposals that provide a range of commercial development opportunities, while considering the importance of preserving Tainter's rural character.
4. Support home-based businesses that have limited hours and produce minimal traffic.
5. Support recreation-based businesses.
6. Support vacation rentals that do not negatively impact the quality of life for residents.
7. Explore the ability to create a Town license, conditional use permit requirement, or ordinance to regulate vacation rentals.
8. Evaluate the impact that a new business or industry may have on existing land uses.
9. Explore grant opportunities that may be used to provide or offset the costs of infrastructure to help economic development.

# Chapter 8

## Intergovernmental Cooperation

---

### Introduction

The Intergovernmental Cooperation chapter examines existing relationships that the Town of Tainter has with adjacent communities, government agencies, and organizations and how these relationships can be used to implement recommendations in the Comprehensive Plan.

Intergovernmental cooperation can be formal or informal agreements between entities to share services, provide mutual aid, conduct natural resource protection, participate in joint planning, or participate in joint purchases. These relationships can be developed over time. This chapter also identifies existing and potential conflicts and provides a process to resolve conflicts and build cooperative relationships.

### Benefits of Intergovernmental Cooperation

There are many benefits to engaging in partnerships. The most common are:

- **Cost Savings:** Areas in which services can be shared can be identified and acted upon.
- **Consistency:** Plans and goals may be developed that are consistent with neighboring visions and reduce land use conflicts.
- **Understanding:** Understanding the goals of other governmental agencies lets you anticipate and address potential problems before they happen.
- **Trust and Respect:** Positive experiences lead to trust and respect between jurisdictions and make disagreements easier to work through.

Although limited in number, the Town of Tainter is involved in cooperative arrangements with surrounding communities and governmental agencies.

### Adjacent Communities

The Town of Tainter generally maintains a cooperative relationship with its adjacent municipalities. Incorporated communities that border Tainter include the City of Menomonie to the south and the unincorporated communities are the Towns of Colfax, Red Cedar, Menomonie, Sherman, and Otter Creek. The City of Menomonie, the Town of Menomonie, the Town of Red Cedar, and the Town of Tainter established an informal planning boundary agreement inside the City of Menomonie's 1.5-mile extraterritorial planning boundary. The boundary extends to the Town of Tainter's southern boundary but if the City of Menomonie grows to the north, the planning boundary will grow with it.

### School Districts

Students in the Town of Tainter attend public school in the Boyceville, Colfax, and Menomonie School Districts. The Town's relationship with the school districts can be characterized as cooperative. The relationship with the school districts is important as development is coordinated with school capacity and the growing needs of Tainter residents (see Map 5-1).



## **Local, County and Regional Agencies**

The Town adopted a Slow-No-Wake ordinance which was initiated by public request. In 2007, the Tainter Menomin Lake Improvement Association proposed an ordinance that established the current slow no wake areas along three narrow channels located in the Town of Tainter. State law required this slow no wake ordinance be coordinated between the Town of Menomonie, Town of Red Cedar, Town of Sherman, Town of Tainter, and the DNR. The Tainter Menomin Lake Improvement Association is responsible for placing and maintaining the slow no wake buoys. Enforcement is primarily handled by the DNR. Under state law, any changes to the current no wake ordinance, including changes to the no wake locations or adding additional areas, will have to be a coordinated effort by the same agencies that worked the original no wake ordinance.

The Tainter Menomin Lake Improvement Association also coordinates increased awareness of water quality issues, advocates resource protection, and provides community engagement within in the Red Cedar Watershed with the goal of improving water quality.

The Town adopted a Municipal Emergency Operations Plan which contains procedures for the Town of Tainter government to respond to several types of emergencies or disasters that affect the community. It also links procedures that will be used by Dunn County government since the Town of Tainter is part of the Dunn County Emergency Management Program. This municipal plan is to be used in conjunction with the Dunn County Emergency Operations Plan (EOP). The municipal plan will be maintained in accordance with current standards of the Dunn County EOP and in accordance with municipal government

The Town of Tainter participates in a local planning group which consists of the City of Menomonie and Towns adjacent to the City, Tainter, Menomonie, Red Cedar, and Dunn. This group discusses planning and land use issues common to group members.

The Town is in Dunn County. The County enforces zoning in the Town as well as on-site sanitary systems, and the maintenance and improvements of County Trunk Highways in the Town. The Dunn County Sheriff's Department provides law enforcement services to Tainter residents. Continued cooperation and coordination with these entities will be important to maintain public safety in the Town.

The relationship between the Town of Tainter and Dunn County can be characterized as one of general cooperation. The Town would like to see continued communication and coordination with the Dunn County Planning and Zoning Department as this relates to tools that can be used to realize the vision of the Plan.

The Menomonie Rural Fire Department and Colfax Rescue Squad provide contract fire, ambulance, and rescue service to the Town in the Town of Tainter and mutual aid to surrounding communities.

Dunn County and the Town of Tainter are part of the West Central Wisconsin Regional Planning Commission (WCWRPC). For information about WCWRPC see Chapter 7. The Town of Tainter occasionally collaborates with the WCWRPC. Under Wisconsin's Comprehensive Planning legislation, each regional planning commission must also develop a Comprehensive Plan. Under this law, regional planning commissions are responsible for developing a plan that takes on a regional aspect. In amendments to this regional plan, it is important that the Town be solicited for input as it relates to the Town's Comprehensive Plan.

### **State Agencies and Organizations**

The Wisconsin Department of Natural Resources (WDNR) and Wisconsin Department of Transportation (WisDOT) are the primary state agencies the Town of Tainter must coordinate with to achieve the goals and objectives of this Plan.

WDNR has a lead role in wildlife protection and the protection and sustained management of woodlands, wetlands, waterways, and other natural wildlife habitat areas. The activities of the WDNR are discussed further in the Agricultural, Natural and Cultural Resources Element of this Plan. Additional information is also available on-line at [www.dnr.state.wi.us](http://www.dnr.state.wi.us).

WisDOT is also a key player in the planning and development of transportation facilities in the Town of Tainter. WisDOT is responsible for the maintenance of S.T.H. 25, S.T.H. 29, S.T.H. 170 and U.S.H. 12 in the area. The Town will continue to coordinate with WisDOT with respect to decisions regarding all roadways under WisDOT jurisdiction. Additional information is also available on-line at [www.dot.state.wi.us](http://www.dot.state.wi.us).

The Town of Tainter is a member of the Wisconsin Towns Association, a statewide association that provides education and legal information to town governments.

Open communication and participation in land use and transportation decisions, which may impact the Town, is an important priority for intergovernmental cooperation.

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

As growth and land use changes continue in the area, development in the Town of Tainter could be a challenging topic. The Town may see increased development in certain areas, while remaining a rural community. In addition, the growth and development of neighboring incorporated communities should be considered and addressed to minimize conflicting land uses.

## **Other Services**

When the Town of Tainter Community Survey was conducted in 2020, the Dunn County Transfer Station was in the process of closing and Tainter residents did not know how these services were going to be replaced. Since the survey, beginning on January 1, 2021, Tainter residents who take garbage or recycling to a collection center go to the Colfax or Elk Mound collection sites which transferred from Dunn County to the Village of Colfax. Contract curbside service pickup was not affected by the change.

In 2021, the Town of Tainter partnered with 24-7 Telcom to submit a broadband expansion grant. 24-7 Telcom was awarded \$10.5M to expand broadband to rural areas including the Town of Tainter.

## **Conflict Resolution Procedures**

The Town recognizes the importance of coordinating with neighboring communities. If conflicts arise, initial attempts to resolve such conflicts could involve written or face-to-face communication between elected or appointed community officials. If these efforts do not result in a mutually satisfactory agreement, more formal conflict resolution methods should be explored, such as mediation or arbitration. Additional conflict resolution techniques are available in Wisconsin State Statutes 802.12.

## **Growth Trends and Planning Activities in Adjacent Communities**

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

## **Existing and/or Potential Conflicts**

The Town of Tainter is in a growing part in the State of Wisconsin adjacent to urban areas where notable growth has occurred in urban and rural areas alike. As Cities and Villages attract residents, businesses, and industries, the need to grow can sometimes not be avoided. The growth of any community often results in land being annexed from surrounding towns. It is important to engage with neighboring communities to plan for land use, transportation, economic development, agriculture, and other needs so that they can develop in a coordinated and efficient manner. Joint planning can lead to early identification of potential conflicts.

## **Potential Intergovernmental Cooperation Opportunities**

The Town of Tainter's Comprehensive Plan identifies many recommendations the Town and its residents may take to implement the Comprehensive Plan and attain the vision contained within. Below is a list of several areas where Tainter may benefit from forming partnerships with surrounding communities, government agencies, and organizations.

- Urban Sewer Service Area Boundaries.
- Protecting and promoting natural resources.
- Attracting desired business and industry.
- Increasing the use and development of renewable energy resources.
- Developing transportation options.
- Preserving farmland for small market farms and local food production.
- Land use planning.
- Transportation planning.

## **Survey Results Related to Intergovernmental Cooperation**

In the Town of Tainter Community Survey conducted in 2020, residents and business owners were asked questions related to services provided by other agencies.

The survey questions and responses related to Intergovernmental Cooperation are:

**Question 21:** Do you feel safe and adequately protected by the County Sheriff’s Department?

82.41% of survey responses indicated “Yes.”

**Question 22:** Are you satisfied with the ambulance, fire, and law enforcement in the Town of Tainter?

65.12% of survey responses indicated “Yes.”

**Question 29:** Addition Comments:

- Many survey comments mentioned cleaning up Tainter Lake, improving water quality, and/or dredging areas where the rivers flow into the Lake.
- Many surveys indicated a lack of high-speed internet in the Town of Tainter.
- Survey responses showed concern about the loss of the transfer station and had questions about future solid waste services.
- Numerous surveys wanted to improve lake access.
- Many surveys indicated a desire to have no wake areas.
- Increased trails and routes were often mentioned with most pertaining to ATV’s and hiking.

## **Goals, Objectives, and Recommendations**

**Goal 1:** Maintain mutually beneficial relations with nearby governments.

### **Objectives:**

1. Work with surrounding communities to encourage orderly, efficient land use patterns that minimize conflicts between urban and rural uses and preserves farming and natural resources in mutually agreed areas.
2. Cooperatively secure long-range growth opportunities for the Town that will ensure the economic health of the community and result in a logical, efficient future land use pattern.

3. Work with Dunn County and neighboring jurisdictions on comprehensive planning efforts.
4. Work with surrounding communities on future municipal boundary changes, sewer service areas, land use policies, extraterritorial decisions, joint recreational spaces and programming, and other areas of mutual concern.

**Recommendations:**

1. Continue intergovernmental and shared service agreements for public facilities and services.
2. Consider additional joint services and facilities where consolidating, coordinating, or sharing services or facilities which will result in better services or cost savings.
3. Cooperate with other governments and non-profit agencies on natural resources, places of recreation, transportation facilities, and other systems that are under shared authority or cross governmental boundaries.
4. Notify surrounding local governments of the updated Comprehensive Plan and it's availability on the Town web site.
5. Actively participate, review, monitor, and comment on pending comprehensive plans for nearby communities and Dunn County.
6. Actively participate in planning and grant applications that address projects that affect the area such as lake water quality, broadband, parks, etc.

# Chapter 9

---

## Land Use

### **Land Use vs. Zoning**

The difference between land use and zoning can be confusing. Often, an Existing Land Use map and Zoning map can look very similar, but they convey a different message. An Existing Land Use map depicts what activity is taking place on a parcel of land at a certain point in time regardless of zoning. For example, if a parcel has a home or apartment building on it, the use of that land is for residential purposes regardless of the zoning. It is possible for a parcel of land to have more than one land use on it.

Zoning is a system of classifications and regulations that designate the permitted uses of land. A zoning map shows which zoning classifications are assigned to a parcel of land. The zoning code is the written regulations that describe minimum lot sizes, permitted uses, conditional uses, setbacks, etc. that are associated with a zoning classification.

It is possible for land use and zoning to be different. A parcel of land may be zoned for a single-family home but have a commercial business on it. In this case, we consider this a non-conforming use. In a perfect world, the zoning district associated with a parcel of land would match the use.

### **Purpose of the Land Use Chapter**

The Land Use Chapter is intended to provide important background data, analyze development trends, and define future needs related to land use. This information will serve as the foundation for the development of goals, objectives, and recommendations pertaining to the physical growth of the Town of Tainter.

Defining appropriate land uses involves more than making ecological and economical choices. It is also about retaining values, lifestyles, cultural assets, and community character. The planning of future land uses is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect rights of the individuals and to give landowners, citizens, and local communities the opportunity to define their own destiny. Currently the City's Extraterritorial boundary does not extend into Tainter. However, the Town must acknowledge that as the City of Menomonee grows, its extraterritorial plat review rights would also expand thus allowing the City to have some say into the development in Tainter.

### **Existing Land Use Inventory Map and Land Use Categories**

The Existing Land Use map shows historical development patterns in the Town of Tainter. To create the map, categories of land use were identified that corresponded to the most common uses that were determined using aerial photography. The categories and definitions include the following.

**Residential:** The Residential land use category includes parcels or portions of parcels where a residence is located. It does not differentiate between single family or multi-family, owner occupied, or renter occupied. If a residence is located on a large parcel, the immediate area around the residence including outbuildings and lawn is included. A residential designation may include agricultural related buildings as well.

**Commercial:** The Commercial land use category includes parcels or portions of parcels where a business is located. It includes the business, parking area and associated grounds. The Commercial land use category includes, but is not limited to, restaurants, agriculture related businesses, greenhouses, and several small businesses that provide a range of services from machining to media, etc. Typically, these are businesses where goods and services are bought and sold.

**Industrial:** The Industrial land use category includes parcels or portions of parcels where an Industry is located. It includes the industry, parking area and associated grounds. The Industrial land use category includes, but is not limited to, manufacturing, warehousing, large utility providers, and non-metallic mining areas. Typically, places where raw materials or goods are made for sale and distribution.

**Institutional:** The Institutional land use category includes parcels or portions of parcels where an Institution is located or is owned by the Town. Institutions are government or non-taxable entities such as Town Halls, Public Works buildings, Fire Departments, churches, etc.

**Agricultural:** The Agricultural land use category includes parcels or portions of parcels where agricultural, products, activities, and associated buildings are located.

**Forest:** The Forest land use category includes parcels or portions of parcels where forests, wetlands, and undeveloped lands are located. Typically includes land in a natural state or used for recreation.

### **Existing Land Use Patterns**

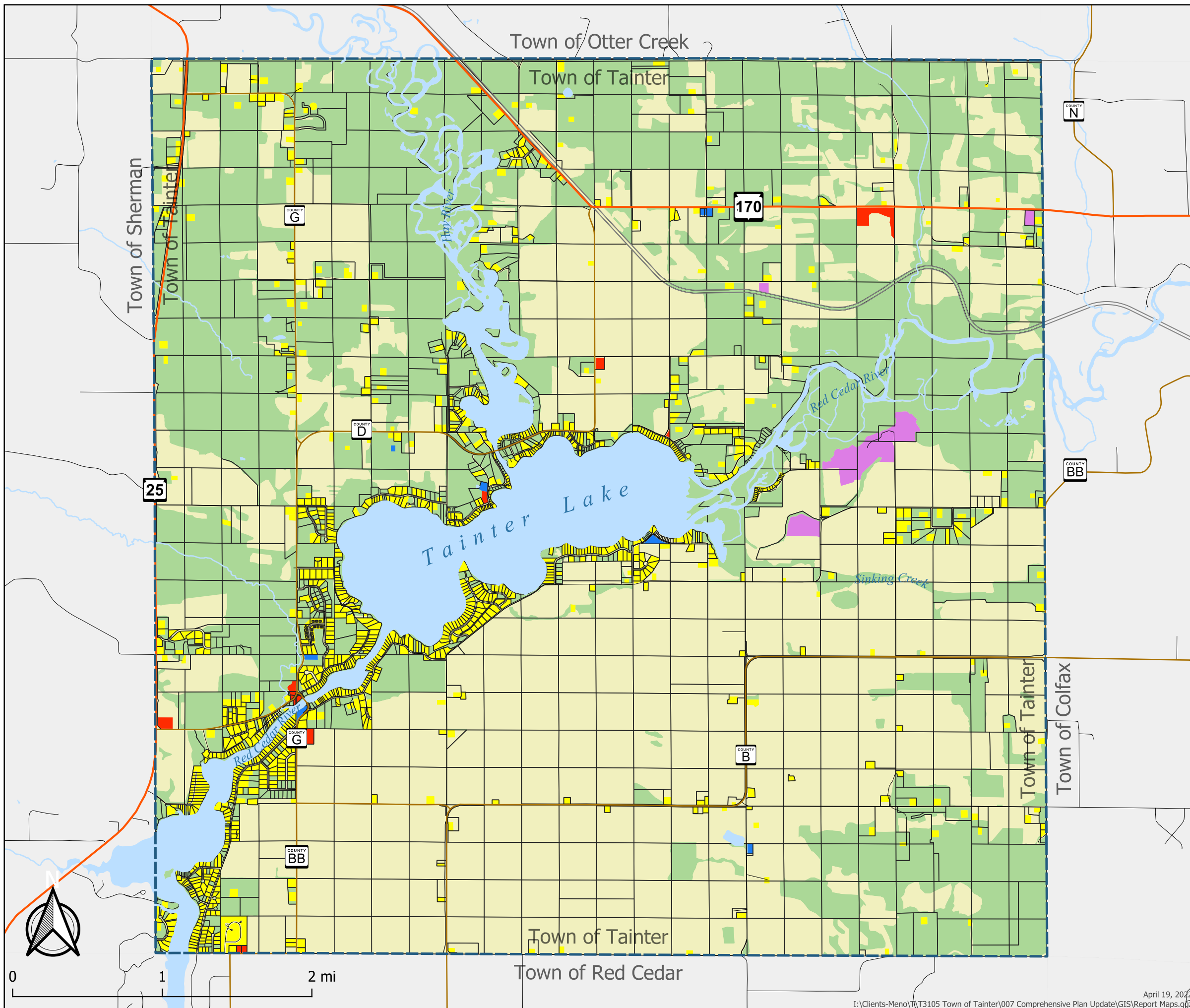
Map 9-1 shows the distribution of land uses in the Town of Tainter. A majority of land uses are related to agriculture and woods/conservancy. These two uses account for about 84.2% of all uses (see Table 9-1). Agricultural land uses are found throughout the Town. Forest land uses are generally found on land adjacent to waterways or where the topography prohibits development. Residential land uses are scattered throughout the Town as well but there are more high-density subdivisions located around and near the lake and other waterways.

