

**Town
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Land Use Plan

Adopted: _____

**Prepared by: Town of
Modena Landowners**

Town of Modena Land Use Plan Buffalo County, Wisconsin

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Definitions:

Bluff- A steep headland, promontory (high ridge of land or rock jutting out to sea or other body of water), riverbank, or cliff.

Dugway- A section of roadway extending from the top of a bluff to the bottom of a bluff, generally through the wooded portion of the bluff with a steep grade, often with sharp curves and/or switchbacks. We assume the term originates from construction by digging into a hill.

Prime Farmland- Rural land with the best combination of physical & chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is available for these uses. Normally includes classes I, II, III land as defined by the USDA Natural Resources Conservation Service.

Works Cited

"Bluff." The American Heritage Dictionary of the English Language, 4th ed. Boston: Houghton Mifflin, 2000.

"Dugway." Brevick, Dave. Buffalo County Highway Commissioner. Personal Interview. 4 Oct. 2001.

"Prime Farmland." Official definition. National Resource Conservation Services.

Planning Process

The land use planning process began with a presentation by the Buffalo County Extension Agriculture Agent to the Buffalo County Towns Association in 2001. The agent spoke on changes in agriculture and the effect of that change on land use. The Town of Modena was the twelfth town to contact the Buffalo County Extension Office for help in developing a plan. Town of Modena officials then attended a public meeting for other towns and further discussion took place on reasons for planning.

Town of Modena officials then invited a number of people to serve on a planning committee. Other committee members asked to be included through a land use survey and through public meeting announcements. Efforts were made to invite a diverse group of residents. The planning committee provided needed views and input into issues that should be addressed and that are included in this document. Results from this effort are found later in this document. A public meeting was held about halfway through the process to get more input from the citizens of the Town of Modena.

Land use plans are not static documents, but are designed to change and be revised to meet current needs of the people. This document will be used as a guide to future change and development in the Town of Modena.

History of Town of Modena

Currently bounded on the north by Canton, on the east by Gilmanton, on the south by Alma, and on the west by Nelson; Modena prior to 1860 was part of the towns of Gilmanton and Nelson. In the fall of 1860, Mr. Wm. Odell Jr., a resident of the town and also a member of the county board, took an active part in having Modena set off and separately organized as a square congressional township of 36 sections. Town officers were officially elected in the spring of 1861 when Wm. Odell Jr. was elected Chairman and Fred Sisson, Clerk. The name Modena as suggested by Wm. Odell Sr. and was adopted by the Buffalo County Board.

The topography of the Town of Modena consists of a succession of bluffs and valleys containing some excellent agricultural land. Almost every valley contains a small stream originating from a spring at the head of the valley. The most prominent stream is Tamarack Creek which enters the Buffalo River in the southeastern part of the township. Bluff tops are generally wooded with a mixture of hard wood species. Tamarack Creek owes its name to the area in which it originates where there are a number of Tamarack trees.

The first permanent settlement was made on Section 26 in the month of March, 1858, by Wm. Odell Sr. and his two sons, David and Austin. Mr. David White also settled in Section 26 at this time. In the fall of 1858 Wm. Odell Jr. settled on Section 23. The following year saw J.W. McKay settle on Section 24. Fred Sisson and R.P. Goddard put down roots in the fall of 1860. They were soon followed by David Lampher, Thomas Shane, A.E. Rockwell, Christ Grotjahn, Jacob Leonhardy, and Adolf Pfund. But the greater influx of population was about the time of and after the passage of the Homestead Act in the 1860's.

A village began to grow in Section 23. Although it was not regularly laid out or incorporated, the "village" of Modena soon contained a schoolhouse, stores, two blacksmith shops, a mill, and a post office.

The first school building was a small log structure built by subscription. The first school was taught by Elizabeth Gilman in the summer of 1859. She had an attendance of about 15 scholars. Other schools soon followed, two of which were named after early settlers, the Sisson School and the Rockwell School.

One of the early commercial buildings in the village of Modena was a multipurpose structure first used as a more modern school house, then as a Methodist parsonage, then as a private dwelling, and ultimately a store operated by B.F. Babcock. Mr. Babcock was also the first postmaster.

Because travel was difficult, another small "village" named Urnessville aka Urness Corners and later simply known as Urne was established on the west side of the town. It, too, contained a post office, a general store, and a repair shop.

Three different churches have served the needs of the Modena residents. The former Methodist Church has since been converted to a private home after the congregation disbanded. Remaining are St. Paul's Lutheran Church (Mo. Synod) in its 140th year and The Modena Lutheran Church (ELCA) which celebrated its 100th anniversary in 2010.

With an increasing population largely engaged in dairy farming, and with the advent of the automobile, the village of Modena continued to grow. By the early 1920's, there were 3 general stores respectively owned by Mr. Olaus Ottum, Mr. Olaus Lurndal, and Mr. Hans Ottosen, and a confectionary owned by Mr. Herbert Heck. There was also a modern brick building which housed the State Graded School, a State Bank, a modern creamery, a telephone office, a blacksmith shop, a barber shop, a butcher shop, and 2 garages to service and repair automobiles. Although the proprietors of the butcher shop and the barber shop soon moved on, the rest of the village remained much the same until the end of World War II. At this time one major renovation was completed. The general store previously owned by Olaus Lurndal was converted to a feed mill by the Mondovi Coop Equity Ass'n to accommodate the growing populations of animals in the area.

The next wave of changes occurred in the 1960's and 1970's as farmers began to leave dairying and turned to raising beef, hogs, and grain. As farms became larger and the population in the countryside began to shrink, there was no longer the need for the number of stores or for the Modena Coop Creamery to accept milk on a daily basis. Also, the post office was closed by the federal government as an efficiency measure, and the telephone office was phased out as dial phones replaced those that required a switchboard operator. The only business that was growing at this time was Anderson-Marten Implement, a Massey-Ferguson dealership owned and operated by Mr. Lyman Anderson and Mr. Vern Marten. However, due to the untimely deaths of both Mr. Anderson and Mr. Marten, the business was bought by Mr. John Lindstrom and became Lindstrom Equipment.

By the mid 1970's there was but a single grocery store operated by Mr. LaMoine Stamm. The Modena Coop Creamery became simply the Modena Coop which operated a milk marketing service and a feed service. Also in business at this time were Urness's Garage, and an expanding Lindstrom Equipment as John Lindstrom's sons Bruce and Brent became partners in the business.

As we enter the 21st century there remains a single grocery store operated by Mr. Travis Klingel, Urness's Garage operated by Mr. Dennis Urness, Modena Grain Service which occupies the site of the former Modena Coop, and Lindstrom Equipment which has grown from a small town operation to a regional dealership.

9 ELEMENTS OF COMPREHENSIVE PLANNING

The Smart Growth legislation, signed into law as part of the 1999-2000 budget, is intended to provide local government units tools to create comprehensive plans, to promote more informed land-use decisions and to encourage state agencies to create more balanced land-use rules and policies. Nine elements are required by the Smart Growth legislation. These elements ensure that all aspects of community life will be considered as part of the comprehensive plan. The nine elements are:

- Issues and opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agriculture, Natural, and Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

Development of Goals for the Town of Modena

Land use planning is more than a set of rules for building, etc. It is a declaration of the priorities and values of the people within the Town. These priorities and values should determine if and how property is developed and used.

The remainder of this document describes the priorities and values of the people of the Town of Modena. It lists a set of action plans to achieve these priorities and values.

Issues and Opportunities:

Population and Population Projections:

Population of the Town has decreased some over time from 555 in 1990 to 354 in 2010. Projections from the Wisconsin Department of Administration – Demographic Services Center, indicate that population is expected to decline to 287 in 2015 and 273 in 2020.

Residents felt that their population would not drop as low as the projections indicated.

Town of Modena Population Statistics and Projections – U.S. Census Data

Jurisdiction	Census 1960	Census 1970	Census 1980	Census 1990	Census 2000	Census 2010	Proj. 2015	Proj. 2020
Modena	555	456	436	360	318	354	287	273
Buffalo County	14202	13743	14309	13584	13804	13,577	14,554	14,794

Population by Race:

The Town of Modena is predominantly white. This has been constant since records have been kept. There is an increasing population of Hispanic people due to employment opportunities on farms and other business entry level positions.

Town of Modena Population by Race – 2010 Census

Race	Population %
Total	354
White	98.3
Hispanic	0.7
Black	0.8
Asian	0.2
Native American	0.0
Other	0.0

Population by Education Level:

The Town of Modena is similar to other neighboring municipalities except that they have a significantly 3rd lowest percent of the population with college graduate degrees in Buffalo County. This may be explained by the distance they are from higher paying jobs than other Towns in Buffalo County.