# Existing Land Use

Town of Tainter  
Dunn County, WI

## Existing Land Use

- Residential
- Institutional
- Commercial
- Industrial
- Agricultural
- Forest



# Map 9-1



**Table 9-1: Existing Land Use – Town of Tainter**

<b>Land Use</b>	<b>Acres</b>	<b>Percentage</b>
Residential	1,069	5%
Commercial	38	0.3%
Industrial	99	0.5%
Institutional	15	0.2%
Agricultural	10,417	46%
Woods/Conservancy	8,790	39%
Road Right-of-Way/Water	2,368	9%
<b>Total</b>	<b>22,796</b>	<b>100.0%</b>

Source: Cedar Corporation

### **Future Land Use**

To determine land use needs due to population growth and possible nonresidential development, several factors are taken into consideration such as existing land use patterns, transportation network, community survey results, and intergovernmental agreements.

### **Future Land Use Needs and Land Use Regulations**

To determine future land use needs, it is assumed that a new household will require a new home and that 10% of these new homes will be constructed on existing lots. Future land needs for commercial or industrial growth will be based on their current number of acres compared to the existing population and then carrying out that ratio using the projected population. It is assumed that land needed for residential, commercial, and industrial development will come from existing agricultural land though woods/conservancy areas may be more attractive for residential development but more difficult to develop.

Table 9-2 shows the housing acreage needed for population growth projected between 2025 and 2042 where it is projected that the Town of Tainter will have 206 new households (see Table 2-3). As stated above, a new household will need a new dwelling. The need for housing may be met by constructing homes on vacant lots or by creating new residential parcels. For planning purposes, the assumption is that 10% of those households can find an existing lot to build on. Therefore, 185 new residential parcels, which amount to about 46 new dwellings each five years having a minimum one acre each, will need to be created. Data on projected commercial and industrial uses was not available but a conservative assumption is for every five (5) year increment, two (2) new commercial parcels having a minimum of five (5) acres each, will need to be created and every ten (10) years one (1) new industrial parcel having a minimum of ten (10) acres each will need to be created.

<b>Table 9-2 Acres Needed for Projected Development 2025-2040</b>					
	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	
<b>Land Use</b>	<b>Projected Acreage</b>	<b>Projected Acreage</b>	<b>Projected Acreage</b>	<b>Projected Acreage</b>	<b>Total Acres</b>
Residential	46	46	46	46	184
Commercial	10	10	10	10	40
Industrial	10	0	10	0	20
Agricultural	-66	-56	-66	-56	244

These calculations provide a general idea of the land needed for future development. Many factors will affect future development such as building costs, the economy, regulations, housing options and what surrounding communities are doing to either promote growth or slow growth. Based on the calculations shown in Table 9-2, 244 acres are needed to accommodate future residential, commercial, and industrial growth.

To understand how new housing, business and industry could shape the Town, it is important to identify key characteristics that the Town will promote and preserve.

### **Community Identity**

Community identity is a feeling that people have about where they live, and it provides a sense of place and belonging. It can be related to the geography of the area, types of businesses, recreational opportunities, and natural resources. Community identity tends to generate pride and encourages residents to maintain and enhance their place of residence. Community identity is closely related to rural character both of which can be influenced to a large degree by the design of land, land uses and structures.

### **Future Development Areas**

#### **Future Land Uses**

The future land use categories represent general descriptions of permitted and compatible uses for a particular area.

#### **Agriculture**

These are lands which have been certified by DATCP as Farmland Preservation eligible. They are not zoned Farmland Preservation but if relevant standards and requirements were met those landowners could be eligible for Farmland Preservation tax credits. Agriculture represents the best agricultural land in the Town and should be protected from non-farm development.

#### **Agricultural and Rural Residential**

These are lands which are not certified by DATCP as Farmland Preservation but are still valuable agricultural land and which can support limited non-farm uses. Agriculture and rural Residential should serve as the land bank for future residential and other non-farm

development. Future development may be permitted, provided it minimizes its impact to community identity, agriculture, environmentally sensitive areas, and natural resources.

### **Rural Residential**

These are areas where high residential densities should occur. Some Rural Residential areas are already established, and allowing future development should be based on the level of existing services (road maintenance, emergency response access etc.), lot sizes, density, retaining community identity, protecting agriculture, protecting environmentally sensitive areas, and protecting natural resources.

### **Rural Commercial Areas and Rural Industrial Areas**

A variety of small scale Rural Commercial and Rural Industrial uses exist within the Town. Rural Commercial and areas are intended to provide services and employment of appropriate size and scale and should be supported by private sewer and water systems. Higher demand commercial uses should be encouraged to locate in urban areas where the infrastructure is better suited.

Like Rural Commercial, a limited number of Rural Industrial land uses exist such as manufacturing, storage, construction, and extractive operations. As with Rural Commercial, Rural Industrial uses are intended to provide services and employment of appropriate size and scale and should be supported by private sewer and water systems. Higher demand industrial uses should be encouraged to locate in urban areas where the infrastructure is better suited.

### **Intensive Animal Farming**

Intensive Animal Farming is an approach to animal husbandry designed to maximize production, while minimizing costs. To achieve this, agribusinesses keep livestock at high stocking densities, at a large scale, use modern machinery, and modern biotechnology. New or expanding Intensive Animal Farming's may be allowed in agriculture areas provided they minimize their impact to community identity, environmentally sensitive areas, natural resources, and meet state and County standards.

### **Transitional**

These are areas where non-farm uses, of appropriate size and scale, could be allowed if they are compatible and can minimize their impact to community identity, environmentally sensitive areas, and natural resources.

### **Rural Institutional**

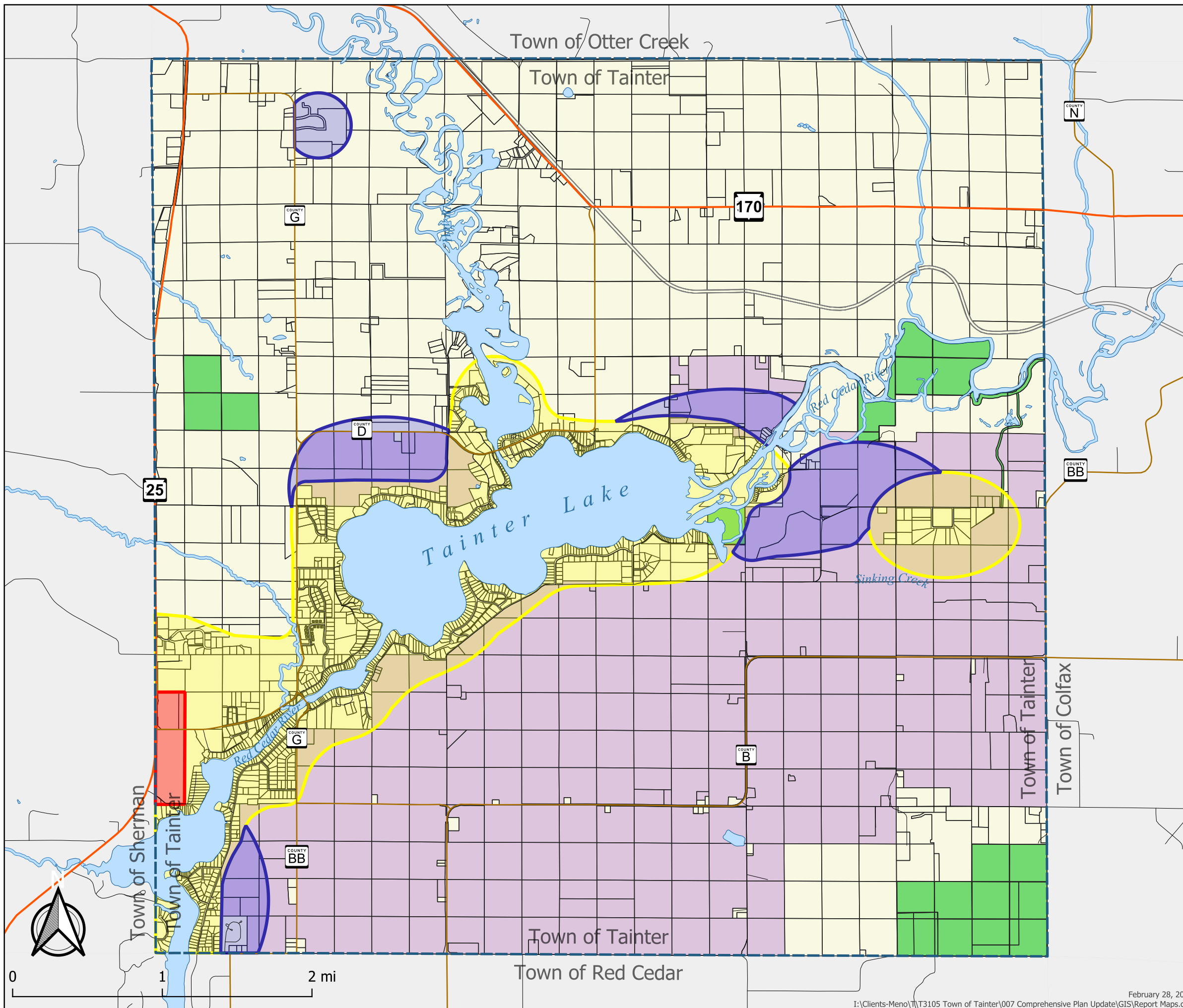
Rural Institutional uses such as town halls, schools, parks, police/fire stations, and cemeteries are allowed in most areas if they meet current zoning criteria.

## **Future Land Use Map**

The Future Land Use map, Map 9-2, shows future agricultural, residential, and commercial land use areas in the Town of Tainter. The land use categories depicted on the map does not conflict with the permitted uses of appropriate zoning districts in the current Dunn County Comprehensive Zoning Ordinance. Since most of Tainter is zoned General Agriculture, which allows for low density single-family residential development, specific future low density residential areas are not identified. There are areas identified on Map 9-2 that are conducive to higher density residential and commercial development because of their location on major transportation routes, and proximity to existing development that would be attractive to businesses. As land uses evolve or if new land uses become known and conflicts arise, the Town will collaborate with the County Zoning staff to resolve such conflicts.

# Future Land Use

Town of Tainter  
Dunn County, WI



- Future Land Use**
- Rural Residential
  - Rural Commercial
  - Transition
  - Agricultural and Rural Residential
  - Public Lands
  - Agriculture



## Map 9-2

## **Development Principles**

When evaluating development plans and land use changes that have not been identified in the Town of Tainter Comprehensive Plan, the Town could support them if they are consistent with the goals of this Plan. To determine if the Town should consider supporting new residential, commercial, and/or industrial development, the town should review the proposal against following development principles.

### **Residential Development**

1. Evaluate the compatibility of the proposal to existing uses in the neighborhood.
  - a. Neighborhood means all lands adjacent to and within one-quarter mile of the proposal.
2. Evaluate proposed practices/methods to mitigate or eliminate neighborhood land use conflicts caused by the proposal.
3. Evaluate practices/methods to conserve/protect neighborhood agricultural lands and agricultural uses.
4. Evaluate proposed practices/methods to conserve/enhance Rural Identity such as protecting natural resources, topography, native vegetation (trees, shrubs, and grasses), to maintain desirable rural aesthetics and reduce the visual impact of proposed development.
5. Evaluate proposed practices/methods to address transportation issues such as connectivity (through roads), road capacity, intersections, turning lanes, speed, drainage and undue roadway wear and tear.
6. Evaluate proposed practices/methods for alternative neighborhood transportation choices such as bicycle and pedestrian facilities.
7. Evaluate proposed practices/methods to provide adequate infrastructure such as roads, sewer, water, drainage, and broadband.
8. Evaluate proposed practices/methods to control stormwater and erosion.
9. Evaluate proposed practices/methods to meet access requirements for Emergency Responders.
10. Evaluate proposed practices/methods to conserve/protect Environmentally Sensitive Areas.
11. Evaluate proposed practices/methods to mitigate or eliminate neighborhood nuisances, caused by the proposal, such as noise, light, dust, odor, traffic congestion, etc.
12. Evaluate proposed practices/methods to address sustainability/renewables.

### **Commercial Development**

1. All of the Residential Development criteria.
2. Evaluate proposed hours of operation.
3. Evaluate proposed signage location and size.
4. Evaluate the impact of the size and scale of the proposal and future expansions to the neighborhood.
5. Evaluate proposed parking.

6. Evaluate proposed delivery and storage areas/structures.
7. Encourage proposals with high utility needs (sewer and water) to locate in an urban community with adequate utility capacity.

### **Industrial Development**

1. All of the Residential Development criteria.
2. All of the Commercial Development criteria.
3. Evaluate proposed practices/methods to mitigate or eliminate land use conflicts caused by the proposal such as buffers (fencing, vegetation, berm and/or additional setback distances), designated and posted transportation routes, reduced speed limits, lighting, etc.

### **Survey Results Related to Land Use**

On November 9, 2020, the Town conducted a community survey to gather information and opinions from residents and property owners on a wide range of topics. A total of 1,244 surveys were mailed to residents and property owners. Participants were asked to fill out and return the surveys by November 23, 2020. Of the surveys sent out:

- 4 additional surveys were requested.
- 18 surveys were returned as undeliverable.
- 21 surveys were received after the return date and the survey was tabulated.
- 614 responses received for a 50% return rate when factoring in undelivered and additional requested surveys.
- The number of returned surveys resulted in a 2.82% margin of error/97.18% confidence level.

The survey questions and responses related to Land Use are,

**Question 1:** What are the most important reasons you and your family chose to live in **the Town of Tainter**? (Choose up to **four** reasons)

Survey results show the top four responses were:

1. Natural Beauty (46.27%).
2. Waterfront Property (43.78%).
3. Rural Character (32.50%).
4. Recreational Opportunities (28.86%).

**Question 4:** The Town should support increased development of these forms of recreation:

The top four survey responses indicated that they agreed or strongly agreed supporting the following.

1. Hiking Trails 67.81%
2. Boating and River Facilities Access 67.53%
3. Parks and Recreation Facilities 67.34%
4. Biking Trails 63.08%

55.70% of responses indicated they had no opinion about Horseback Riding Trails and 41.93% indicated they had no opinion about Cross Country Skiing Trails.

More responses disagree or strongly disagreed (25.18%) with Horseback Riding Trails than agreed or strongly agreed (19.12%).

**Question 5:** I support the following housing options in the Town of Tainter:

The top four survey responses indicated that they agreed or strongly agreed supporting the following.

1. Single Family Homes (95.93%)
2. Second/Vacation Homes (70.09%)
3. Twin Homes/Duplexes (57.06%)
4. Elderly/Assisted Living (51.26%)

67.96% of survey responses indicated they disagreed or strongly disagreed with Multiplex Homes as a housing option they would support.

**Question 10:** Indicate the importance of the following resources to you:

65.66% of survey responses indicated Groundwater/Well Water was essential. 51.01% indicated Air Quality was essential. 50.84% indicated Rivers/Streams was essential. Over 50% of responses indicated all choices were important, very important or essential.

**Question 11:** How would you describe your thoughts towards future growth and development in the following areas in the Town of Tainter?

1. 53.49% of survey responses indicated that the Town of Tainter is going to grow, but we need to manage it related to Residential growth.
2. For all types of development, high percentages indicated that the Town of Tainter is going to grow, but we need to manage it
3. For all types of development, high percentages indicated that they would like to see the Town of Tainter stay the way it is.



**Question 12:** How would you rate current efforts by the Town of Tainter to regulate and guide development?

49.74% of survey responses indicated they did not know or had no opinion.

**Question 13:** Productive agricultural land should be allowed to be used for:

1. 92.66% agreed or strongly agreed with the response "Agricultural Use".
2. 65.19% disagreed or strongly disagreed with the response "Commercial Use".
3. 65.13% disagreed or strongly disagreed with the response "Any Use".

**Question 15:** The visual impacts (view of the landscape) of development is an important consideration when evaluating proposed development.

90.39% of survey responses agreed or strongly agreed with this statement.

## Goals and Objectives

**Goal 1:** Maintain local Control of Land Use Decisions.

### Objectives:

1. Local land use decisions will be made at the Town level.
2. Increase community awareness (e.g., newsletters, press releases, public forums) on the use of conservation design principles, voluntary land and resource protection programs, and other tools and programs for furthering the goal and objectives of the Town Comprehensive Plan.
3. Include the Development Principles as part of all Town land use applications.
4. Develop a handout/checklist of each of the Development Principles as a guide to help developers submit complete land use applications.

**Goal 2:** Favor Land Uses Consistent with the Future Land Use Map.

### Objectives:

1. Adopt a policy to object to rezoning lands designated/mapped as Farmland Preservation Plan certified (FPP) to any zoning district except the Conservation District.
2. Adopt a policy to only support land use changes that substantially address Development Principles.
3. Amend Town land use applications to include:
  - a. Acknowledgement of Development Principles and require written justification
  - b. Acknowledgement of Environmentally Sensitive Areas and require written justification

4. Adopt a non-metallic mining blasting ordinance.
5. Adopt a non-metallic mining density policy.
6. Adopt a policy to object to locating non-metallic operations in FPP areas and/or Environmentally Sensitive Areas and object to requests that do not meet the non-metallic mining density standards.

**Goal 3: Protect Environmentally Sensitive Areas.**

**Objectives:**

1. Adopt a policy to protect “Environmentally Sensitive” areas.
2. Adopt the Environmentally Sensitive Areas map as an official Town map.
3. Amend the land division ordinance to include Environmentally Sensitive review standards.
4. Adopt a policy to object to lands designated/mapped as “Environmentally Sensitive” from being rezoned to any zoning district except for the Conservation District.

# Chapter 10

## Plan Implementation

---

### Implementation Strategy

The final chapter is implementation of the *Tainter Year 2042 Comprehensive Plan*. The development of a Comprehensive Plan is an exhaustive and labor-intensive process. The plan's ultimate success will be tied to the energy and resources that are applied to implementation, as the implementation strategy is the critical link between planning and positive action in the town. Successful implementation will require the town to invest both time and money into ordinance development, administration and enforcement, intergovernmental coordination, community education, and plan maintenance. The implementation strategy is organized as follows:

1. Town Administration.
2. Intergovernmental Coordination.
3. Ordinance Review/Revision.
4. Ordinance Development.
5. Voluntary Implementation Tools.
6. Other Implementation Tools.
7. Plan Monitoring, Amendments, and Update.

The implementation strategy also includes the Implementation Action Plan presented at the end of this section. The action plan identifies implementation actions that should be achieved over the life of this comprehensive plan. It also establishes the primary responsible party and targeted completion date.

### Town Administration

Listed below are strategies to be implemented through Town policy and administrative actions. The primary responsible parties are the Town Board and Town Plan Commission. The Town Board may also seek advice from appointed advisory bodies or technical advisors.

#### **Actions**

1. Appoint Town Plan Commission members when terms expire, or vacancies occur. The general function of the plan commission is to assist and advise the Town Board with ordinance development and amendment; review of development proposals, rezonings, land division requests; and future amendments to the comprehensive plan. It is always desirable to have members with a cross-section of interests on the plan commission to best represent the different viewpoints and opinions in the town.

2. Ensure that Town policies, ordinances, and decisions are made in conformance with the Comprehensive Plan to the fullest extent.
3. Encourage public input at Town Board and Plan Commission meetings on Town planning, land use and regulatory issues, and voluntary land and resource programs to keep the public interested and informed with the implementation of the Town's Comprehensive Plan.
4. Provide a local point of contact to respond to inquiries related to Town planning and development regulations.
5. Monitor and prepare an annual report on the implementation of the comprehensive plan, land divisions, rezonings, any land use permits, and other recommendations pertaining to the Town Comprehensive Plan.
6. Report County decisions pertaining to the Town of Tainter (rezones, special exceptions, etc.) at Town Board and Plan Commission meetings.
7. Conduct a complete review of the Comprehensive Plan as necessary.
8. Provide for early and continuous opportunities for public input on new or revised Town ordinances and amendments.
9. Pursue grant funding opportunities to provide financial assistance for plan implementation, ordinance development, plan amendment, etc.
10. Explore methods to increase community awareness about programs that further the goals, objectives, and policies of the Town Comprehensive Plan (e.g., web site / digital communications, newsletters, public forums, informational brochures).

### **Intergovernmental Coordination**

Listed below are identified actions to coordinate comprehensive planning activities and/or development regulations between jurisdictions. The objective of these actions is to seek and establish mutually beneficial relations with other units of government. The primary responsible party is the Town Board. The Town Board may also seek advice from appointed advisory bodies or technical advisors.

#### ***Actions***

1. Plan implementation includes administration of several Town ordinances as described in this plan. The Town should coordinate administration of such ordinances with Dunn County to clarify and balance roles and responsibilities for planning and regulation. Coordination efforts should include, but are not limited to:
  - a. Joint administration procedures (e.g., public notices, public hearings, permit review and comment, etc.) related to development proposals requiring both town and County approval.
  - b. Mutually agreed upon notification, review, and comment procedures.

- c. Development of public information explaining County and town land use controls and approval processes.
  - d. Tracking of permit applications and approvals.
2. Work with Dunn County and neighboring jurisdictions on methods and procedures that support each other's objectives while providing consistency with the Town's Comprehensive Plan.

## **Ordinance Review/Revisions**

Existing ordinances used by Town decision makers to achieve the vision, goals, and objectives of the *Tainter Year 2030 Land Use Plan* must be reviewed for consistency with the new *Tainter Year 2042 Comprehensive Plan*. The ordinances listed for review below are intended to strengthen local control of land use decisions consistent with this Plan. The Town should ensure opportunities for public input and participation in any revision and subsequent adoption of these ordinances.

### ***Plan Commission Ordinance***

The plan commission must be enacted by ordinance consistent with Wisconsin Statutes and comply with requirements under those statutes. The Tainter Plan Commission Ordinance should be reviewed for compliance with statutes and consistency with this comprehensive plan.

### ***Subdivision Ordinance***

Achieving the stated vision, goals, objectives and policies of this Comprehensive Plan will be significantly influenced by how land will be divided and developed in the future. Pursuant to Section 236 of the Wisconsin Statutes, the Town of Tainter may regulate, by ordinance, the subdivision of land within its corporate limits. A subdivision ordinance is a planning tool to control how, when, and if rural farmland, woodlands, and open spaces will be divided and developed while protecting the needs and welfare of the community. It also regulates how new lots will be made ready for future development such as provisions for adequate access, wastewater treatment and water supply.

The impact of land division regulations is more permanent than zoning (which regulates the type of development that takes place on a parcel) because once land is divided into lots and streets are laid out, development patterns are set. Local review and regulation of future divisions of land can therefore be an effective tool to realize plan goals, to maintain agriculture as a strong part of the local economy, to protect natural resources, and to retain rural character.

The Town can require a new subdivision be in conformance with the *Tainter Year 2042 Comprehensive Plan* as a basis of approval. The key to implementing this objective is twofold. First, the ordinance should clearly state that consistency with the Town Comprehensive Plan is a criterion for approval. Secondly, the ordinance should contain a provision requiring the proponent for a subdivision to submit a clear and concise letter of intent as part of the land division application. The letter of intent submitted as part of the application record can be used to administer use of the property in concert with Dunn County zoning controls.

The subdivision ordinance needs to incorporate “conservation design guidelines and standards” to help implement the plan vision, goals, objectives, and policies supporting protection of Town environmentally sensitive areas, agricultural lands, and open spaces. Wisconsin's “Smart Growth” law defines a “conservation subdivision” as: “a housing development in a rural setting that is characterized by compact lots and common open space, and where the natural features of land are maintained to the greatest extent possible.” Conservation subdivisions are intended to be an alternative approach to the conventional lot-by-lot division of land in rural areas which spreads development evenly throughout a tract of land without regard to the natural features of the area.

The Subdivision Ordinance must be consistent with state statutes and requires local administration (e.g., application review, fee collection, public hearings, inspection, enforcement, etc.). Local administration of the Subdivision Ordinance also requires coordination with Dunn County and other governmental agencies that may have jurisdiction.

### ***Highway Access Permit Ordinance***

Highway Access ordinances are developed to establish standards for driveways that will provide for safe and adequate access from private development to public right-of-ways, and also to maintain appropriate access spacing, access-point design, and total number of access points to public roads. In addition, a Highway Access ordinance provides an opportunity for local review to ensure the access is consistent with the Town Comprehensive Plan.

### ***Highway Ordinance***

Highway ordinances regulate, for public health and safety reasons, the establishment, repair, construction, improvement, modification, and reconstruction of Town regulated highways, to assure that the methods of repair, construction, improvement, modification, and reconstruction practices used in these highways will protect properly the public health, safety, and general welfare of persons in the Town of Tainter. The term “highway” is generally defined as any public town highway, public way, public road, or other avenue of public travel in the Town of Tainter regardless of whether or not the Town has accepted responsibility for maintenance of the highway.

## ***Dunn County Comprehensive Zoning Ordinance***

Under Wisconsin Statutes, counties and local units of government are authorized to adopt "zoning" ordinances. Zoning is a method for implementing or carrying out the "Comprehensive Plan." The Town Comprehensive Plan should guide zoning ordinance provisions including district descriptions, allowed densities, permitted uses, conditional uses and the official zoning map.

The Town of Tainter has previously adopted the Dunn County Zoning Ordinance, whereby zoning districts and associated regulations are administered by the County. The preference of the Town is that County administration of zoning continue. Identified advantages related to continued County administration include:

1. Avoid the cost of developing and administering (e.g., permit processing, enforcement) a town zoning ordinance.
2. Avoid the time, cost and uncertainty associated with obtaining County Board approval on a town zoning ordinance and any future amendments.
3. Property owners and the development community are familiar with administration of zoning rules by the County.

The main disadvantage is that under County zoning the Town may not be able to achieve all of the "desired future condition" of the Town Comprehensive Plan.

### ***Actions***

1. Coordinate with Dunn County as necessary to utilize and/or amend existing County zoning policy to compliment Town policies and vis versa.
2. Assign the Town Plan Commission with the responsibility to review and make a recommendation on any proposed amendments to the Dunn County zoning standards and official maps affecting the Town of Tainter for consistency with the Comprehensive Plan.

### **Ordinance Development**

Town ordinances are the preferred tools to be used by Town decision makers to achieve the vision, goals, and objectives of this plan. Ordinances are intended to strengthen local control of land use decisions consistent with the Comprehensive Plan. At the time this plan was adopted, there were no additional ordinances foreseen as necessary for plan implementation.



## **Voluntary Implementation Tools**

There are various federal, state and local conservation programs that are available to private landowners and/or local units of government in Wisconsin. The Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) and Wisconsin Department of Natural Resources (DNR) are just two examples that offer conservation programs. Participation in these programs should be considered and encouraged as a tool to help preserve the important features, natural resources, and character of the Town presented in this comprehensive plan.

## **Other Implementation Tools**

The following implementation tools are identified as requiring further study or consideration by the Town. They are useful tools that a town may want to consider implementing to achieve the Town's vision, goals and objectives.

### ***Public Ownership/Conservation Easements***

The Comprehensive Plan identifies environmentally sensitive areas which should be afforded protection from development. Public ownership of land can provide an effective means of permanently protecting portions of these areas. Tainter currently has approximately 658 acres of designated environmentally sensitive areas in public ownership.

Protecting the conservation values of a property can also be achieved by voluntarily placing a permanent restriction on development through a conservation easement. The easement can be donated to a qualifying agency, such as a land trust, or purchased by a unit of government. Land trusts may be local, regional, state, or nationwide organizations. The conservation easement is legally recorded on the deed to the property, thereby restricting development by all owners of the property to follow. The restrictiveness of the easement is flexible, and allows the landowner to determine the limits to be placed on development. The landowner continues to own, manage and use the land placed under easement, including full control over public access, however the development rights of the property belong to the chosen entity. A landowner choosing to donate development rights by means of establishing a conservation easement is entitled to a tax deduction, as donating development rights of land is a charitable act. In addition, a conservation easement will likely reduce property value, thereby reducing tax liability.

### ***Actions***

1. The Town should make efforts to formally communicate its support for retaining existing County and state publicly-owned lands within the Town of Tainter, especially those designated by the plan as public resource lands which are not currently improved for public access and recreation (see also Section 8, Intergovernmental Coordination).

## **Plan Monitoring, Amendments, and Update**

Once adopted, the Town should regularly evaluate its progress towards achieving the recommendations of this Plan and amend and update it as appropriate. This section suggests recommended criteria and procedures for monitoring, amending, and updating the plan.

### ***Plan Monitoring***

The Town should constantly evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions against the recommendations of this Comprehensive Plan. The Plan should be used as the first “point of reference” when evaluating these projects, which are typically decided on a monthly basis.

### ***Plan Amendments***

Although this Plan can be amended and changed, the plan is long-range in design and any amendments should be carefully considered for their cumulative effect. Amendments may be appropriate in the years following initial plan adoption, particularly in instances where the Plan is becoming irrelevant or contradictory to emerging policy or trends or does not provide specific advice or guidance on an emerging issue. “Amendments” are generally defined as minor changes to the plan maps or text. Frequent amendments to accommodate specific development proposals should be avoided, or else the plan will become meaningless.

State Comprehensive Planning law requires that the Town use the same basic process to amend a Smart Growth Comprehensive Plan as it used to initially adopt the plan. This does not mean that new vision forums need to be held, or old committees need to be reformed. It does mean that the procedures defined under Wisconsin Statutes Section 66.1001 need to be followed.

As a dynamic community facing a myriad of growth issues, the Town may receive requests for plan amendments over the planning period and should evaluate these requests when presented.

### ***Plan Update***

The State Comprehensive Planning law requires that a Smart Growth Comprehensive Plan be updated at least once every ten years. As opposed to an amendment, an update is often a substantial re-write of the plan document and maps.

## **Actions**

1. The Town Plan Commission and Town Board should determine that a proposed amendment is warranted before granting approval and implementing changes.
2. The Town should continue to monitor any changes to the language or interpretations of the State comprehensive planning law.

## **Implementation Action Plan**

In an effort to launch key implementation strategies, the following Implementation Action Plan has been developed. Adherence to the directives (charges) outlined in the Action Plan will ensure progress is achieved in attaining the plan's vision, goals, and objectives.

The charges are abbreviated by intent to associate the reader to the need and direction necessary to accomplish plan goals. The who/when directives target the primary entity responsible and the targeted completion date for implementing the charge.

The Implementation Action Plan, as a primary implementation tool of the *Tainter Year 2042 Comprehensive Plan*, should be reviewed and amended periodically to maintain the document as active and accomplishment oriented.

## **Town Administration**

- 1. Charge:** Appoint Town Planning Commission members to review land division, conditional use, and rezoning requests; monitor performance and conduct reviews of the Comprehensive Plan as necessary; and review requests for amending the Comprehensive Plan.

Who: Town Board

When: When Plan Commission vacancies occur

- 2. Charge:** Pursue grant-funding opportunities to provide financial assistance for Plan implementation (e.g., ordinance development, Plan amendment) such as the River Protection and Lakes Protection Grant Programs administered by the Wisconsin Department of Natural Resources

Who: Town Plan Commission/Town Board/Technical Advisor

When: Dependent on Grant Application Deadline

- 3. Charge:** Ensure that Town policies, ordinances, and decisions are made in conformance with the Town Comprehensive Plan to the fullest extent.

Who: Town Board/Town Plan Commission/Technical Advisor

When: Ongoing

4. **Charge:** Prepare an annual report to the Town Board on subdivisions, rezonings, ordinance proposals and revisions, permits, and other actions that fall under this Comprehensive Plan.  
 Who: Town Plan Commission  
 When: Annually
5. **Charge:** Plan and budget for Plan implementation (e.g., ordinance development, local match on grants, etc.) and maintenance. Successful implementation will require the Town to invest both time and money into ordinance development/revision, administration and enforcement, intergovernmental coordination, community education, and plan maintenance. Budgets proposal should be coordinated with the Town Clerk.  
 Who: Town Board/Town Plan Commission  
 When: Annually in September
6. **Charge:** Explore methods to increase community awareness about programs that further the goals, objectives and policies of the Town Comprehensive Plan (e.g., web site / digital communications, newsletters, public forums, informational brochures).  
 Who: Town Plan Commission/Town Board/ Technical Advisor  
 When: Ongoing

### ***Intergovernmental Coordination***

1. **Charge:** Continue to participate in Joint City/Town meetings to coordinate planning issues and find opportunities for joint participation in mutually beneficial actions.  
 Who: Town Board/Town Plan Commission  
 When: As scheduled, usually held approximately every two months
2. **Charge:** Coordinate growth management, shared services, and border issues with neighboring towns.  
 Who: Town Plan Commission/Town Board  
 When: Ongoing

### ***Ordinance Review/Revision***

1. **Charge:** Review/revise town ordinances for consistency with the *Tainter Year 2042 Comprehensive Plan* and compliance with State statutes.  
 Who: Town Plan Commission/Town Board/Technical Advisor  
 When: As time permits after plan adoption

**2. Charge:** Continue to work with Dunn County on revising the Dunn County Comprehensive Zoning Ordinance so zoning decisions complement the Town Comprehensive Plan.

Who: Town Plan Commission/Town Board/Technical Advisor

When: Ongoing

### ***Voluntary Implementation Tools***

**1. Charge:** Participate in various federal, state and local conservation programs available to private landowners and/or local units of government to help preserve the important features, natural resources, and character of the Town.

Who: Town Land Owners/Town

When: Ongoing

**2. Charge:** Review, amend and adopt “Environmentally Sensitive Areas Map” as the Town of Tainter’s Environmentally Sensitive Areas.

Who: Plan Commission to review and make recommendations and Town Board to act on Plan Commission recommendations.

When: As applicable.

**3. Charge:** Adopt a policy with standards for protecting, preserving and/or conserving Environmentally Sensitive Areas from future development and from being rezoned to any zoning district except for the Conservation District

Who: Plan Commission to review and make recommendations and Town Board to act on Plan Commission recommendations.

When: As applicable.

**4. Charge:** Amend the land division ordinance to include Environmentally Sensitive review standards.

Who: Plan Commission to review and make recommendations and Town Board to act on Plan Commission recommendations.

When: As applicable.

### ***Other Implementation Tools***

**1. Charge:** Welcome suggestions and evaluate community interest in public and private partnerships as well as funding (e.g., grants) pertaining to the purchase of land or conservation easements for permanent protection.

Who: Town Plan Commission/Town Board/Technical Advisor

When: Ongoing

**2. Charge:** Cooperate with the State of Wisconsin and Dunn County to improve public access to existing State and County public lands located within the Town.

Who: Town Plan Commission/Town Board/Technical Advisor

When: When applicable

### ***Consistency Among Plan Elements***

**1. Charge:** Review all elements for consistency with Plan amendments.

Who: Town Plan Commission/Town Board/Technical Advisor

When: When Plan is amended

### ***Plan Monitoring, Amendments, and Update***

**1. Charge:** Evaluate decisions on private development proposals, public investments, regulations, incentives, and other actions against the recommendations of this Plan.

Who: Town Plan Commission/Town Board/Technical Advisor

When: Ongoing

**2. Charge:** Consider conducting a Tainter Citizens Opinion Survey prior to the next Comprehensive Plan update.

Who: Town Plan Commission/Town Board/Technical Advisor

When: Prior to Comprehensive Plan update

**3. Charge:** Update the Tainter Comprehensive Plan at least once every ten years in accordance with State comprehensive planning law.

Who: Town Plan Commission/Town Board/Technical Advisor

When: Start update efforts just prior to next U.S. Census

**4. Charge:** Review the Implementation Action Plan and make necessary amendments so as to keep it active and accomplishment oriented.

Who: Town Plan Commission/Town Board/Technical Advisor

When: Annually

# Appendix A

---

## Public Participation

RESOLUTION 2022- \_\_\_\_

TOWN OF TAINTER, DUNN COUNTY, WISCONSIN  
RESOLUTION ESTABLISHING PUBLIC  
PARTICIPATION PROCEDURES FOR COMPREHENSIVE PLAN AMENDMENT

WHEREAS, the Town of Tainter is updating its Comprehensive Plan under the authority of Sec. 66.1001 Wis. Stats; and

WHEREAS, Sec. 66.1001, Wis. Stats, requires that the governing body of the local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments; and

WHEREAS, the written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan; and

WHEREAS, the Town of Tainter believes that regular, meaningful public involvement in the comprehensive plan update process is important to assure that the resulting plan meets the wishes and expectations of the public; and

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Tainter hereby adopts the written procedures included in the Public Participation Plan meeting the requirements of Sec. 66.1001, Wis. Stats. A copy of said procedure is attached as Exhibit A.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2022.

TOWN OF TAINTER

\_\_\_\_\_  
Randy Valaske, Town Chair

ATTEST:

\_\_\_\_\_  
Doris Meyer, Town Clerk



# EXHIBIT A

## Public Participation Plan

The following methods will be used to foster public participation and input for the Town of Tainter Comprehensive Plan update.