Town of Modena Population by Education – Am. Community Survey

Education Level	Population %
Total (>25 years old)	242 (people)
No High School Diploma	14.4
High School Diploma Only	45.0
Some College	18.2
Associates Degree	12.8
Bachelor's Degree	6.6
Graduate Degree	2.9

Population by Age:

Population in the Town of Modena tends to be 1% older than in Buffalo County. The median age is 45.2, Buffalo County is 44.1.

Town of Modena Population by Age – 2010 Census

Age – years	Number	Percent
Under 5	26	7.4
5-9	19	5.3
10-14	27	7.6
15-19	19	5.4
20-24	11	3.1
25-34	31	8.7
35-44	43	12.2
45-54	62	17.6

55-59	26	7.3
60-64	26	7.4
65-74	40	11.4
75 and older	24	6.7

Per Capita Income:

Per capita income has increased in the Town of Modena slower than that of Buffalo County, and lags behind the State of Wisconsin.

Town of Modena Per Capita Income – 2000 Census

	1990 per Capita Income	2000 Per Capita income	% Change
Town of Modena	\$10,106	\$16,142	+59.7
Buffalo County	\$10,947	\$18,123	+65.6
State of Wisconsin	\$13,276	\$21,271	+60.2

Town of Modena Planning Committee: Reasons for Living in Town of Modena

(Top priorities as ranked by the Comprehensive Land Use Committee are indicated in bold print)

Strengths

- **SAFETY – LOW CRIME**
- Neighbors watching out for each other
- Beautiful area
- **WILDLIFE**
- **LOCAL CONTROL**
- Low population density
- **STRONG MORAL COMPASSION IN COMMUNITY**
- Relatively rural
- Ancestral roots
- Fairly full employment
- Town very frugal
- Low cost of living
- Recreation
- Diverse population – age and employment
- Close to good medical care
- Township has history
- Great transportation – roads, highways, markets
- Recycling

- **PRODUCTIVE SOILS**

Weaknesses

- **SMALL RETAIL BASE**
- Not close to fire departments
- Distance to schools
- **NO CELL PHONE TOWER**
- Expensive health care
- Distance from cultural centers
- **OPPORTUNITIES FOR EMPLOYMENT FOR YOUTH AND YOUNG ADULTS**
- Long distance to emergency room
- Confusion over EMS jurisdiction
- **MODENA IS IN THE MIDDLE OF SEVERAL SERVICE AREAS FOR EMS, FIRE PROTECTION, AND PHONE SERVICE, SOMETIMES SERVICE SUFFERS BECAUSE OF THIS**
- Substandard housing
- Lack of control on what people put on their property – trailers/junk/ etc.
- Electric rates continue to climb
- **WILDLIFE BRINGS OUT DISPUTE – HUNTING SEASONS**
- Rural roads plowed less as budgets are decreased

Opportunities

- Modern grain building – some kind of use/business
- Recreation – 4 wheel trails
- Tourism – RAGNAR relay/road rallies
- **WIND POWER**
- **TO CONSERVE OUR NATURAL RESOURCES**
- **KEEP SMALL TOWN ATMOSPHERE AND RURAL WAY OF LIFE**
- Within driving distance of reasonable employment
- **EDUCATIONAL OPPORTUNITIES BECAUSE OF LOCATION**

Threats

- **ABSENTEE LAND OWNERS**
 - Don't respect land boundaries
 - Not informed/ don't care

- **FAMILY FARM – LOW PROFIT MARGINS, HIGH LAND COST – NO INCENTIVES TO STAY**
- **LOSS OF TAX BASE**
 - MFL
 - Ag use values
- **DOWNTOWN AREA – MAIN STREET**
 - Reflection on the rest of town
- Large parcel split up
- Rural burglary
- Not immune to geopolitical – China – Asia
- Oil dependent

HOUSING ELEMENT:

Wisconsin's population density is 103 people per square mile, Buffalo County is well below that with only 20 people per square mile. Housing growth in Modena was the third fastest among Buffalo County Towns.

Housing Units in the Town of Modena and Buffalo County – Census Data

Area	1970	1980	1990	2000	2010
Town of Modena	154	154	148	155	161
Buffalo County	4,597	5,478	5,586	6,098	6,664

There are a total of 161 total housing units in the Town of Modena. The housing density was 3.45 homes per square mile, which is slightly less than the average for Buffalo County. 86.9% (140) of the homes were occupied during the 2010 census. 72% of the homes (101) were occupied by families. 32% (46) had at least one individual 65 years or older living in the home. 14.3% (20) were renter occupied homes. Average household size was 2.54 persons. The median home value was \$132,100 and was built in 1939. 94.8% of all homes were single family dwellings (5.2% of those homes were mobile homes). 14 homes were seasonal or recreational homes.

There has been a significant growth of seasonal homes, cabins and second homes in Modena over the last twenty years. There has been some concern over trailers being placed without permits and being left in place year round and not having a fire number. Concern was also expressed about manufactured homes that may not meet safe living standards. It was determined that housing is available for purchase for those choosing to purchase a home. Land for building homes is readily available in the Town including many sites that are not designated as prime farmland.

Goals and Actions:

- The Modena Town board will develop a plan to address poor housing conditions in the non-incorporated village of Modena.
- Enforce/strengthen current rules on junk, abandoned vehicles, and health risks associated with excessive rubbish on homes and farmsteads.
- Town Board will investigate if they can clean up a housing site that exceeds the county junk ordinance or presents a health hazard and place the cost to the property owner on their property tax bill.
- All mobile homes that are relocated in or to the Town of Modena must be 15 years old or less.

TRANSPORTATION ELEMENT:

Vehicular traffic is the major form of transportation in Modena due to limited other forms of transportation available. Recreational transportation is used including snowmobiles and bicycles.

No new road construction is anticipated in the timeframe of this plan. The major objective of the transportation plan is to improve current roads high quality.

Modena has a total of 52.52 miles of road. 2.88 miles of state road, 26.64 miles of county roads and 23 miles of town miles. Functional road classification for rural roads include principal arterials, major and minor collectors, and local roads.

Principal arterials serve interstate and interregional trips. These roads serve urban areas with populations greater than 5,000 and are classified as interstate highways. Modena has 0 miles of principal arterials.

Collector miles collect traffic from local roads and link them to nearby population centers. Major collectors are classified as state roads and minor collectors are classified as county roads. Modena has 21.88 miles of collector miles.

Local roads provide access for travel over relatively short distances. These roads are classified Local Miles and includes all town roads, and includes county roads KK and VV. Modena has 30.64 miles of Local Miles. See map page 18.

Modena also has 3 bridges over 20 feet and 8 bridges under 20 feet.

State and Regional Transportation Plans:

At www.dot.state.wi.us the Wisconsin Department of Transportation home page under "Plans and Project", then, "Planning Resources", then, "Modal and Multimodal Plans", the Town reviewed and considered the following State and Regional Transportation Plans that have potential affects or integration with the Town plan.

Connections 2030 - the current multimodal plan being developed for all forms of Transportation through the year 2030

Wisconsin State Highway Plan 2020 – the current strategic plan for all facets of the 12,000 miles of the State's highways

Wisconsin Six-Year Highway Improvement Program – the more specific construction programs for the Wisconsin DOT through 2014

Wisconsin Airport System Plan 2030 – the plan for determining airport facility needs

Wisconsin Bicycle Plan 2020 – comprehensive bicycle plan

Wisconsin Statewide Pedestrian Policy Plan 2020 – the plan outlines State and local measures to promote safe pedestrian travel

Wisconsin Rail Plan 2030 – the rail plan being developed for integrated rail development through 2030

Buffalo County Highway Plans – Currently, there are no plans for major county road work, beyond general maintenance for any county roads within the borders of the Town of Modena.

Currently, the Town of Modena is not specifically identified for any recommendations or included in any projects with these plans.

Bus Service:

There is no bus service in the Town of Modena. The nearest commercial bus service is the Greyhound Bus Service in Eau Claire and the Jefferson Bus Lines stopping in Winona, MN.

Freight Rail Service:

There are no rail lines running through the Town of Modena. The Burlington Northern Santa Fe (BNSF) runs along the entire western edge of Buffalo County. The closest currently used spur is in Cochrane, WI.