1. **Community Survey:** The Town will conduct a community-wide survey with assistance from Cedar Corporation to gather public input on general and specific topics.
2. **Plan Commission Meetings:** The Plan Commission will work with and advise the consultant during the planning process and review and provide input on recommendations from the consultant.
3. **Town of Tainter Website:** The Town will utilize its website to provide information related to the process of updating the Comprehensive Plan and host draft copies of the chapters so that residents will be able to view and comment on them.
4. **Receive and Respond to Written Comments:** Residents may submit written comments on the Comprehensive Plan to the Town Clerk.
5. **Property Owners or Persons with a Leasehold Interest in Property where Nonmetallic Minerals may be Mined:** Cedar Corporation will work with the Town and Dunn County to identify the above to distribute proposed, alternative, or amended elements of the Comprehensive Plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the Comprehensive Plan. Notification will explain the proposed change and how to provide comments to the consultant and Plan Commission.
6. **Provide a Final Draft to adjacent communities to review and comment:** Provide a link to the Draft Comprehensive Plan Update to adjacent communities to review and comment before the public hearing.
7. **Public Hearing:** The Plan Commission will hold a public hearing to adopt the Comprehensive Plan in accordance with state statutes. The public hearing will offer an opportunity for residents to comment on the Plan.

The Town of Tainter is not limited to the public participation methods listed above and may engage in other methods not identified here as the planning process moves forward.

# Appendix B

---

## Community Survey

# Town of Tainter 2020 Survey

Monday, December 14, 2020

# 614

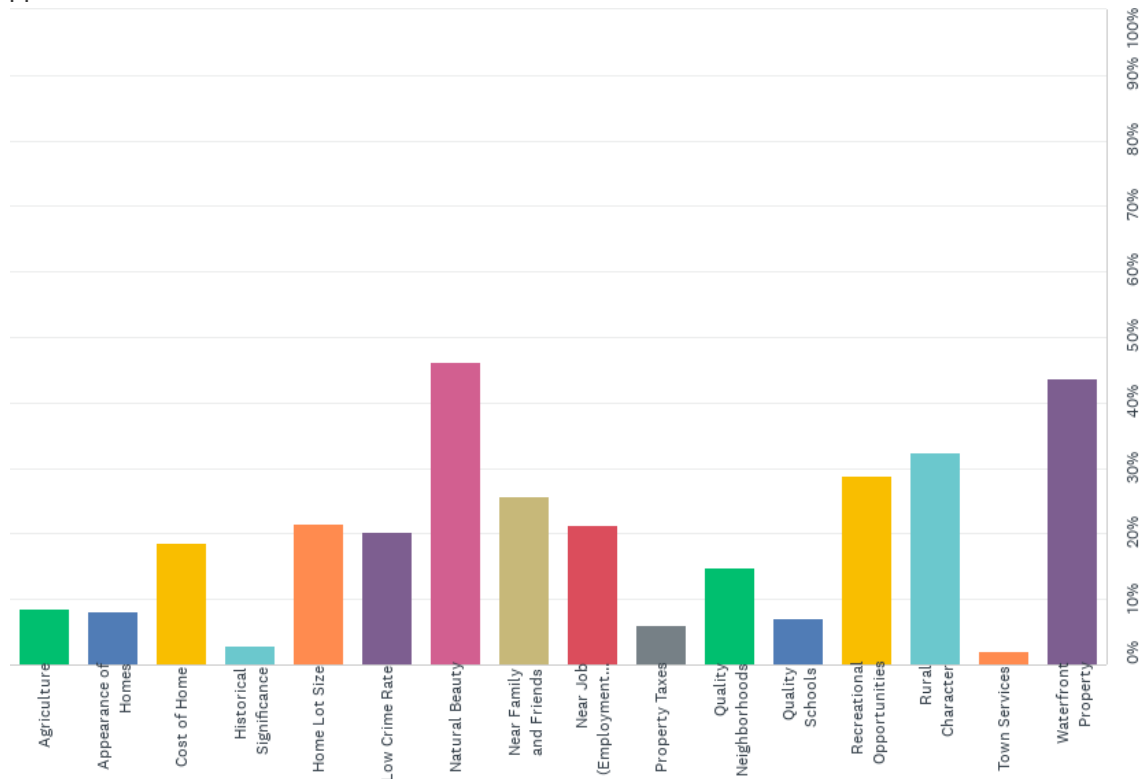
**Total Responses**

Date Created: Monday, November 23, 2020

Complete Responses: 614

# Q1: What are the most important reasons you and your family chose to live in the Town of Tainter? (Choose up to four reasons)

Answered: 603 Skipped: 11



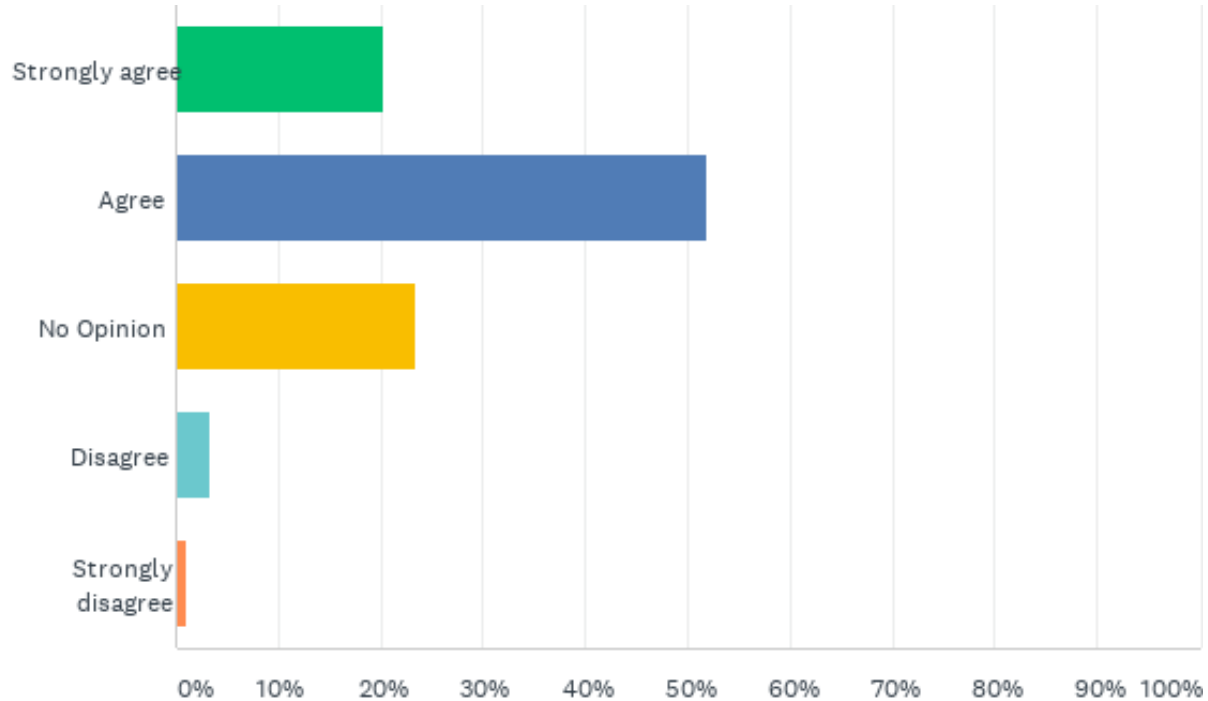
# Q1: What are the most important reasons you and your family chose to live in the Town of Tainter? (Choose up to four reasons)

Answered: 603 Skipped: 11

ANSWER CHOICES	RESPONSES	
Agriculture	8.62%	52
Appearance of Homes	8.13%	49
Cost of Home	18.57%	112
Historical Significance	2.99%	18
Home Lot Size	21.56%	130
Low Crime Rate	20.23%	122
Natural Beauty	46.27%	279
Near Family and Friends	25.70%	155
Near Job (Employment Opportunity)	21.39%	129
Property Taxes	5.97%	36
Quality Neighborhoods	14.76%	89
Quality Schools	7.13%	43
Recreational Opportunities	28.86%	174
Rural Character	32.50%	196
Town Services	1.99%	12
Waterfront Property	43.78%	264
Total Respondents: 603		

## Q2: I would encourage other people to live in the Town of Tainter

Answered: 611 Skipped: 3



## Q2: I would encourage other people to live in the Town of Tainter

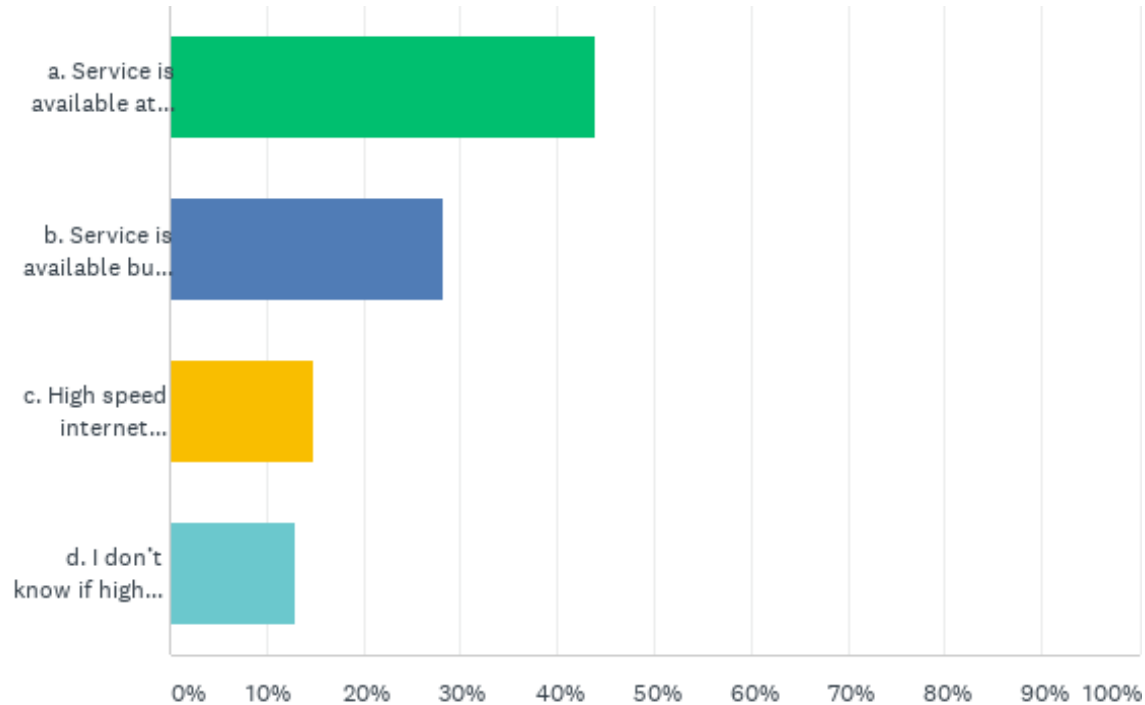
Answered: 611 Skipped: 3

ANSWER CHOICES	RESPONSES	
Strongly agree	20.29%	124
Agree	51.88%	317
No Opinion	23.40%	143
Disagree	3.27%	20
Strongly disagree	1.15%	7
TOTAL		611



### Q3: What statement best fits the high-speed internet service at your location:

Answered: 590 Skipped: 24



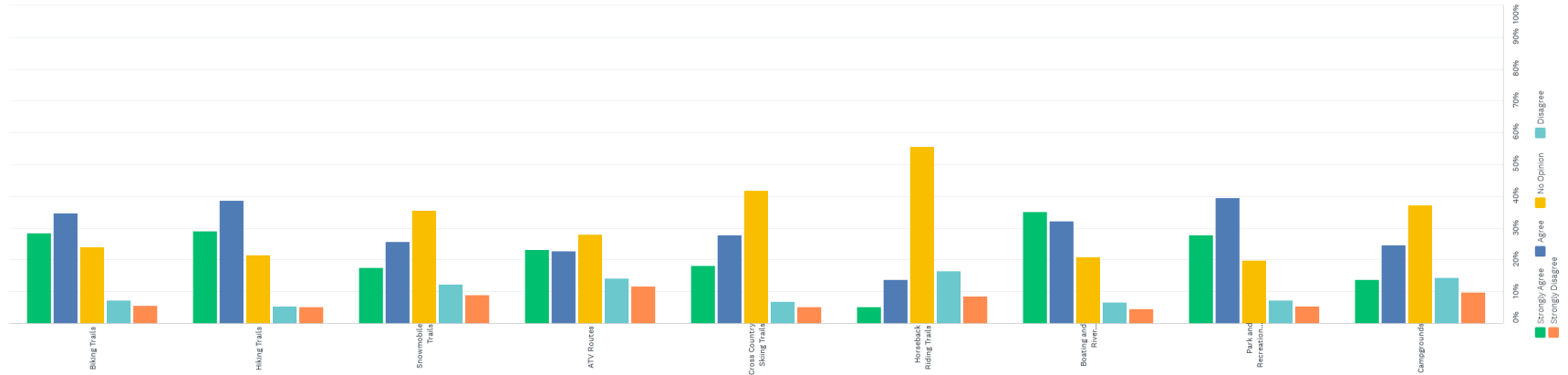
### Q3: What statement best fits the high-speed internet service at your location:

Answered: 590 Skipped: 24

ANSWER CHOICES	RESPONSES	
a. Service is available at a cost I consider average for similar service elsewhere.	43.90%	259
b. Service is available but at costs way above what I consider average for similar service elsewhere.	28.31%	167
c. High speed internet service is not available at my location.	14.92%	88
d. I don't know if high speed internet service is available at my location.	12.88%	76
TOTAL		590

# Q4: The Town should support increased development of these forms of recreation:

Answered: 607 Skipped: 7



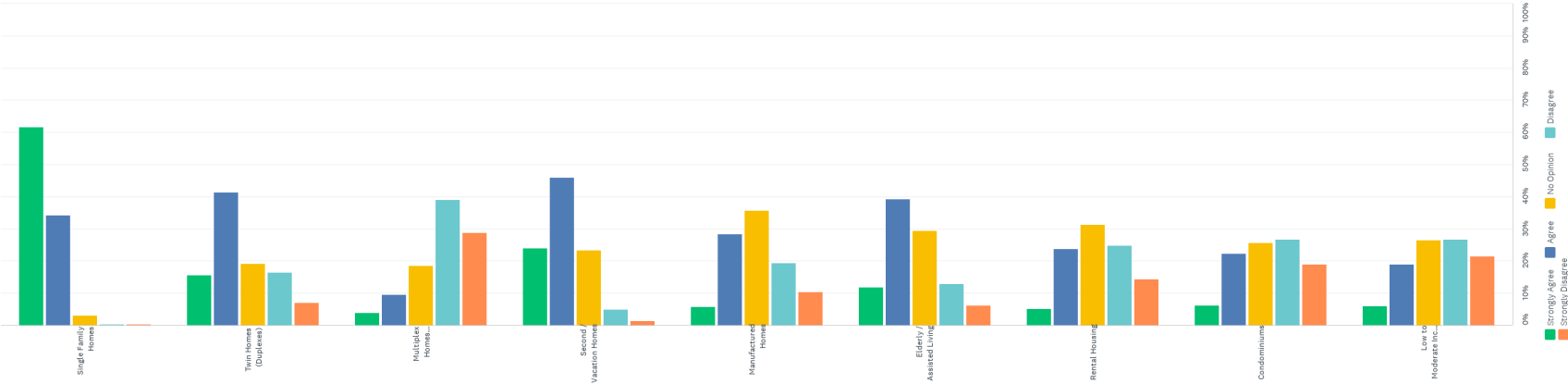
# Q4: The Town should support increased development of these forms of recreation:

Answered: 607 Skipped: 7

	STRONGLY AGREE	AGREE	NO OPINION	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Biking Trails	28.42% 164	34.66% 200	24.09% 139	7.28% 42	5.55% 32	577	2.27
Hiking Trails	29.11% 170	38.70% 226	21.58% 126	5.48% 32	5.14% 30	584	2.19
Snowmobile Trails	17.65% 99	25.67% 144	35.47% 199	12.30% 69	8.91% 50	561	2.69
ATV Routes	23.24% 132	22.71% 129	27.99% 159	14.26% 81	11.80% 67	568	2.69
Cross Country Skiing Trails	18.13% 101	27.83% 155	41.83% 233	7.00% 39	5.21% 29	557	2.53
Horseback Riding Trails	5.33% 29	13.79% 75	55.70% 303	16.54% 90	8.64% 47	544	3.09
Boating and River Facilities Access	35.24% 203	32.29% 186	21.01% 121	6.77% 39	4.69% 27	576	2.13
Park and Recreation Facilities	27.74% 152	39.60% 217	19.89% 109	7.30% 40	5.47% 30	548	2.23
Campgrounds	13.74% 72	24.62% 129	37.21% 195	14.50% 76	9.92% 52	524	2.82

# Q5: I support the following housing options in the Town of Tainter:

Answered: 596 Skipped: 18



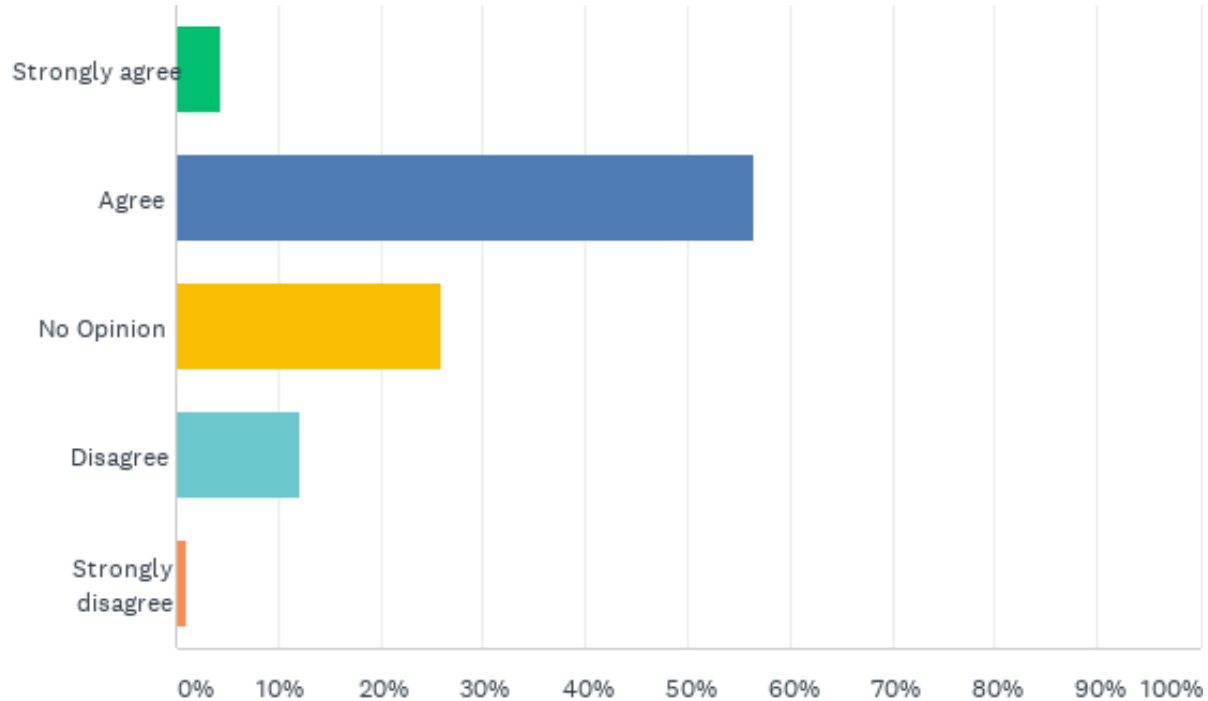
# Q5: I support the following housing options in the Town of Tainter:

Answered: 596 Skipped: 18

	STRONGLY AGREE	AGREE	NO OPINION	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Single Family Homes	61.63% 363	34.30% 202	3.23% 19	0.51% 3	0.34% 2	589	1.44
Twin Homes (Duplexes)	15.74% 88	41.32% 231	19.32% 108	16.46% 92	7.16% 40	559	2.58
Multiplex Homes (Apartments)	3.89% 21	9.63% 52	18.52% 100	39.07% 211	28.89% 156	540	3.79
Second / Vacation Homes	23.96% 133	46.13% 256	23.42% 130	5.05% 28	1.44% 8	555	2.14
Manufactured Homes	5.85% 32	28.52% 156	35.83% 196	19.38% 106	10.42% 57	547	3.00
Elderly / Assisted Living	12.01% 67	39.25% 219	29.57% 165	12.90% 72	6.27% 35	558	2.62
Rental Housing	5.15% 28	23.90% 130	31.43% 171	25.00% 136	14.52% 79	544	3.20
Condominiums	6.23% 34	22.34% 122	25.64% 140	26.74% 146	19.05% 104	546	3.30
Low to Moderate Income Housing	6.01% 33	19.13% 105	26.59% 146	26.78% 147	21.49% 118	549	3.39

# Q6: Housing options are generally affordable in the Town of Tainter?

Answered: 593 Skipped: 21



# Q6: Housing options are generally affordable in the Town of Tainter?

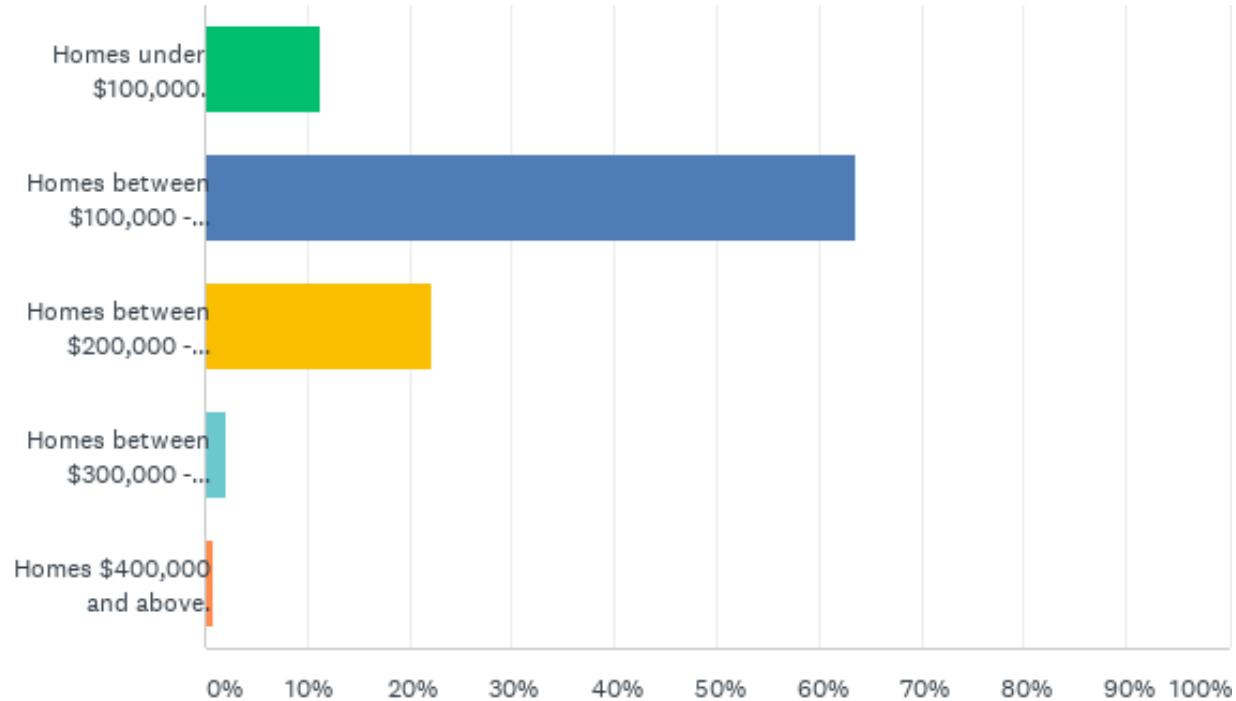
Answered: 593 Skipped: 21

ANSWER CHOICES	RESPONSES	
Strongly agree	4.38%	26
Agree	56.49%	335
No Opinion	25.97%	154
Disagree	12.14%	72
Strongly disagree	1.01%	6
TOTAL		593



# Q7: What does the term “affordable housing” mean to you?

Answered: 593 Skipped: 21



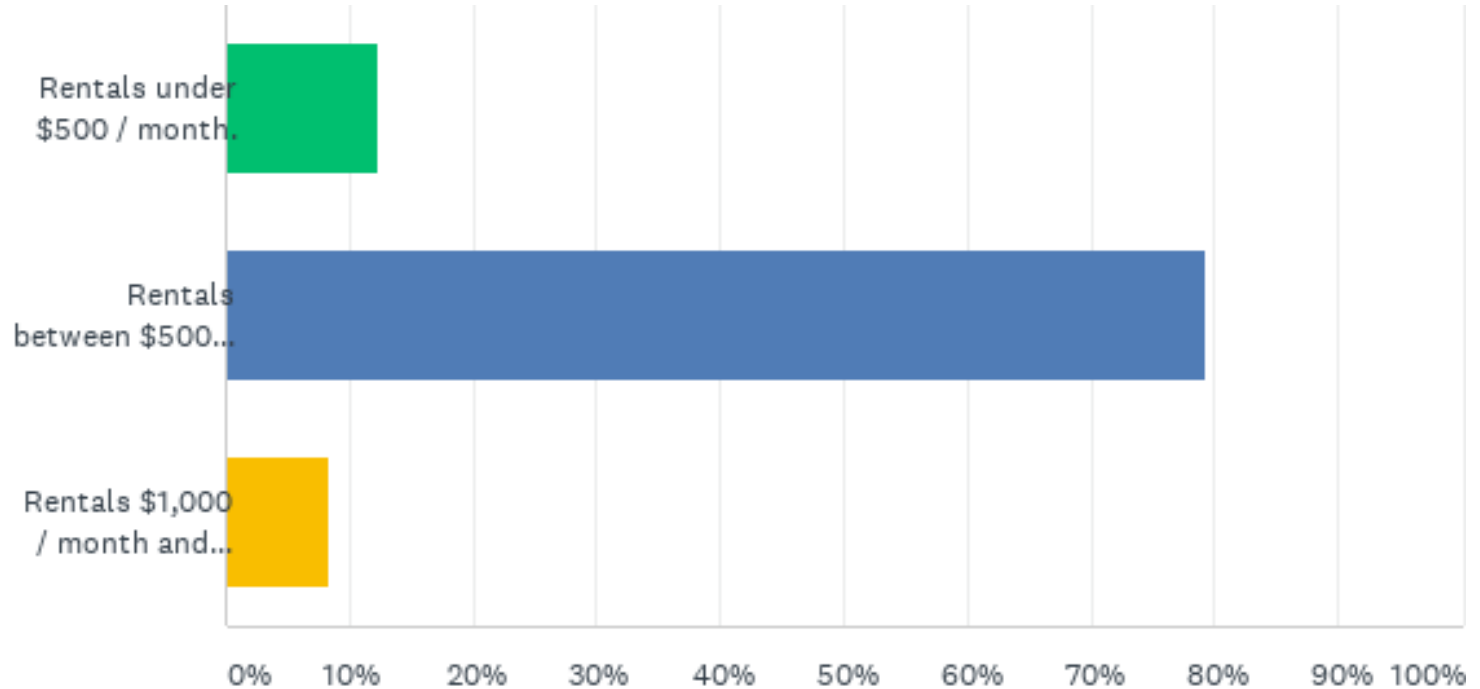
## Q7: What does the term “affordable housing” mean to you?

Answered: 593 Skipped: 21

ANSWER CHOICES	RESPONSES	
Homes under \$100,000.	11.30%	67
Homes between \$100,000 - \$200,000.	63.58%	377
Homes between \$200,000 - \$300,000.	22.09%	131
Homes between \$300,000 - \$400,000.	2.19%	13
Homes \$400,000 and above.	0.84%	5
<b>TOTAL</b>		<b>593</b>

## Q8: What does the term “affordable rent” mean to you?

Answered: 574 Skipped: 40



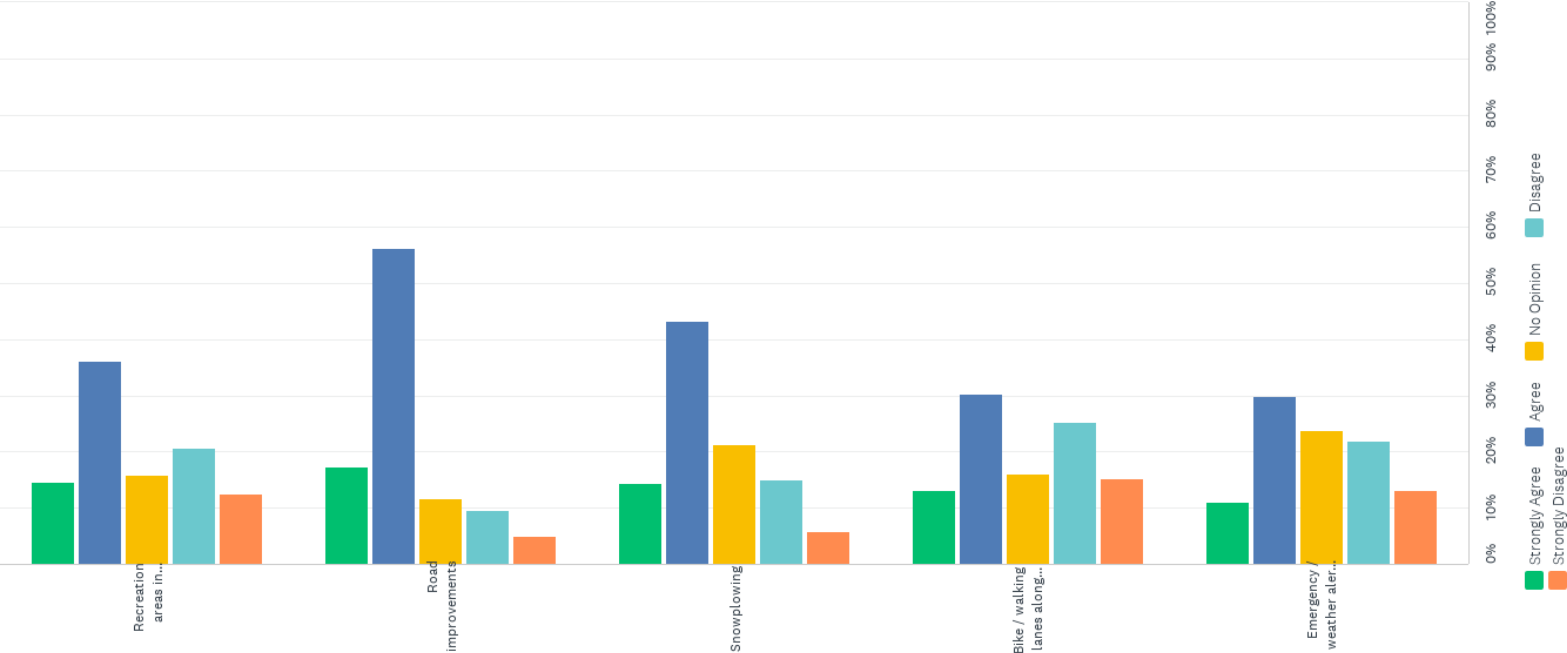
## Q8: What does the term “affordable rent” mean to you?

Answered: 574 Skipped: 40

ANSWER CHOICES	RESPONSES	
Rentals under \$500 / month.	12.37%	71
Rentals between \$500 - \$1,000 / month.	79.27%	455
Rentals \$1,000 / month and above.	8.36%	48
TOTAL		574

# Q9: With knowledge that all improvements in the Town of Tainter are done through taxation, I would be willing to pay more property taxes for the following:

Answered: 591 Skipped: 23



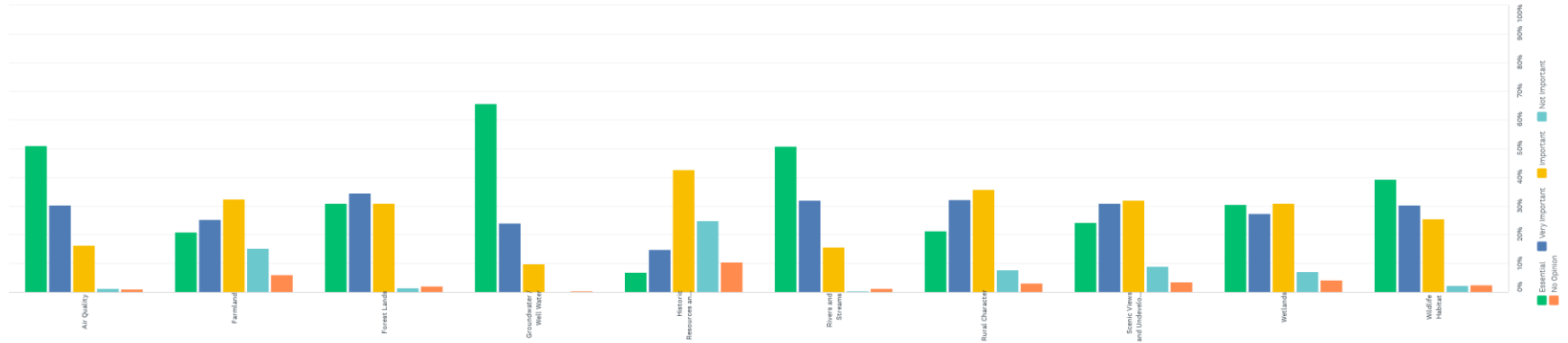
## Q9: With knowledge that all improvements in the Town of Tainter are done through taxation, I would be willing to pay more property taxes for the following:

Answered: 591 Skipped: 23

	STRONGLY AGREE	AGREE	NO OPINION	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Recreation areas in Question 4	14.75% 82	36.15% 201	15.83% 88	20.68% 115	12.59% 70	556	2.80
Road improvements	17.28% 98	56.26% 319	11.82% 67	9.52% 54	5.11% 29	567	2.29
Snowplowing	14.34% 80	43.37% 242	21.33% 119	15.05% 84	5.91% 33	558	2.55
Bike / walking lanes along roads	13.10% 74	30.27% 171	16.11% 91	25.31% 143	15.22% 86	565	2.99
Emergency / weather alert sirens	11.13% 62	29.98% 167	23.88% 133	21.90% 122	13.11% 73	557	2.96

# Q10: Indicate the importance of the following resources to you:

Answered: 601 Skipped: 13



# Q10: Indicate the importance of the following resources to you:

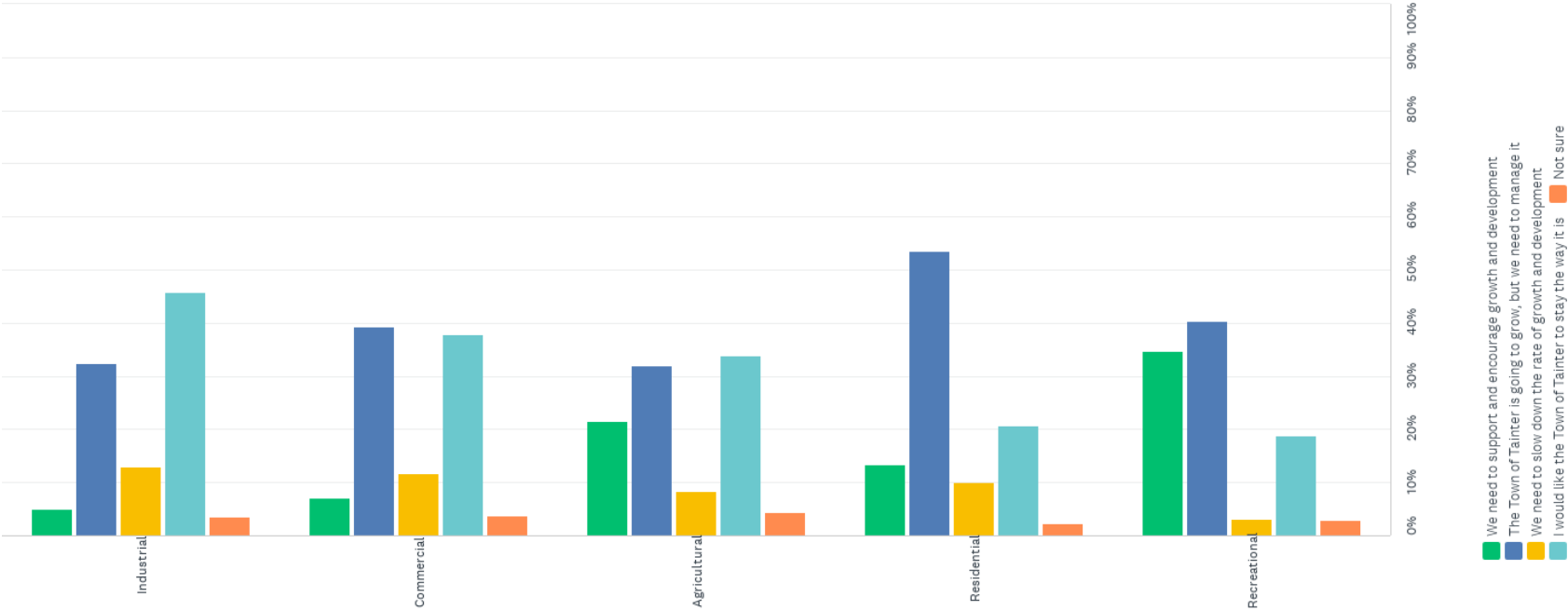
Answered: 601 Skipped: 13

	ESSENTIAL	VERY IMPORTANT	IMPORTANT	NOT IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
Air Quality	51.01% 303	30.30% 180	16.33% 97	1.35% 8	1.01% 6	594	1.71
Farmland	20.90% 121	25.22% 146	32.47% 188	15.37% 89	6.04% 35	579	2.60
Forest Lands	30.86% 179	34.48% 200	31.03% 180	1.55% 9	2.07% 12	580	2.09
Groundwater / Well Water	65.66% 390	24.07% 143	9.76% 58	0.00% 0	0.51% 3	594	1.46
Historic Resources and Cultural Sites	7.01% 40	14.89% 85	42.73% 244	24.87% 142	10.51% 60	571	3.17
Rivers and Streams	50.84% 301	31.93% 189	15.71% 93	0.34% 2	1.18% 7	592	1.69
Rural Character	21.27% 124	32.25% 188	35.68% 208	7.72% 45	3.09% 18	583	2.39
Scenic Views and Undeveloped Hills	24.19% 141	31.05% 181	32.08% 187	9.09% 53	3.60% 21	583	2.37
Wetlands	30.53% 178	27.44% 160	30.87% 180	7.03% 41	4.12% 24	583	2.27
Wildlife Habitat	39.26% 232	30.29% 179	25.55% 151	2.37% 14	2.54% 15	591	1.99



# Q11: How would you describe your thoughts towards future growth and development in the following areas in the Town of Tainter?