Passenger Rail Service:

There is no passenger rail service to the Town of Modena. Daily passenger service (AMTRAK) is available in Winona, MN, with one train heading south in the am and one train heading north in the pm.

Airports:

There are no public or private airports in the Town of Modena. Winona, MN has a private airport but no passenger air service. Eau Claire, WI has the closest passenger air service which is about 60 minutes from the Town. Most residents traveling by air would fly out of Minneapolis/St. Paul which is about 120 minutes travel time. An airport shuttle service to the MSP Airport from Eau Claire and Menomonie is also available.

Water Transportation:

The Town of Modena is not located on a commercial waterway. The Mississippi River runs on the entire west side of Buffalo County, with the Port of Winona being the closest terminal. Much of the grain produced in the Town will be transported by truck to Winona and sold to one of three grain buyers to be loaded onto barges. Fertilizer, Chemical, Liquid Propane and other commodities are shipped to Winona and distributed throughout the region by truck. The Buffalo River, which runs through the Town cannot support commercial traffic.

Trucking:

Most commercial shipping in the Town is by truck, with State Highway 37 being a major transportation route. Road bans may be implemented each spring on County and Town roads.

Pedestrian and Bike Trails:

There are no designated biking trails in the Town of Modena.

Snowmobile Trails:

There is a very strong network of snowmobile trails in the Town of Modena and across Buffalo County. These trails are located on private property. Maintenance and property agreements are completed by local clubs. See map on page 19.

Town of Modena Road Improvement Plans – Town of Modena Board

Year	Road Name	Miles of Road	Improvement
2013	Rockwell Road	<1	Bridge (straighten road)
2014	Rockwell Road	7/10	Reconstruct
2015	Hanson Road	0	Bridge - culvert

Wish list if funds become available:

- Complete Rockwell Road before 2014
- Increase roads to 20 feet
 - Rockwell
 - Badger Road (tourist traffic)
 - Add to culverts
- Increase miles to 1 mile per year of road for general maintenance (pea gravel and seal coating)
- Consider cost sharing with landowners for low use roads
- Brush and tree removal on right-a-ways

Lists are suggestions only and can be changed as needs and highway finances change. Each year the Town Board will prioritize current year road and bridge work based on condition of road/bridge, safety, traffic count, slope, funds available and other factors.

Modena has some problems with vandalism of town road signs and has a goal to keep all road signs up to date and replaced as needed and as funds permit.

The sport of snowmobiling brings a lot of tourism to Buffalo County. The trails, when adequate snowfall occurs, are second to none. Snowmobile trails, located through private land, are maintained by local snowmobile clubs. A county trail map is included at the end of this plan.

All Terrain Vehicle usage has become very popular. This is a potential recreational use that could bring tourists to the Town.

Bicycle usage in rural areas is on the increase. The planning committee expressed concerns about safety on town and county roads due to the amount of motorized traffic, farm traffic and bicycle traffic all sharing the same roads. Many visitors to the Town may not be aware of the amount and size of modern farm machinery.

Some elderly transportation is available through Buffalo County Health and Human Services, Meals on Wheels program. Transportation is also available for veterans through Veteran's services.

Goals and Actions:

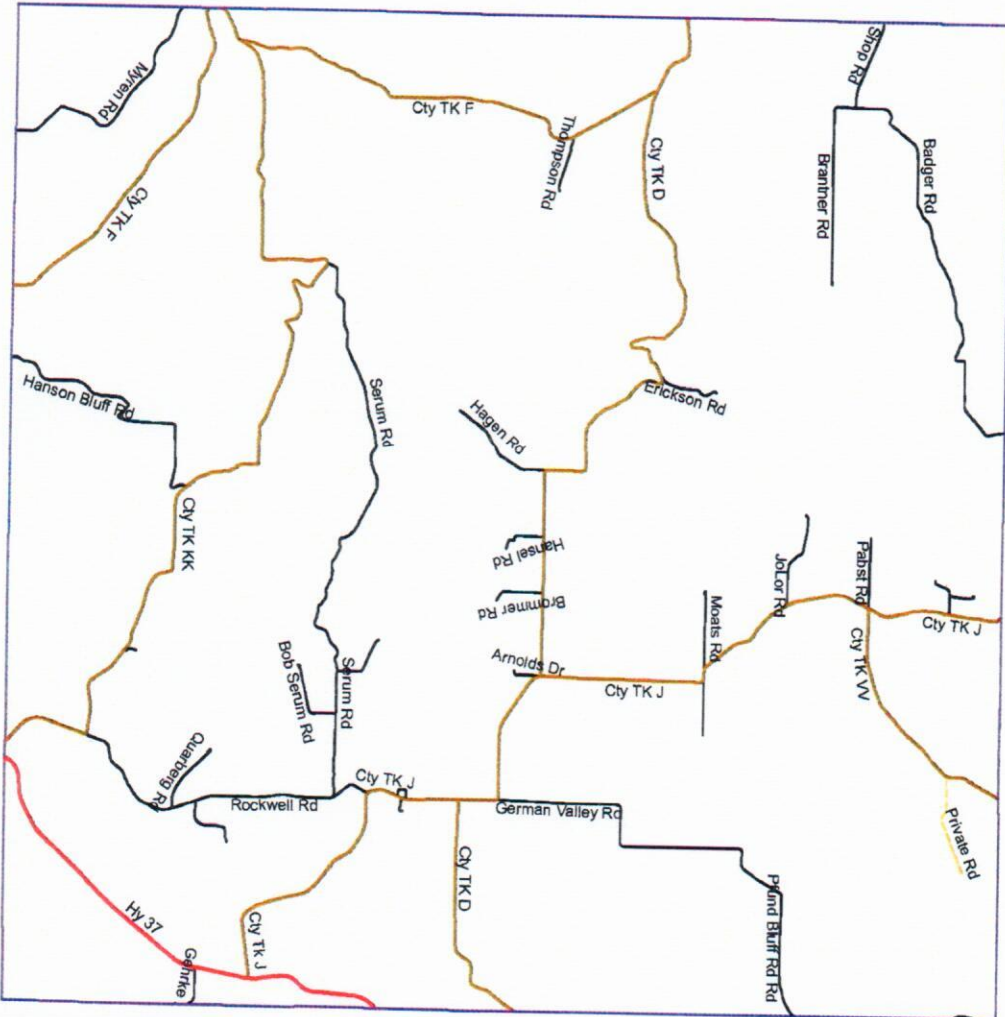
- The Town Board will address the transportation items listed on the "wish list" as funds become available.
- County Roads KK and VV are considered Local Miles and not Collector Miles. The Town strongly recommends that these be maintained as County Roads and not be reclassified as Town Roads.
- An educational program is needed to instill in snowmobile operators (both residents and non-residents) that they are operating on private lands and they must be respectful of that privilege or the trails will not be available.
- A greater proportion of land continues to be acquired by absentee landowners and managed as recreational land. Many recreational landowners are not supportive of the snowmobile industry and the benefits of local trails to the Town and County economy. An educational program needs to be developed and implemented to educate landowners on the economic benefits of the snowmobile industry and the benefit of having access to trails on private land. This program should include any non-bias research on the impact of snowmobiles on whitetail deer movement.
- Town residents are happy to share their roads with visitors running the RAGNAR Road Relay Race, but participants, both runners and support drivers must follow all safety guidelines and rules to ensure their safety and the safety of others using the road system.

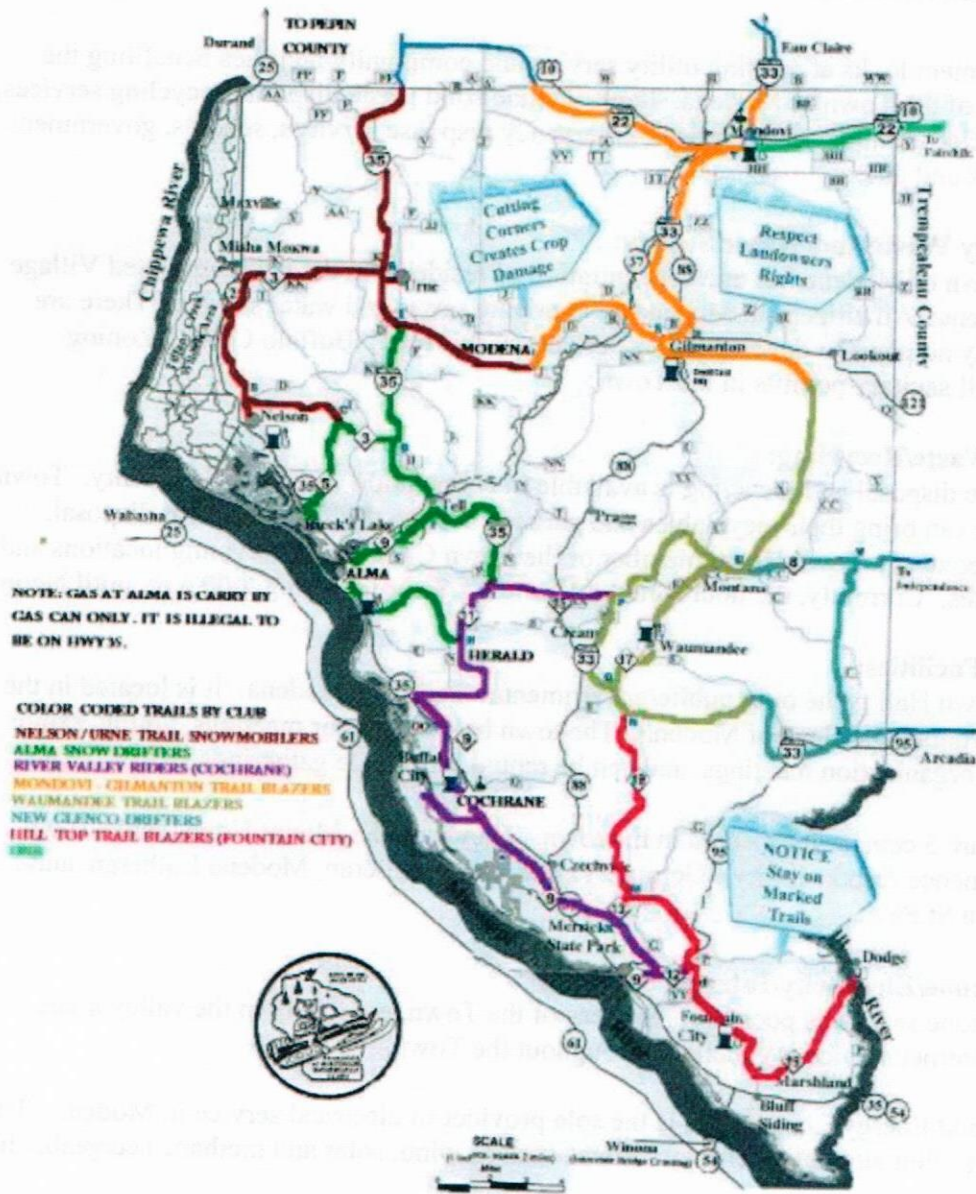
Town of Modena Road Map



Legend	
Roads	
—	Federal
—	State
—	County
—	Town
—	City or Village
—	Private

As with all public information derived from various sources, this data may contain errors or faults. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Buffalo County Information Services Director be advised of the particulars so this data can be examined and corrected. This map is not a substitute for an accurate field survey.





UTILITIES AND COMMUNITY FACILITIES ELEMENT:

This element looks at existing utility service and community facilities benefiting the citizens of the Town of Modena. Items include solid waste disposal, recycling services, parks, telecommunication services, emergency response services, schools, government facilities and others.

Sanitary Waste and Water Supply:

The Town of Modena has one concentration of residents in the unincorporated Village of Modena. All citizens in Modena have private sewer and water service. There are currently no plans to develop public services at this time. Buffalo County Zoning issues all sanitary permits in the Town.

Solid Waste/Recycling:

Garbage disposal and recycling is available in cooperation with Buffalo County. Town citizens can bring their recyclables and garbage bags to the Town Hall for disposal. Please contact a Town Board member or the Town Clerk about recycling locations and schedules. Currently, the hours are the 1st and 3rd Saturdays from 8:00 a.m. until Noon.

Town Facilities:

The Town Hall is the only public/governmental facility in Modena. It is located in the unincorporated Village of Modena. The town hall is used for meetings, voting, senior center, organization meetings, and can be rented for private gatherings.

There are 5 cemeteries located in the town. They include: Mount Hope (some Town maintenance responsibility), German Valley, Urne Lutheran, Modena Lutheran, and Modena St Paul.

Telephone/Electricity/Internet Services:

Cell phone service is poor in some areas of the Town, especially in the valley areas. DSL internet service is excellent throughout the Town.

Riverland Energy Cooperative is the sole provider of electrical service in Modena. The citizenry find alternative energy sources such as wind, solar and methane acceptable in the Town.

Natural Gas:

There are no natural gas services in the Town. Most people rely on Liquid Propane.

Libraries:

There are no public libraries in the Town. Residents rely on the Mondovi Public Library and the Alma Public Library. The County pays a fee for each transaction for Town residents using Libraries outside of the county borders.

Education:

Students residing in the town attend Alma Area Schools, Durand Unified Schools, Gilmanton Area School or Mondovi Public Schools. Taxpayers also support the Chippewa Valley Technical College.

Fire Protection, Police Protection and Emergency Management:

Fire protection for the Town of Modena is provided by the Nelson and Mondovi Volunteer Fire Departments. See map page 22. Police protection is provided by the Buffalo County Sheriff's Department. Mondovi and Western Wisconsin Ambulance Services provide EMS Services. See map page 23. First Responder services are available from Dover and Durand First Responders. Buffalo County Emergency Management Department provides training and planning for emergencies. See map page 24.

Health Care and Long Term Care Services:

There are no health care providers in the Town of Modena. Excellent Medical Services are provided by services in Mondovi, Eau Claire, and Wabasha MN. Long term care services are provided in Mondovi, Pepin, Durand, Eau Claire and Wabasha.

Public Parks:

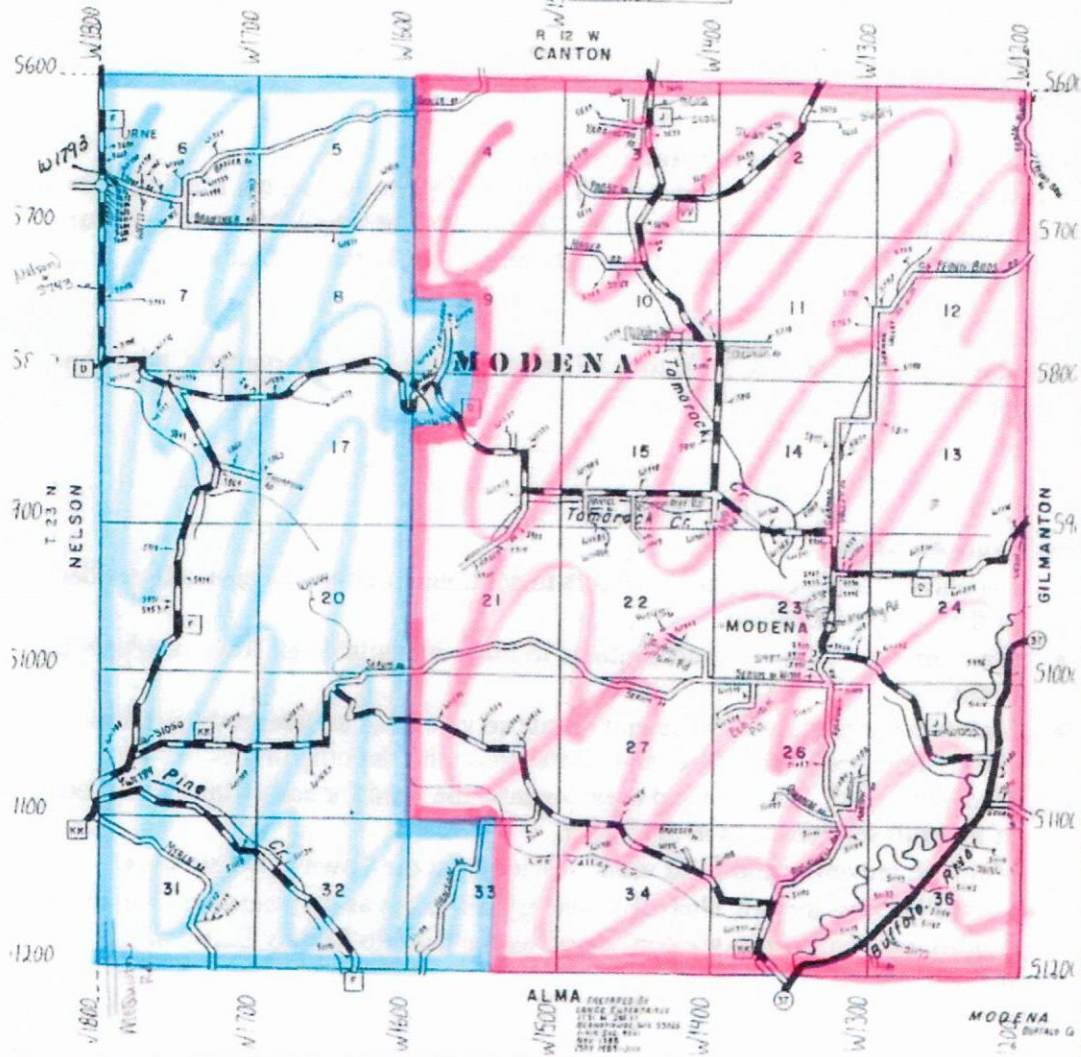
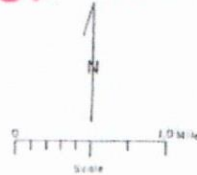
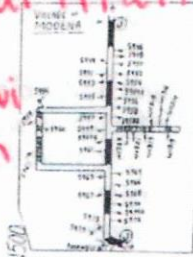
There are no parks or public trails in the Town. The Modena Sportsman Club is open to the public during most daylight hours.