Answered: 591 Skipped: 23



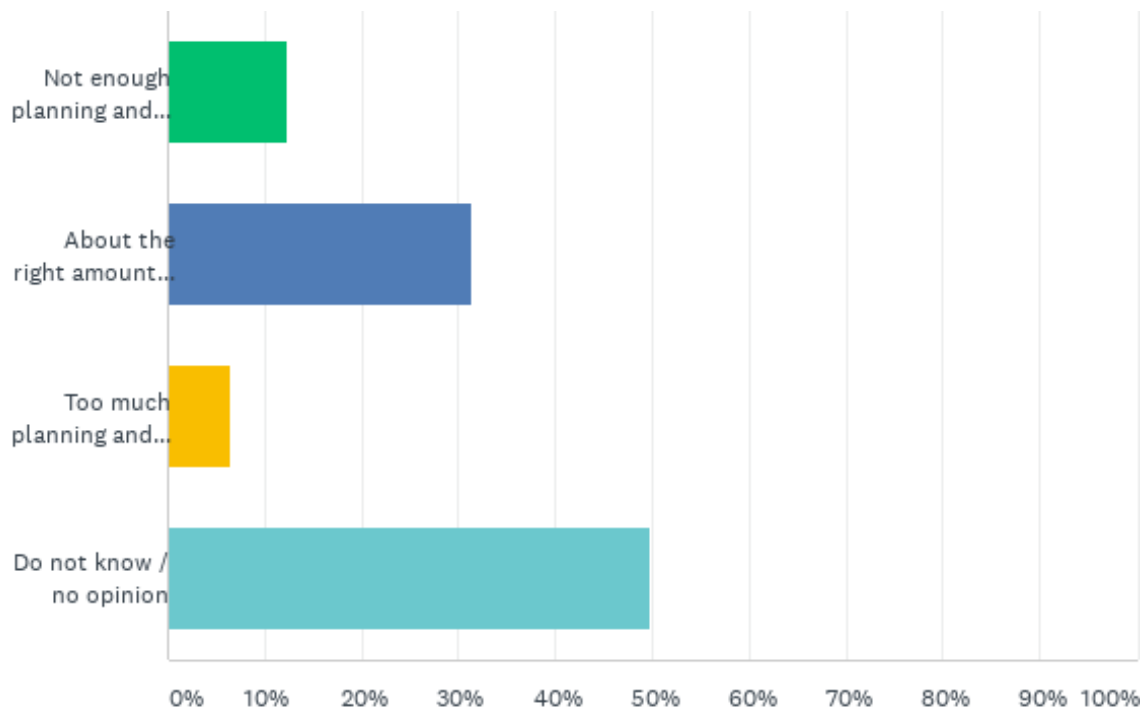
## Q11: How would you describe your thoughts towards future growth and development in the following areas in the Town of Tainter?

Answered: 591 Skipped: 23

	WE NEED TO SUPPORT AND ENCOURAGE GROWTH AND DEVELOPMENT	THE TOWN OF TAITER IS GOING TO GROW, BUT WE NEED TO MANAGE IT	WE NEED TO SLOW DOWN THE RATE OF GROWTH AND DEVELOPMENT	I WOULD LIKE THE TOWN OF TAITER TO STAY THE WAY IT IS	NOT SURE	TOTAL	WEIGHTED AVERAGE
Industrial	5.02% 29	32.53% 188	12.98% 75	45.85% 265	3.63% 21	578	3.11
Commercial	7.11% 41	39.34% 227	11.79% 68	37.95% 219	3.81% 22	577	2.92
Agricultural	21.53% 124	31.94% 184	8.33% 48	33.85% 195	4.34% 25	576	2.68
Residential	13.29% 78	53.49% 314	10.05% 59	20.78% 122	2.39% 14	587	2.45
Recreational	34.76% 203	40.41% 236	3.08% 18	18.84% 110	2.91% 17	584	2.15

# Q12: How would you rate current efforts by the Town of Tainter to regulate and guide development?

Answered: 583 Skipped: 31



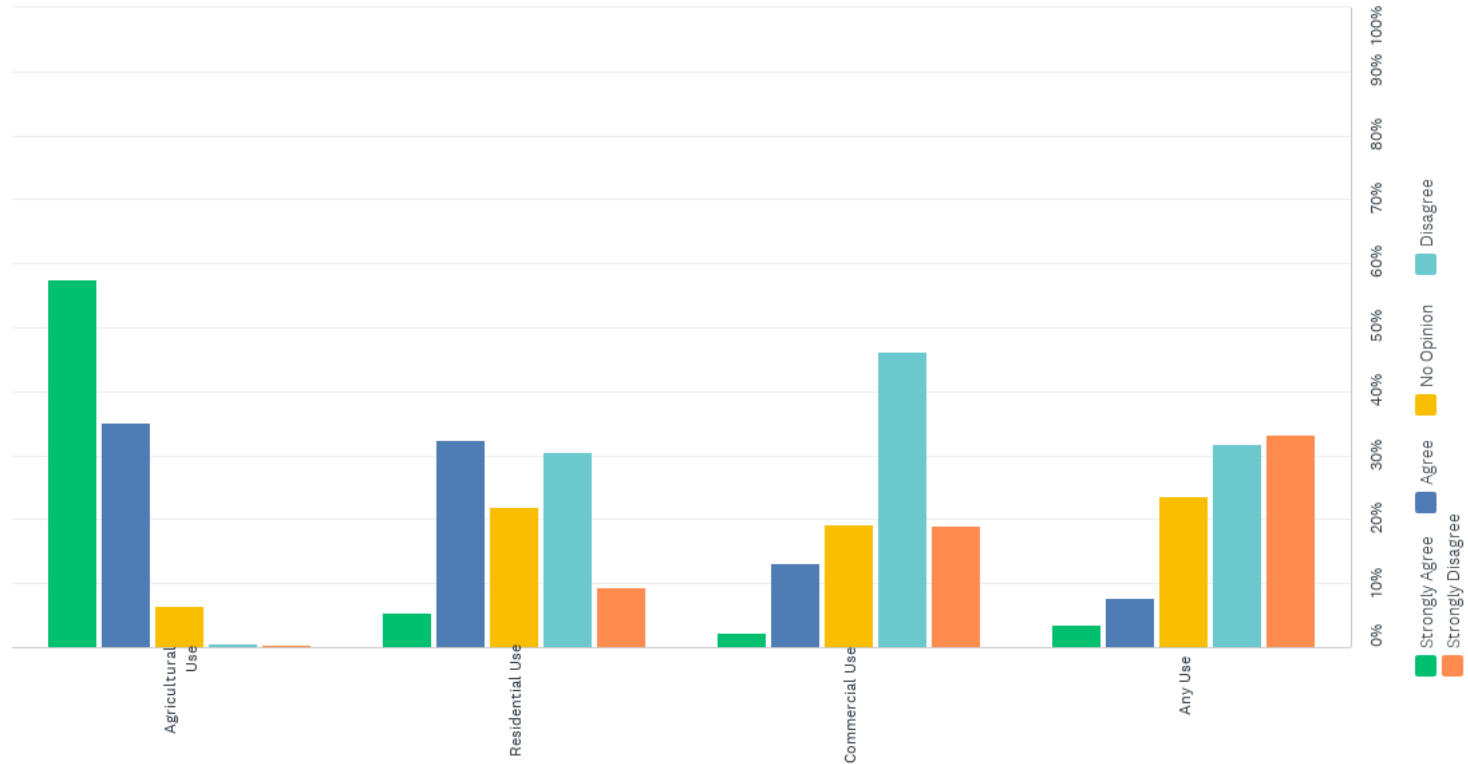
# Q12: How would you rate current efforts by the Town of Tainter to regulate and guide development?

Answered: 583 Skipped: 31

ANSWER CHOICES	RESPONSES	
Not enough planning and regulation	12.35%	72
About the right amount of planning and regulation	31.39%	183
Too much planning and too many regulations	6.52%	38
Do not know / no opinion	49.74%	290
TOTAL		583

# Q13: Productive agricultural land should be allowed to be used for:

Answered: 581 Skipped: 33



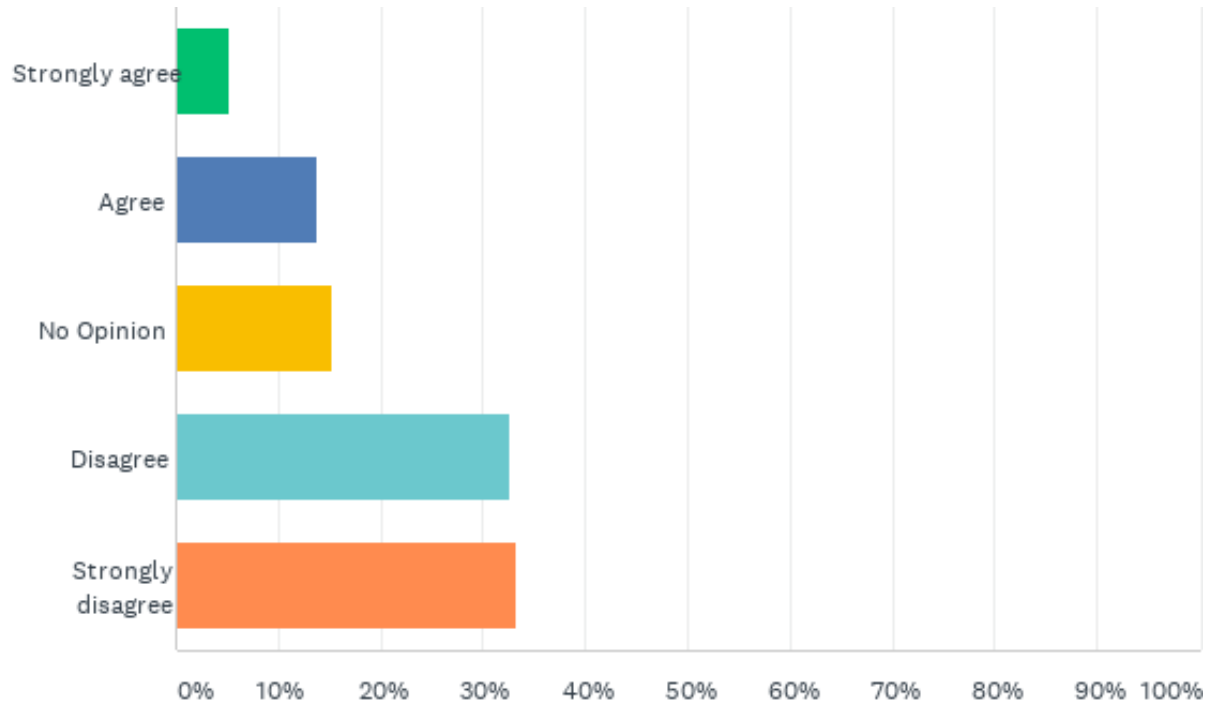
# Q13: Productive agricultural land should be allowed to be used for:

Answered: 581 Skipped: 33

	STRONGLY AGREE	AGREE	NO OPINION	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Agricultural Use	57.52% 329	35.14% 201	6.47% 37	0.52% 3	0.35% 2	572	1.51
Residential Use	5.50% 30	32.48% 177	22.02% 120	30.64% 167	9.36% 51	545	3.06
Commercial Use	2.39% 13	13.08% 71	19.34% 105	46.22% 251	18.97% 103	543	3.66
Any Use	3.64% 19	7.66% 40	23.56% 123	31.80% 166	33.33% 174	522	3.84

# Q14: Large scale farms (Controlled Animal Feed Operations of 500 or more animal units) should be allowed to expand.

Answered: 585 Skipped: 29



# Q14: Large scale farms (Controlled Animal Feed Operations of 500 or more animal units) should be allowed to expand.

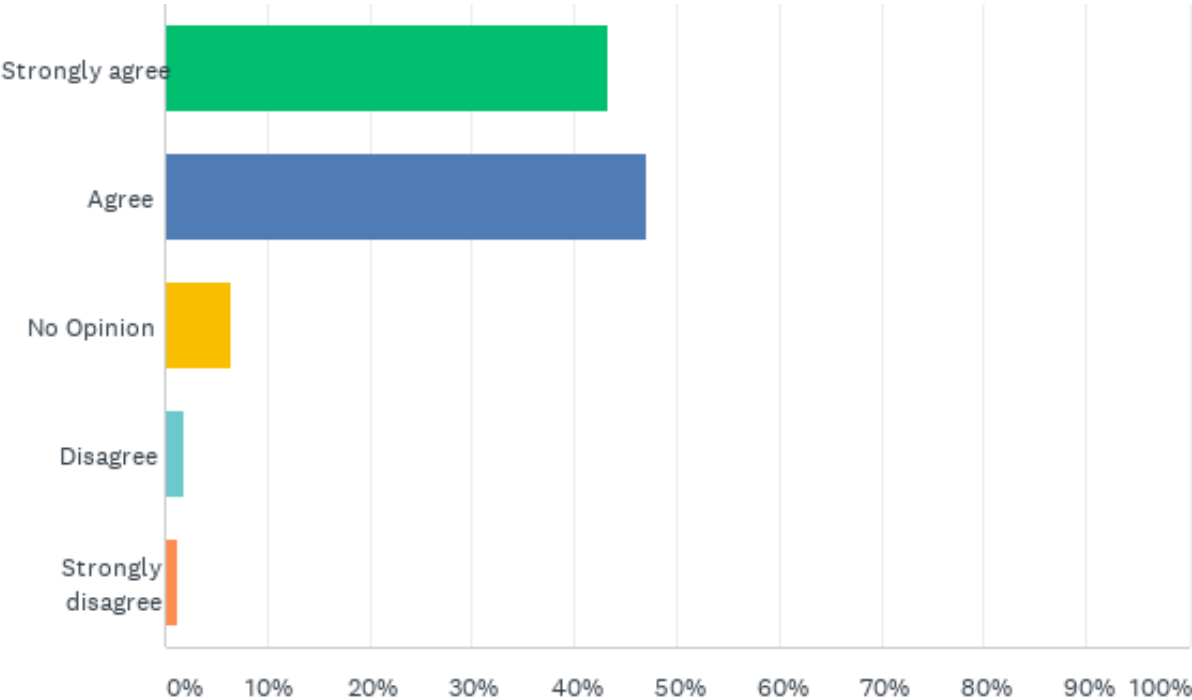
Answered: 585 Skipped: 29

ANSWER CHOICES	RESPONSES	
Strongly agree	5.13%	30
Agree	13.85%	81
No Opinion	15.21%	89
Disagree	32.65%	191
Strongly disagree	33.16%	194
TOTAL		585



# Q15: The visual impacts (view of the landscape) of development is an important consideration when evaluating proposed development.

Answered: 583 Skipped: 31



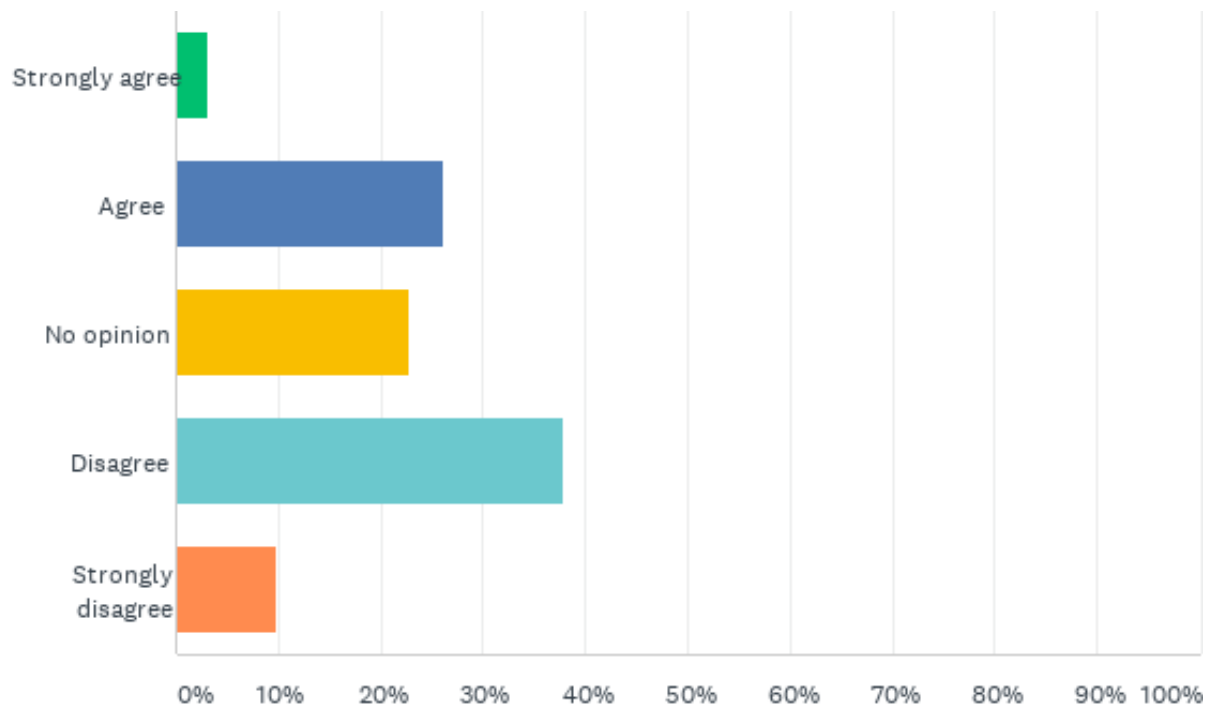
## Q15: The visual impacts (view of the landscape) of development is an important consideration when evaluating proposed development.