Goals and Actions:

- Encourage local cell phone providers to continue to improve service to residents of the Town of Modena.
- Maintain the Town Hall and continue to make it available to Town residents for events.
- Maintain the high quality fire and rescue services that are currently available. This requires regular contact and discussions with the other municipalities involved. EMS services need to understand the need for communications because of the split service areas in the Town.
- Maintain recycling and solid waste services that the Town currently uses.
- Carefully consider new alternative energy resources as they become available as conditional use permits are considered by the Buffalo County Board of Adjustment.

Fire Department + Extrication

■ = Mondavi
■ = Nelson



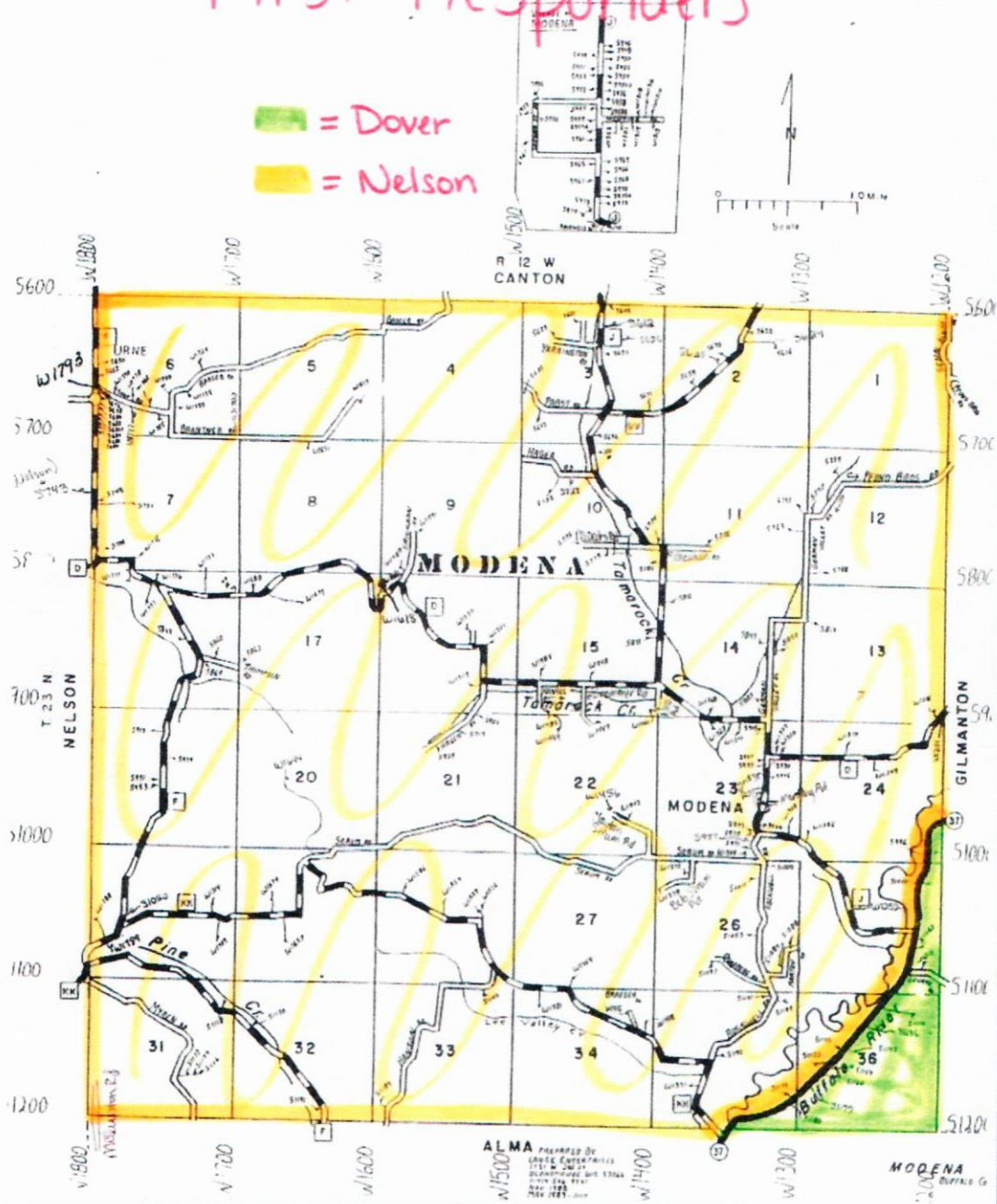
 = Durand
 = Alma
 = Mondovi



First Responders

= Dover

= Nelson



AGRICULTURAL NATURAL AND CULTURAL RESOURCES ELEMENT:

Agriculture:

Modena was settled by farmers and agriculture continues to play a very important part of the economy of the Town. Very little value added agriculture is currently being used or explored in the Town.

The Town of Modena is in the driftless area of Wisconsin along the Mississippi River. The land is very steep and in some ways difficult to farm. The land is very productive and numerous cropping rotations are possible. Recently, there has been a switch from dairy production to row crop and some large poultry production farms.

Soils:

Tamarack Creek is the major drainage in the Town of Modena. The soils in the lowest levels of this drainage system range from organic to heavy silt loam in surface texture. Most are hydric or have hydric characteristics that make them difficult to farm or at least require some type of management to overcome the wet conditions. Common soils are: Peat and Muck, Rowley Silt Loam, Richwood Silt Loam, and Loamy Alluvial Land.

On the east side of the township, the Buffalo River flows through about 4 sections of the Town of Modena. Most soils along the Buffalo River are loamy alluvial land and are difficult if not impossible to farm.

The remainder of the Town has relatively fertile soils of the Dubuque and Fayette series on the ridgetops. Fayette is the deeper of the two, and is generally more productive with a darker colored topsoil than Dubuque. Dubuque tends to have more visible rocks on the surface. Both soils are underlain with limestone, and slope is the most intensive part of managing these soils.

The sidehills are made up of Fayette and Norden/Urne with some areas of Boone and Lindstrom. Boone is very sandy and is found in a very small area. Lindstrom is a silt loam soil that is found to a lesser extent on the eastern part of the Town. Fayette soils have a silt loam surface underlain by limestone; and Norden/Urne has a loam-silt loam surface that is underlain with sandstone. Fayette will produce higher yields with less intensive management than the Norden/Urne soils. Again, slope requires the most management of any characteristic of soil types.

The remainder of the Town is Judson, Chaseberg, Toddville, and Bertrand soils. All of these have a silt loam surface, are dark colored and are very productive soils. The fact that they are found in small tracts in limited areas of the Town makes them highly sought from farmers for row crop production. But again, they do not occur in significant acreages. See map page 29.

Natural Resources:

Modena has a wide variety of wildlife species and excellent wildlife habitat. It is best known (as is all of Buffalo County) for high quality whitetail deer. Most of the Town is also located in the Lower Chippewa River Natural Area. See map page 30. This area has been identified for its tremendous potential for wildlife, threatened species and general natural habitat. Other important natural resources in the Town include:

- Tamarack Creek (fresh water Cyprus)– trout stream – high potential
- Private wetlands
- Streams throughout Town
- Wildflower and Native grass habitats

Groundwater

All drinking water in the Town of Modena is from groundwater sources (private wells). Buffalo County completed a groundwater study in 1998 indicating no contamination of wells within the Town of Modena. A more recent study, but with a smaller number of samples, from the Buffalo County Health and Human Services continues to indicate good groundwater quality.