Answered: 583 Skipped: 31

ANSWER CHOICES	RESPONSES	
Strongly agree	43.22%	252
Agree	47.17%	275
No Opinion	6.52%	38
Disagree	1.89%	11
Strongly disagree	1.20%	7
<b>TOTAL</b>		<b>583</b>

# Q16: I feel informed and properly noticed of what's happening in the Town of Tainter?

Answered: 587 Skipped: 27



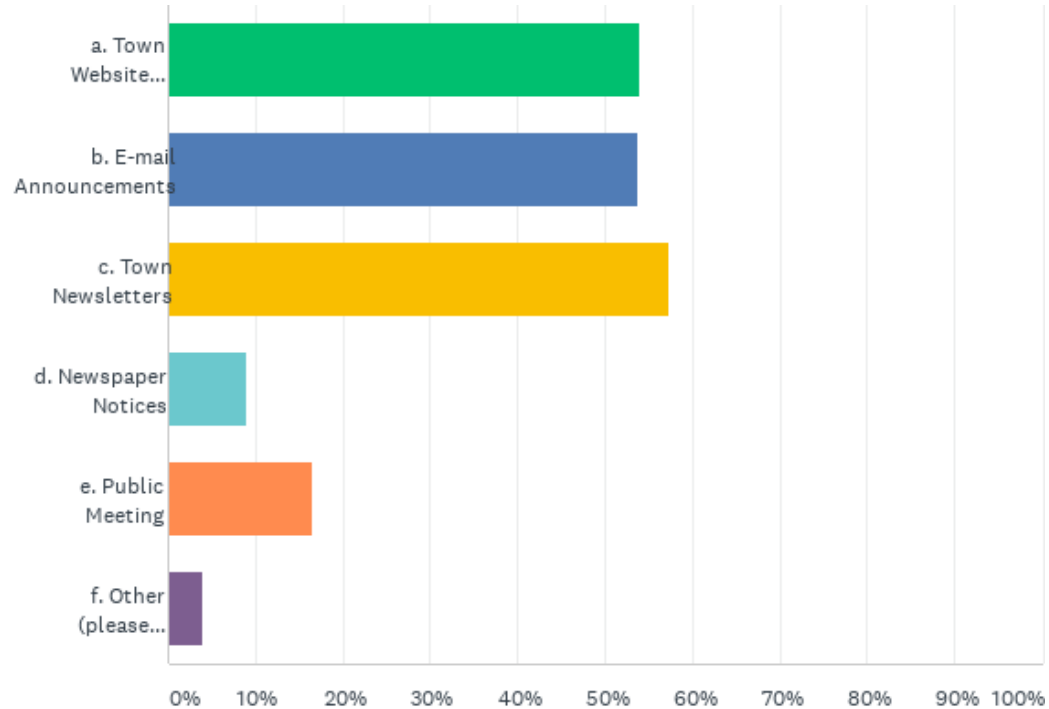
# Q16: I feel informed and properly noticed of what's happening in the Town of Tainter?

Answered: 587 Skipped: 27

ANSWER CHOICES	RESPONSES	
Strongly agree	3.24%	19
Agree	26.24%	154
No opinion	22.83%	134
Disagree	37.82%	222
Strongly disagree	9.88%	58
TOTAL		587

# Q17: Choose two preferred ways for the Town of Tainter to communicate with residents

Answered: 581 Skipped: 33



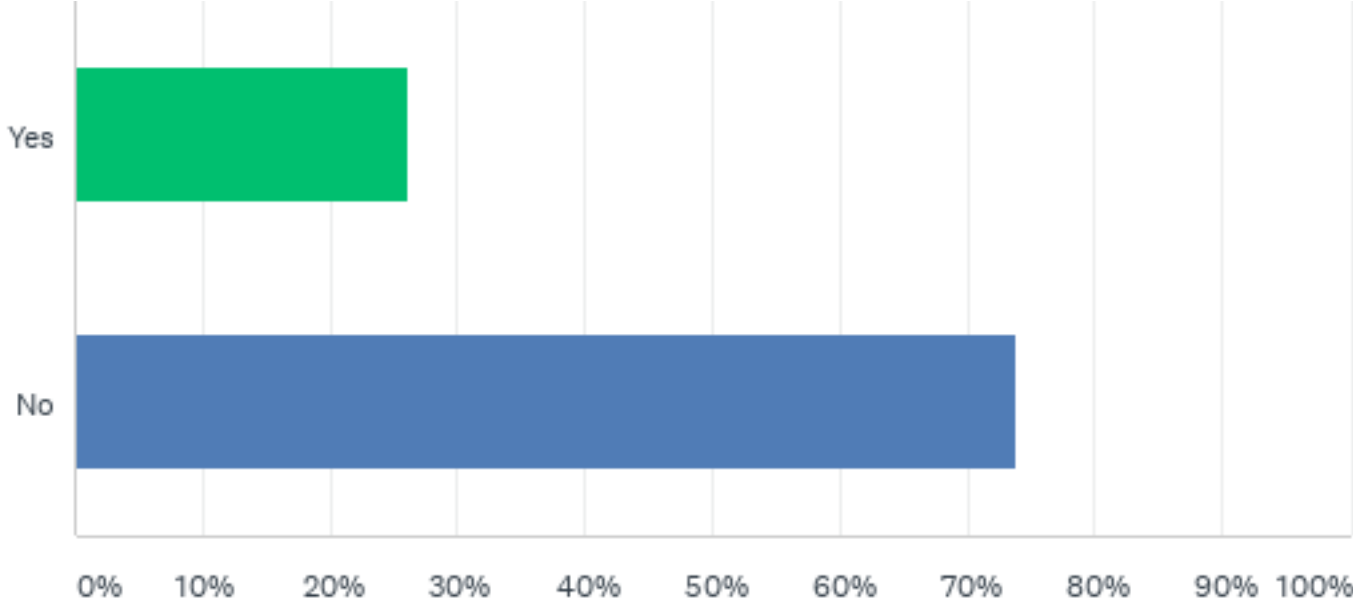
# Q17: Choose two preferred ways for the Town of Tainter to communicate with residents

Answered: 581 Skipped: 33

ANSWER CHOICES	RESPONSES	
a. Town Website (www.townoftainter.org)	53.87%	313
b. E-mail Announcements	53.70%	312
c. Town Newsletters	57.31%	333
d. Newspaper Notices	8.95%	52
e. Public Meeting	16.52%	96
f. Other (please specify)	3.96%	23
Total Respondents: 581		

# Q18: Do you know who the Town Board members are?

Answered: 557 Skipped: 57



## Q18: Do you know who the Town Board members are?

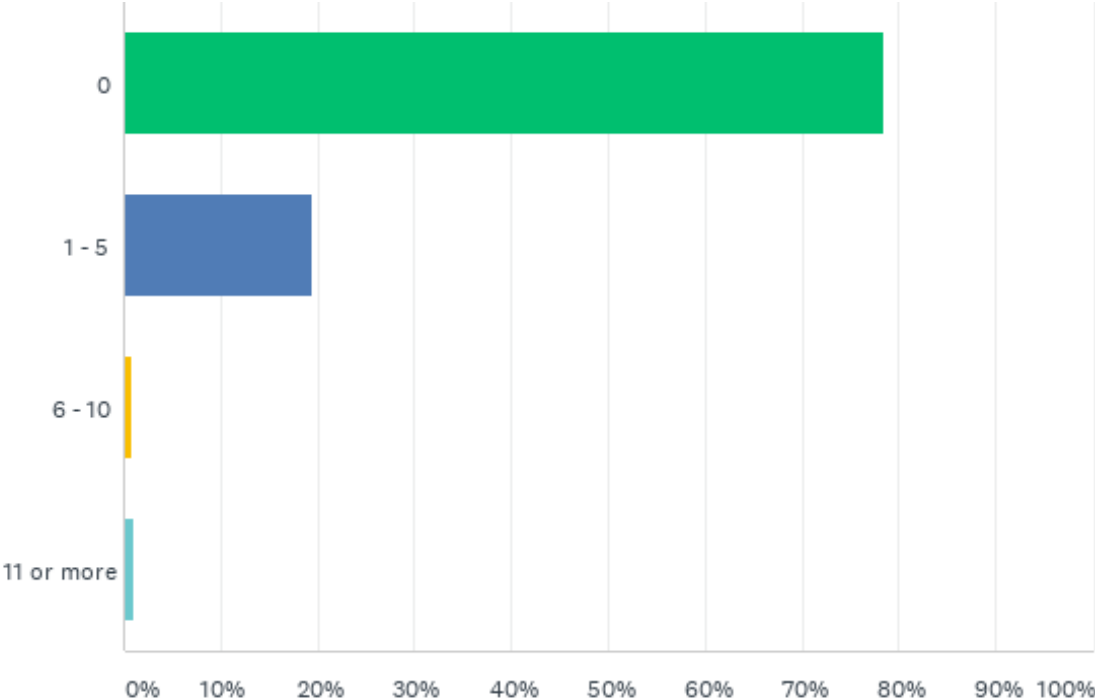
Answered: 557 Skipped: 57

ANSWER CHOICES	RESPONSES	
Yes	26.21%	146
No	73.79%	411
TOTAL		557



# Q19: How many times in the last 12 months have you personally contacted a Town Board member outside of a regular meeting?

Answered: 578 Skipped: 36



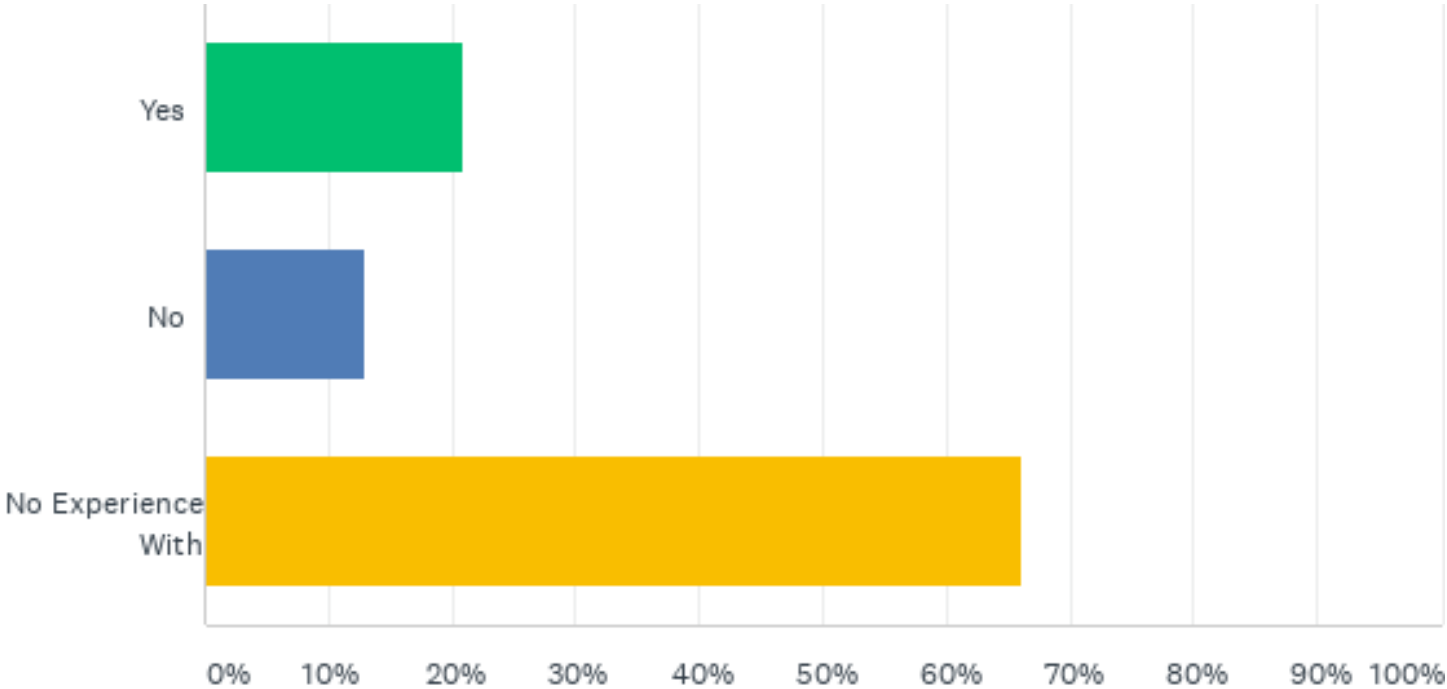
# Q19: How many times in the last 12 months have you personally contacted a Town Board member outside of a regular meeting?

Answered: 578 Skipped: 36

ANSWER CHOICES	RESPONSES	
0	78.55%	454
1 - 5	19.55%	113
6 - 10	0.87%	5
11 or more	1.04%	6
TOTAL		578

# Q20: Do you think town ordinances are properly enforced?

Answered: 575 Skipped: 39



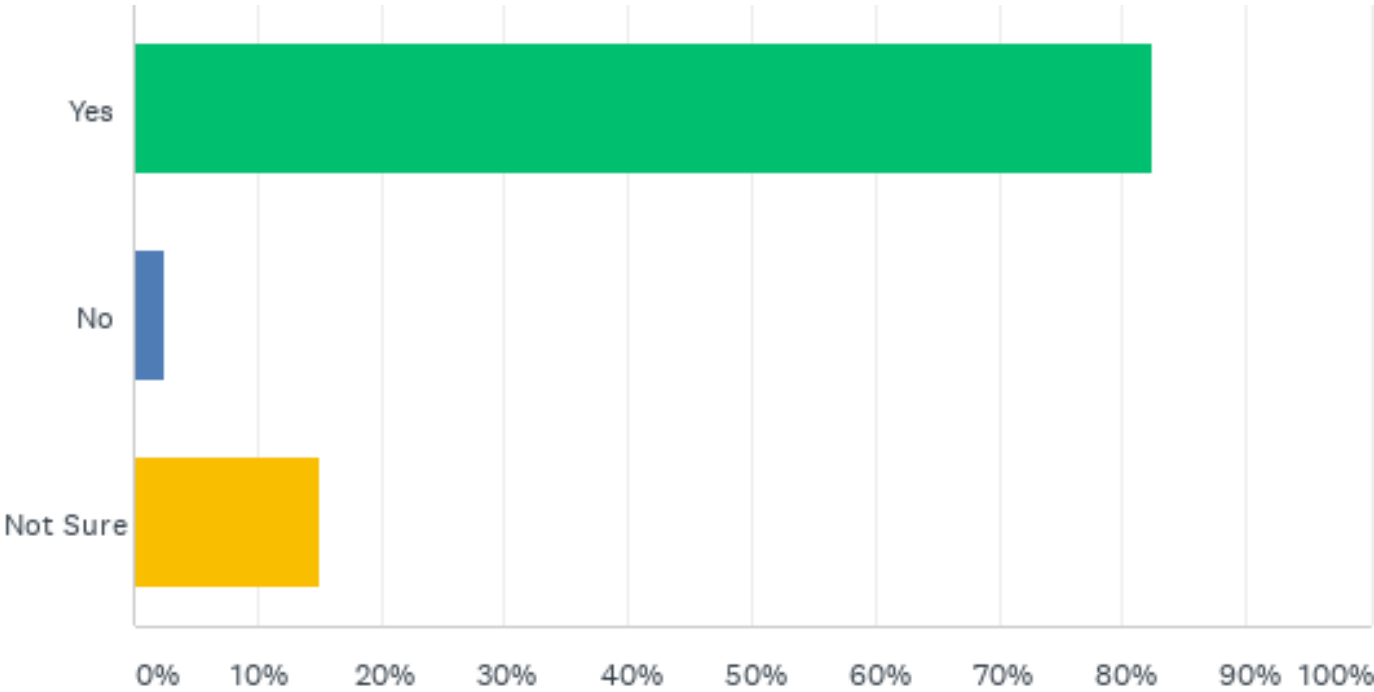
## Q20: Do you think town ordinances are properly enforced?

Answered: 575 Skipped: 39

ANSWER CHOICES	RESPONSES	
Yes	20.87%	120
No	13.04%	75
No Experience With	66.09%	380
TOTAL		575

# Q21: Do you feel safe and adequately protected by the County Sheriff's Department?

Answered: 580 Skipped: 34



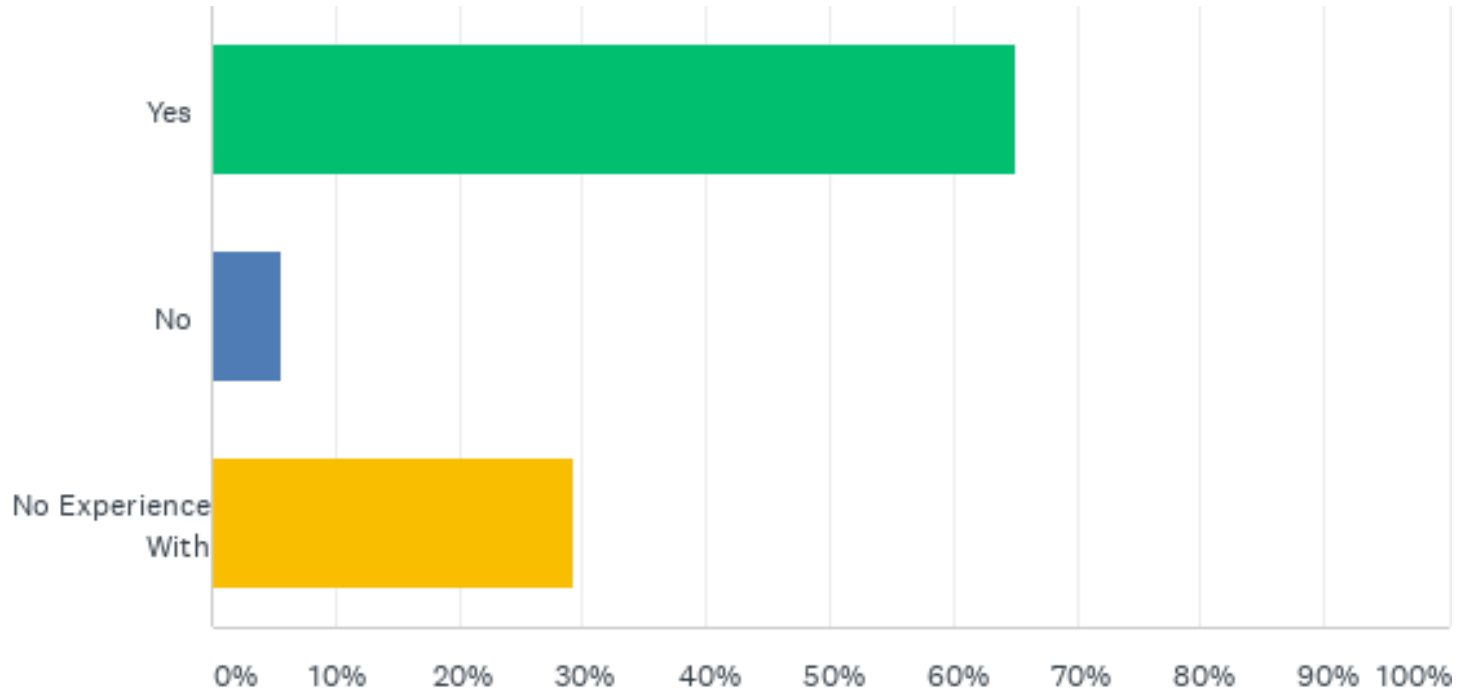
# Q21: Do you feel safe and adequately protected by the County Sheriff's Department?