Surface Water

There are numerous small streams in the Town of Modena; many of which are intermittent streams. Tamarack Creek and its tributaries have the highest potential to be a cold water trout stream. The Buffalo River also runs through the Town. It provides habitat for rough species of fish and provides great bird and other wildlife habitat. There are no lakes found in the Town of Modena. See hydrology map on page 31.

Forests

Forest land makes up 48% of the land in the Town of Modena. Much of the high quality timber has been harvested, and most timber land is managed for both forest and wildlife. The forests are located on very steep slopes which are too steep to convert to farmland, or on land that is normally too wet to farm.

Wetlands:

Wetlands make up a smaller portion of the Town of Modena. The wetlands are found along the Buffalo River bottoms and along some of the streams. Wetlands should be protected from development. Current zoning regulations will not allow building in designated wetlands. A current wetlands map can be found on page 32.

Floodplains:

Development is not allowed by the Buffalo County Floodplain Zoning Ordinance. These are fragile areas necessary to avoid flooding of roads and other developed property. A map of the designated floodplains for the Town of Modena can be found on page 33.

Non-Metallic Mining:

Non-metallic mining mainly consists of the excavation of sand, gravel and stone. This has been traditionally rock quarries in the Town of Modena for road building and field limestone. There is concern about the increasing numbers of frac sand inquiries in the

western Wisconsin area which also fall under the non-metallic mining category. There are currently 32 approved non-metallic mines in Buffalo County with one active mine in the Town of Modena. See map page 34.

Cultural Resources:

The Town of Modena is rich in history and cultural activities that reflect the heritage of the Town. Some examples of cultural resources in the Town include:

- Round Barns; David and Laurie Bauer, Peter & Robert Marten
- German Valley Cemetery – Civil War Veteran – private property
- Sportsman's Club – Waterfall
- Owl's Nest Cave – private property

There are no County or State Parks located in the Town of Modena.

Agriculture

Goals and Actions:

- Encourage farmers to preserve prime agricultural lands for food, fiber, and energy production into the future.
- Support groups of Town landowners that wish to participate in the Agricultural Enterprise Areas (part of the WI Working Lands Initiative).
- Encourage participation in other voluntary programs which preserve working farm lands.

Natural Resources:

Goals and Actions:

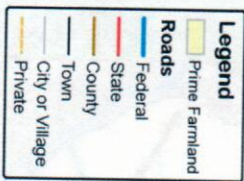
- Support programs that encourage participation in meeting the goals of the Lower Chippewa River Natural Area.
- Improve/maintain Tamarack Creek as a sport trout stream
- Encourage grouse and pheasant habitat
- Encourage/support continued re-establishment of native grass/forbs prairies
- Monitor the increased numbers of black bears, coyotes, wolves and other wildlife species that threaten cattle and production agriculture.

Cultural Resources

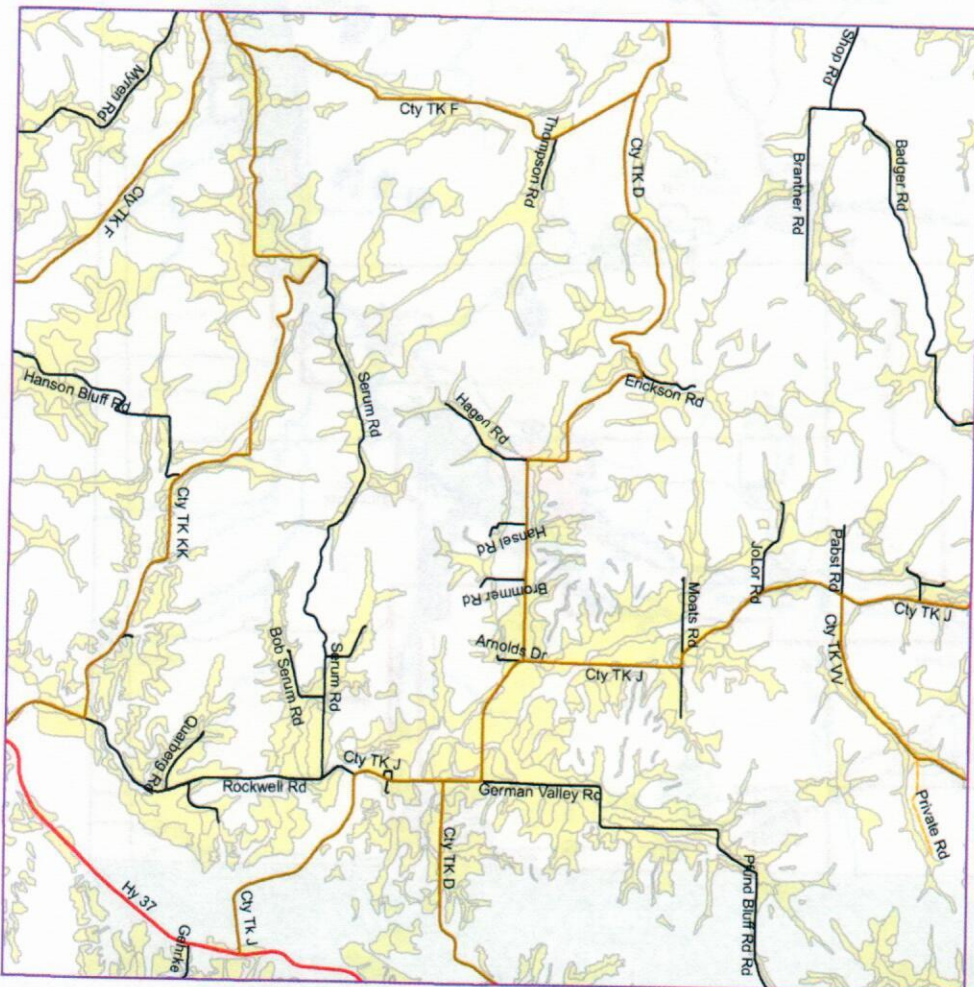
Goals and Action:

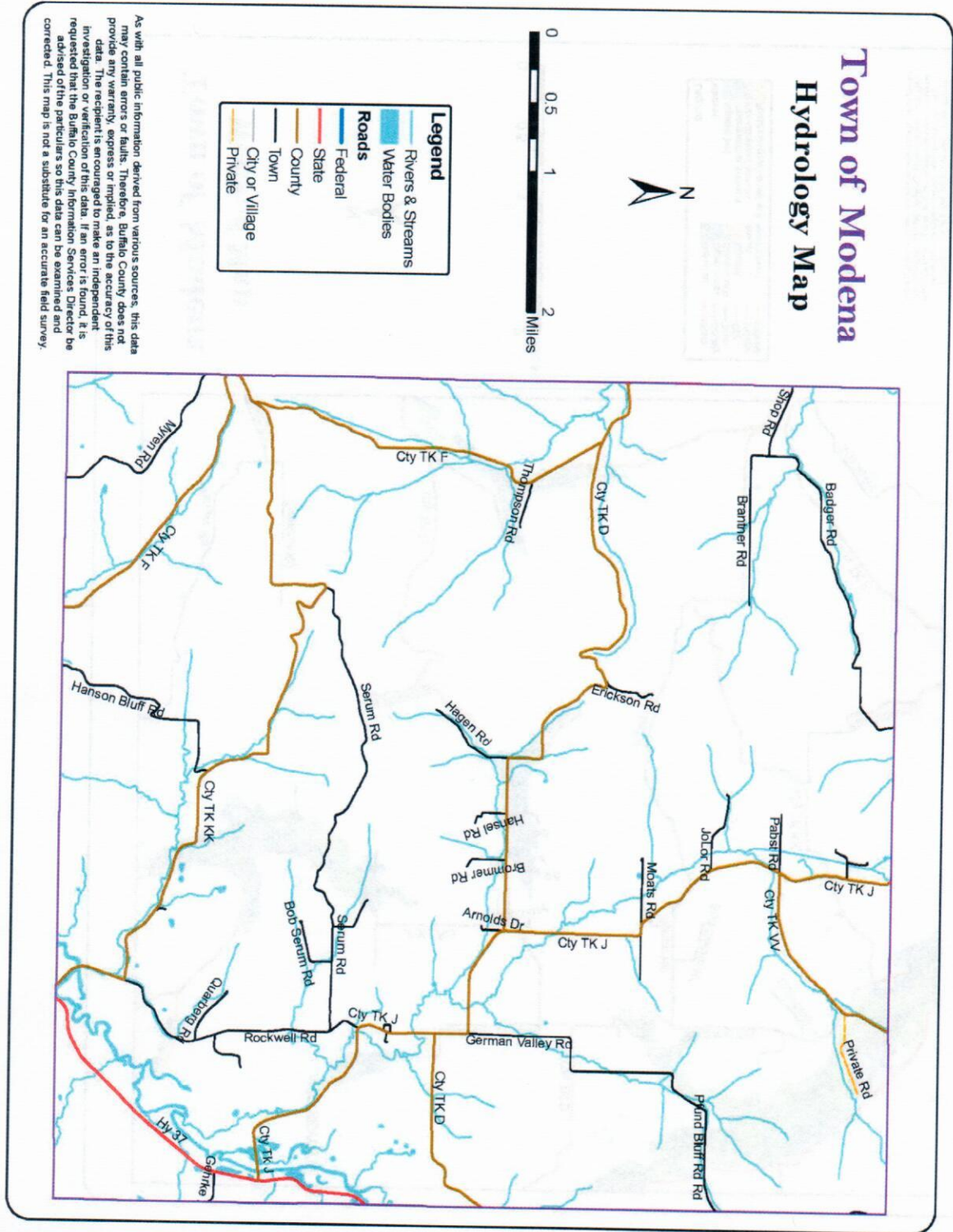
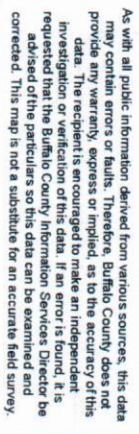
- Encourage residents and clubs to maintain existing historical sites and structures in the Town.
- Explore starting a sub-chapter of the Buffalo County Historical Society.

Town of Modena Prime Farmland May



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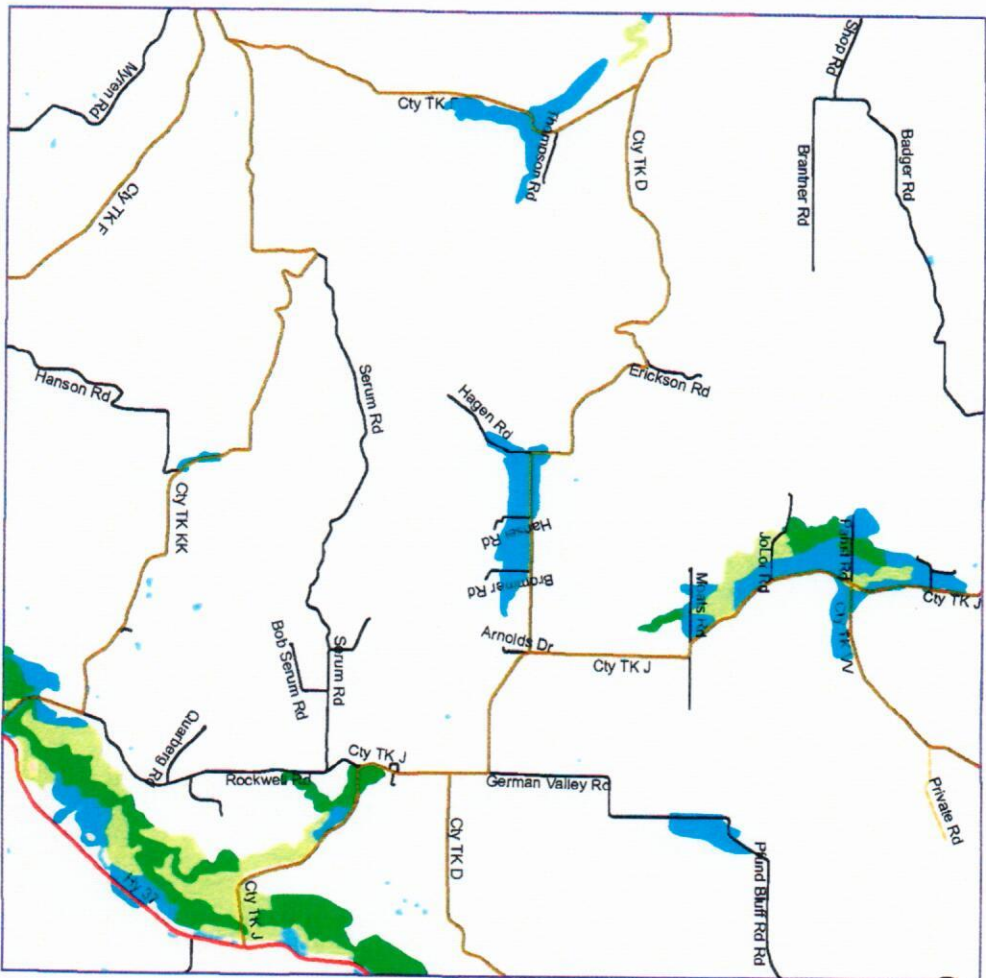


Town of Modena Wetland Map

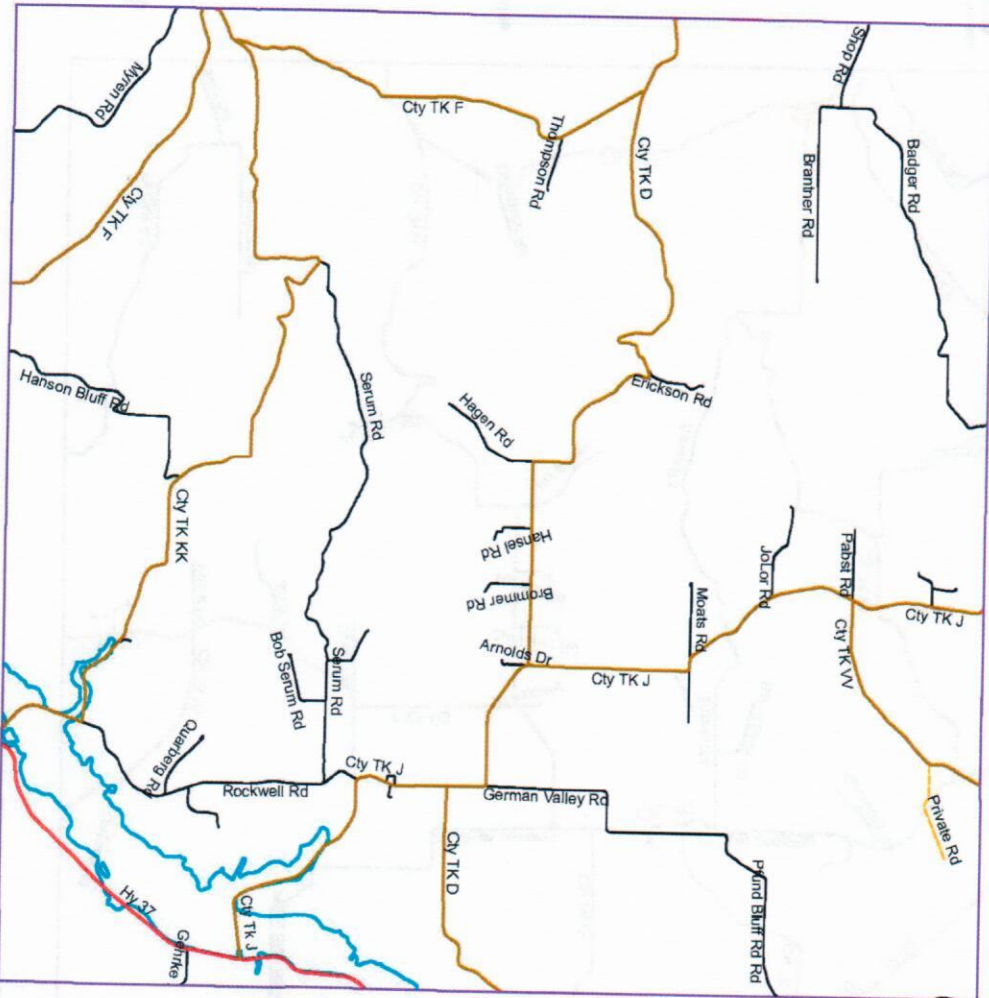
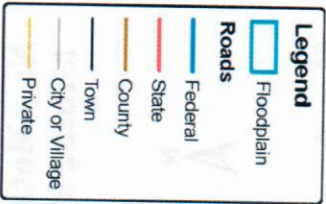


Legend	
Wetland	Forested
Aquatic bed	Open water
Emergent wet meadow	Scrubshrub
Flattened wetland	Upland
Flattened wetland	Roads
Flattened wetland	City
Flattened wetland	Village
Flattened wetland	Private
Flattened wetland	State
Flattened wetland	County
Flattened wetland	Town
Flattened wetland	City
Flattened wetland	Village
Flattened wetland	Private

As with all public information derived from various sources, this data is provided as is. The user assumes all responsibility for the accuracy of the data. This wetland map is intended to provide a general overview of the wetland resources in the Town of Modena. It is not intended to be used as a legal document. For more information, please contact the Town of Modena at 508-881-1234.