Answered: 580 Skipped: 34

ANSWER CHOICES	RESPONSES	
Yes	82.41%	478
No	2.59%	15
Not Sure	15.00%	87
TOTAL		580

# Q22: Are you satisfied with the ambulance, fire and law enforcement in the Town of Tainter?

Answered: 582 Skipped: 32



## Q22: Are you satisfied with the ambulance, fire and law enforcement in the Town of Tainter?

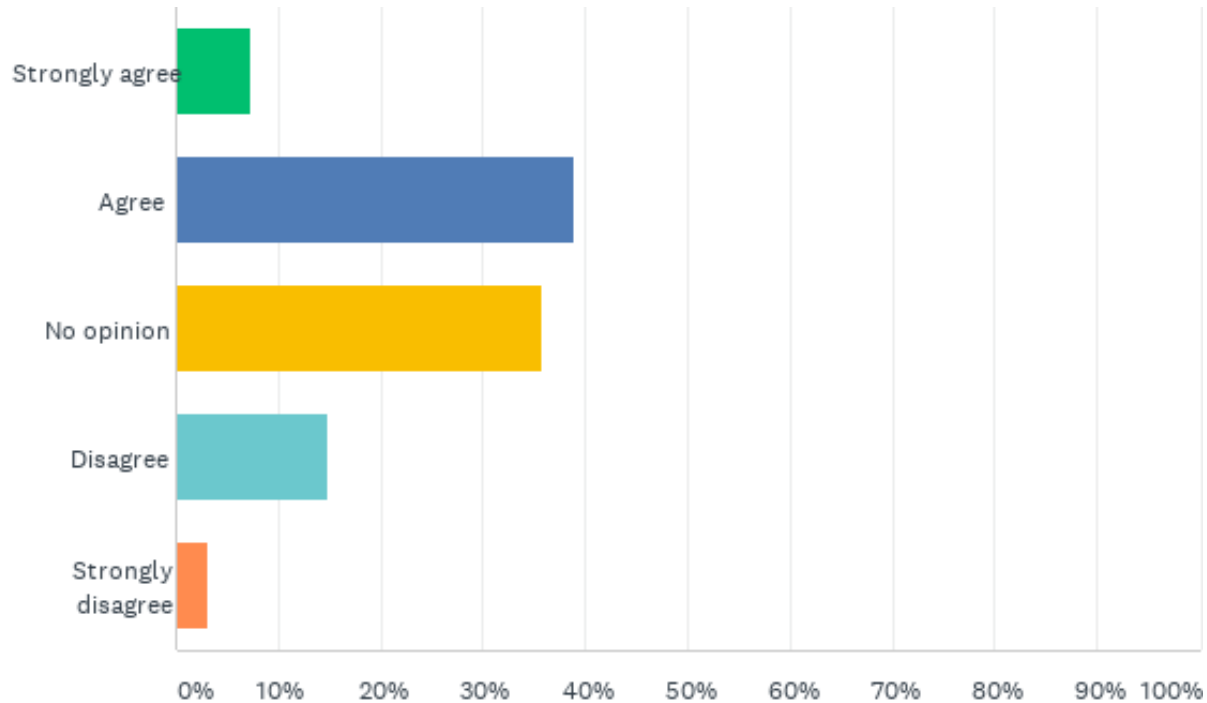
Answered: 582 Skipped: 32

ANSWER CHOICES	RESPONSES	
Yes	65.12%	379
No	5.67%	33
No Experience With	29.21%	170
TOTAL		582



# Q23: The Town should regulate driveway requirements for the needs of emergency services.

Answered: 578 Skipped: 36



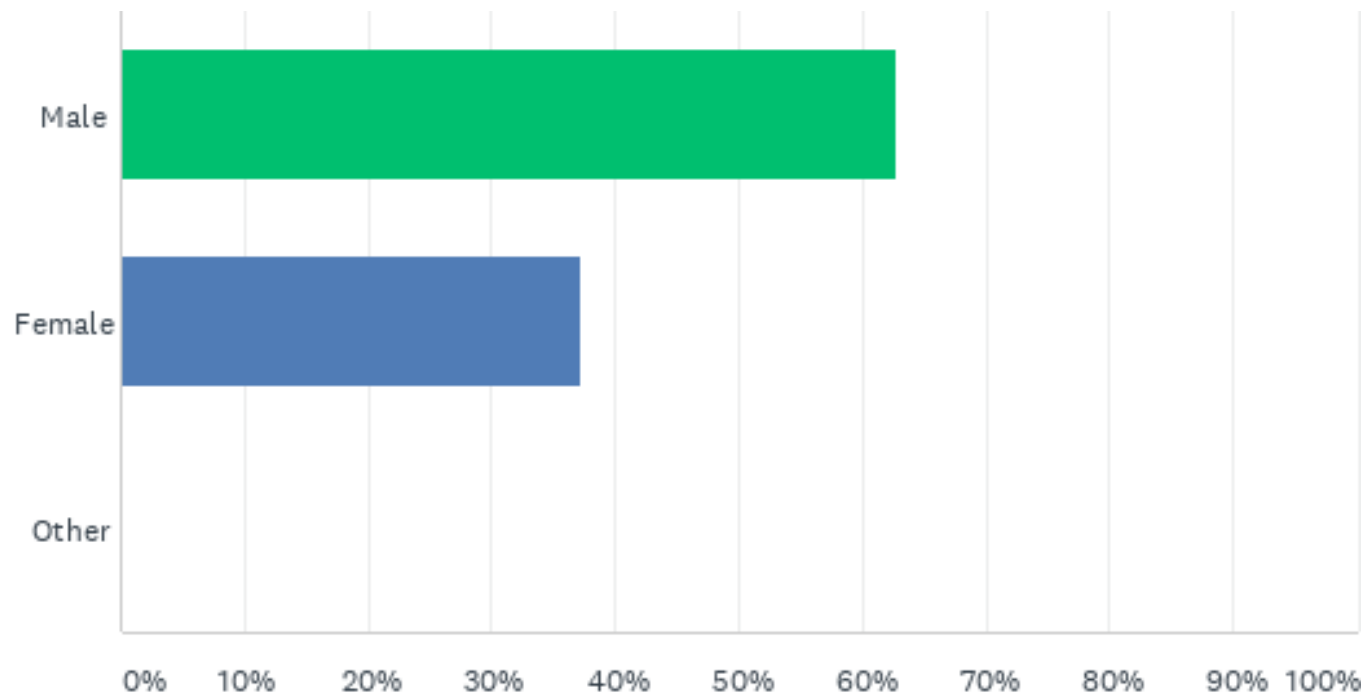
## Q23: The Town should regulate driveway requirements for the needs of emergency services.

Answered: 578 Skipped: 36

ANSWER CHOICES	RESPONSES	
Strongly agree	7.27%	42
Agree	38.93%	225
No opinion	35.81%	207
Disagree	14.88%	86
Strongly disagree	3.11%	18
TOTAL		578

## Q24: Gender:

Answered: 573 Skipped: 41



## Q24: Gender:

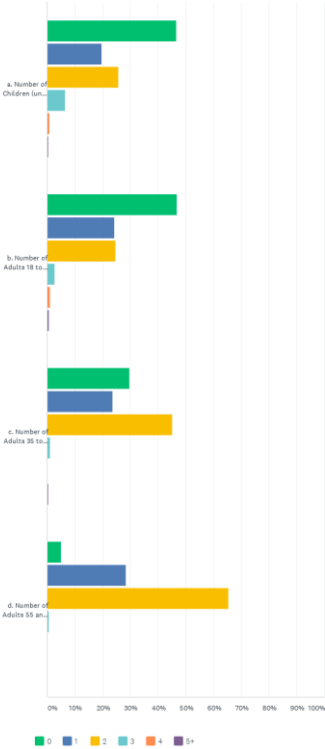
---

Answered: 573 Skipped: 41

ANSWER CHOICES	RESPONSES	
Male	62.83%	360
Female	37.17%	213
Other	0.00%	0
TOTAL		573

# Q25: Age demographics of household:

Answered: 587 Skipped: 27



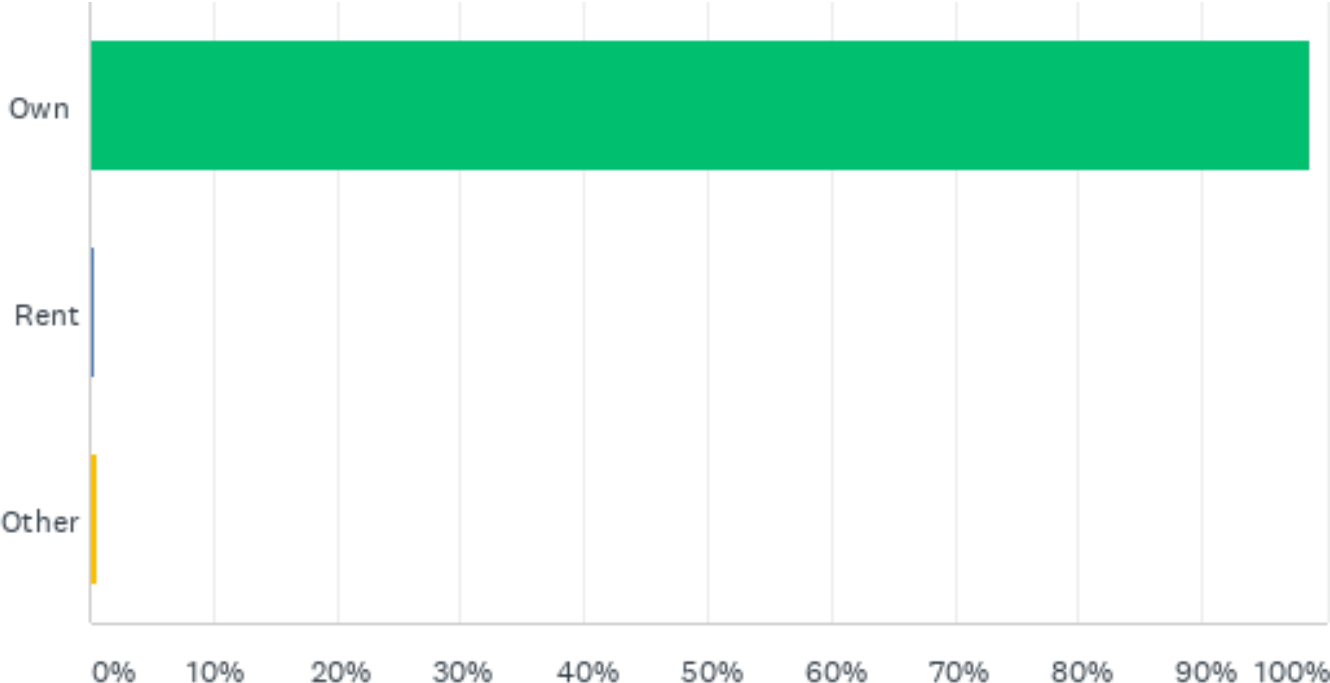
## Q25: Age demographics of household:

Answered: 587 Skipped: 27

	0	1	2	3	4	5+	TOTAL	WEIGHTED AVERAGE
a. Number of Children (under 18):	46.73% 100	19.63% 42	25.70% 55	6.54% 14	0.93% 2	0.47% 1	214	1.97
b. Number of Adults 18 to 35:	46.77% 87	24.19% 45	24.73% 46	2.69% 5	1.08% 2	0.54% 1	186	1.89
c. Number of Adults 35 to 55:	29.63% 80	23.70% 64	45.19% 122	1.11% 3	0.00% 0	0.37% 1	270	2.19
d. Number of Adults 55 and over:	4.98% 21	28.44% 120	65.40% 276	0.71% 3	0.24% 1	0.24% 1	422	2.64

# Q26: Place of Residence:

Answered: 588 Skipped: 26



## Q26: Place of Residence:

---

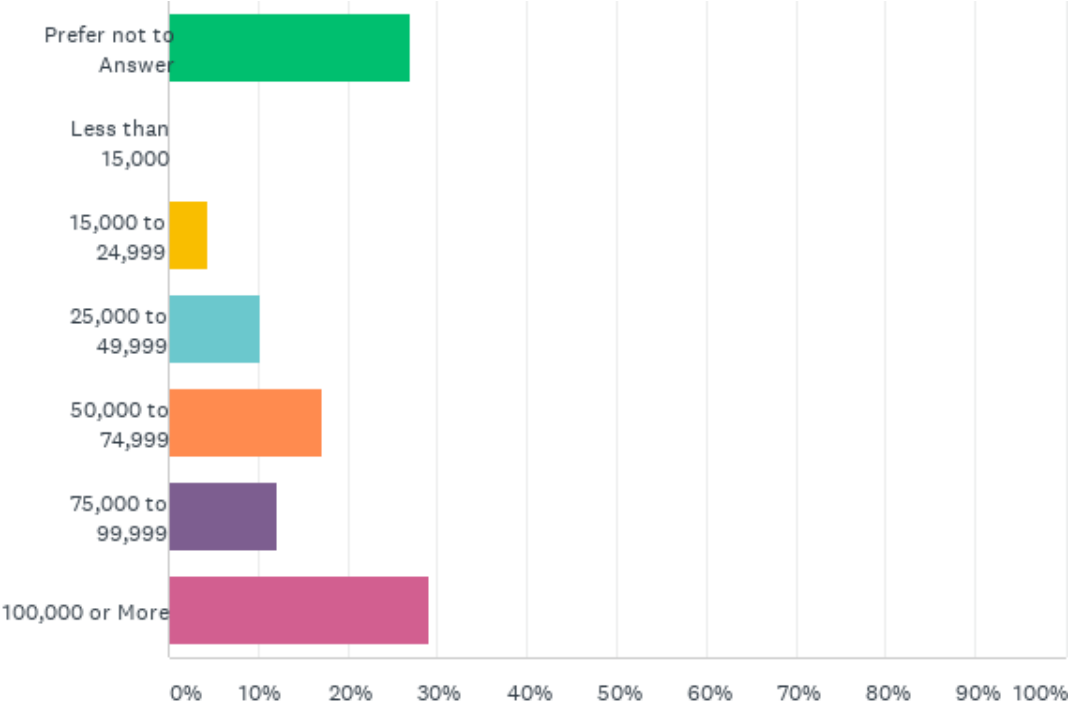
Answered: 588 Skipped: 26

ANSWER CHOICES	RESPONSES	
Own	98.81%	581
Rent	0.51%	3
Other	0.68%	4
TOTAL		588



# Q27: Household income:

Answered: 591 Skipped: 23



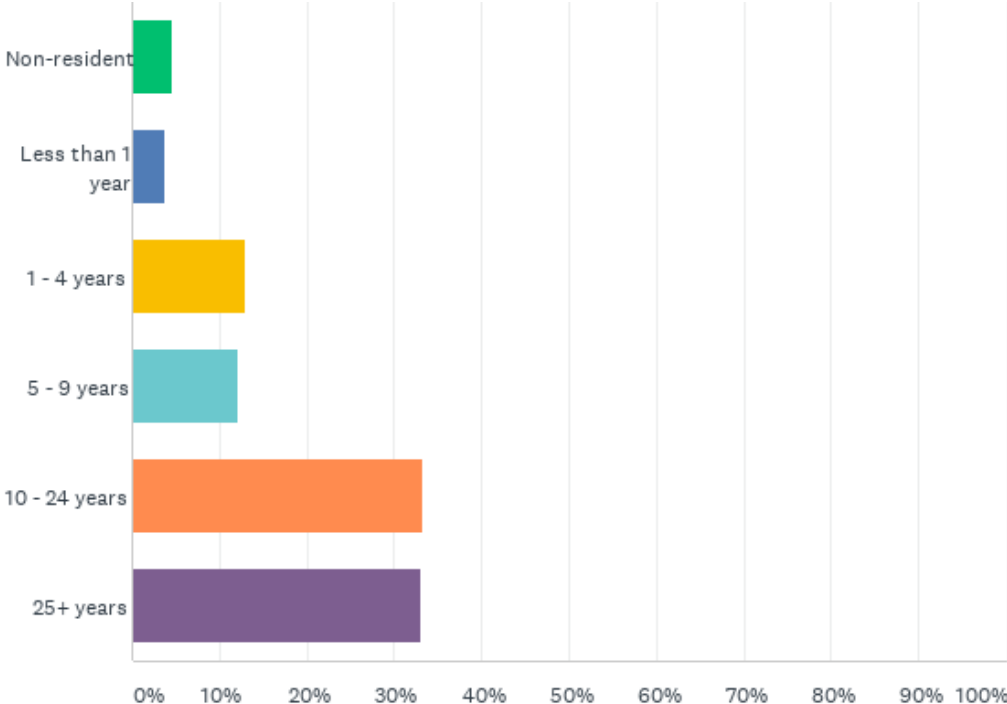
## Q27: Household income:

Answered: 591 Skipped: 23

ANSWER CHOICES	RESPONSES	
Prefer not to Answer	26.90%	159
Less than 15,000	0.17%	1
15,000 to 24,999	4.40%	26
25,000 to 49,999	10.15%	60
50,000 to 74,999	17.09%	101
75,000 to 99,999	12.18%	72
100,000 or More	29.10%	172
<b>TOTAL</b>		<b>591</b>

# Q28: How long have you lived in the Town of Tainter:

Answered: 597 Skipped: 17



## Q28: How long have you lived in the Town of Tainter:

Answered: 597 Skipped: 17

ANSWER CHOICES	RESPONSES	
Non-resident	4.52%	27
Less than 1 year	3.85%	23
1 - 4 years	13.07%	78
5 - 9 years	12.23%	73
10 - 24 years	33.33%	199
25+ years	33.00%	197
TOTAL		597