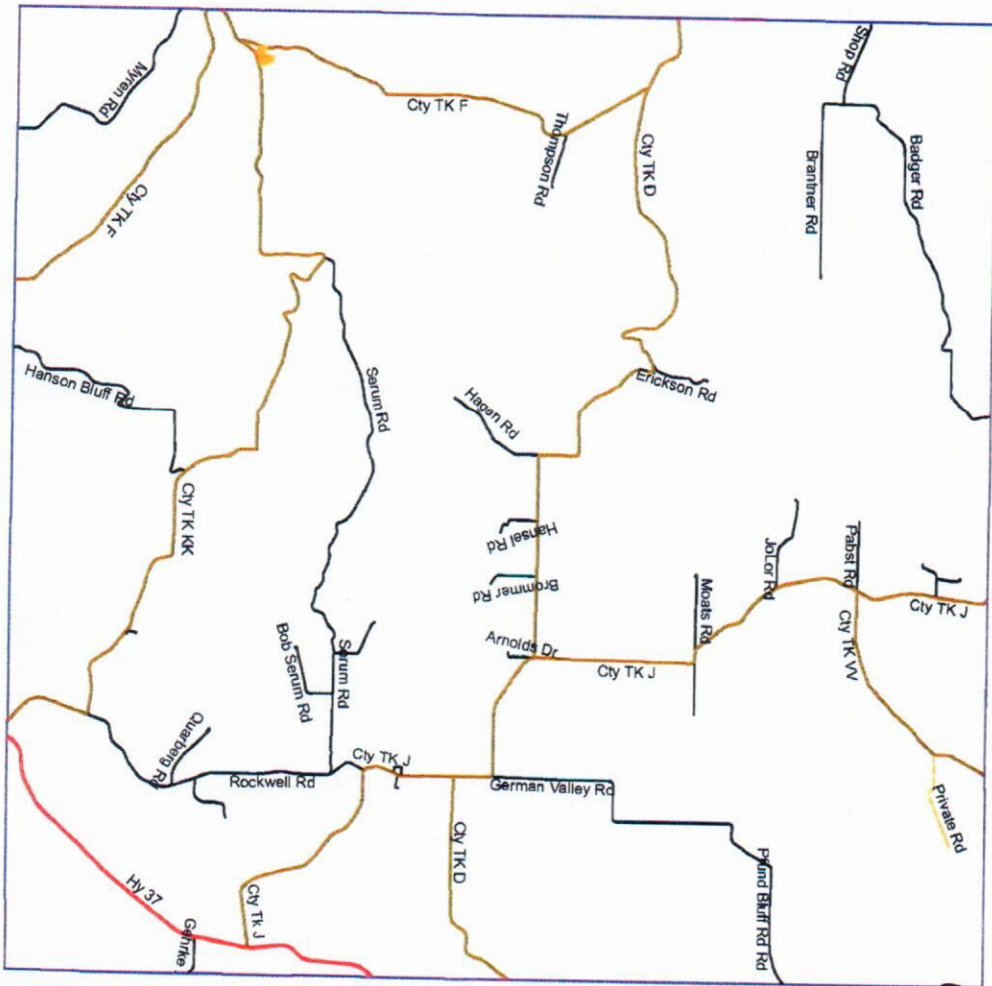


Town of Modena Floodplain Map



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Non-Metallic Mining Map



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ECONOMIC DEVELOPMENT ELEMENT:

The majority of the data for this section came from the U.S. Census Bureau, Selected Economic Characteristics: 2005-2009 5-Year Estimates. Other sources of information were the Department of Workforce Development and citizens from the Town of Modena.

Employment Information:

Manufacturing, agriculture and the education/health/social occupations comprise a majority of people employed in the Town of Modena. The Town is very rural with very productive soils. It is also within commuting distance to manufacturing, school and health care jobs in Alma, Arcadia, Mondovi, and Eau Claire. The Town of Modena and all of Buffalo County tends to have very low unemployment rates, due to the variety of jobs in the region and the growth of industry in Arcadia (Ashley Furniture and Golden Plump Chicken).

Town of Modena Employment Statistics – Census Data

Employment Status	Number	Percent
Population 16 years and older	272	100
In Labor Force	195	71.7
Civilian Labor Force	195	71.7
Employed	172	63.2
Unemployed	23	8.5
Armed Forces	0	0
Not in Labor Force	77	28.3
Occupation		
Agriculture, Forestry, Fishing	37	21.5
Construction	7	4.1
Manufacturing	27	15.7
Retail Trade	33	19.2
Professional, management, etc.	24	13.9
Education, health care	16	9.3
All others	28	16.3
Class of Worker		
Private wage and salary	137	79.7
Government workers	13	7.6
Self-employed	19	11.0
Unpaid family	3	1.7

Commuting to Work:

Many employed residents of the Town of Modena, who do not work on their own farms, or are self-employed, commute out of the Town to work. One farm implement dealer is the largest employer in the Town, employing about 20 people. Mondovi, Eau Claire and Winona, MN are within 40 minutes for all residents.

Town of Modena, Commuting Habits – Census Data

Means of Travel	Percent
Car, truck, van – drove alone	66.7
Car, truck, van – carpooled	15.4
Public transportation	0
Walked	5.9
Other means	1.2
Worked at home	6.5
	Minutes
Mean travel time to work (minutes)	26.0

Buffalo County Industries:

Buffalo County has a very small manufacturing base. Only one industry, La Crosse Milling (oat miller) is in the top ten employers in the County. Most all of the employment opportunities in the near future will be outside of the Town or Buffalo County.

Table 10: Buffalo County Top 10 Employers – WI DWD

Company	Service	Size
Marten Transport	Trucking	1,000+
Mondovi Public Schools	Education	100-249
CFC Public Schools	Education	100-249
County of Buffalo	Government	100-249
American Lutheran Homes	Nursing Care Provider	100-249
Dairyland Power	Electrical Power Generation	100-249
School District of Alma	Education	50-99
Midwest Dental	Dental Care	50-99
US Army Corp of Eng.	Engineering Service	50-99
La Crosse Milling	Oat Miller	50-99

Environmentally Contaminated Sites in the Town of Modena:

The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) was utilized in identifying contaminated sites in the Town of Modena. There were no contaminated sites in the Town of Modena identified in the database.

The Wisconsin DNR Solid and Hazardous Waste Information System was reviewed for waste disposal sites in the Town of Modena. There were no waste disposal sites in the registry located in the Town of Modena.

County, Regional and State Economic Develop Programs:

County Programs:

- Revolving Loan Fund

Regional Programs:

- Mississippi River Regional Planning Commission, Economic Development Program, Revolving Loan Fund

State Programs:

- Value Added Dairy Initiative
- Wisconsin Department of Agriculture Trade and Consumer Protection Milk Volume Program
- USDA – Rural Development

Local Planning Effort:

The planning committee identified some characteristics of businesses that would be desirable to have in the Town of Modena. The list of these business characteristics is listed below.

Current businesses location in the Town include:

- Machinery Sales and Service
- Auto Repair
- Convenience Store and Deli
- Farming
- Farm Custom Operators
- Custom Grain Drying and Storage
- Excavating
- Trucking
- Vineyard
- Construction
- Towing Service

Ideal characteristics of a desirable Town of Modena business:

- Green Industry
- Good Jobs
- Agricultural Based
 - Dairy/Livestock businesses
 - Small Fruit production farms
 - Orchard(s)
- Hunting and Outfitting

- Nature based jobs; canoeing, birding, nature trips (native flora & fauna) , eagle watching - habitat (bald and golden)
- Home based/Cottage Industries

Plans and Actions:

- Town residents support tourism as an industry as long as preservation of the natural resources, beauty and history of the Town is a vital consideration.
- Buffalo County economic development resources will be used along with Buffalo County Land Conservation, Buffalo County NRCS and DNR personnel to ensure that environmental impacts are always considered.
- Support the formation of a Buffalo County Economic Development Corporation as a non-profit group supporting environmentally friendly economic development in the Town and Buffalo County.
- Priority should be given to industrial development/manufacturing in the areas closet to the unincorporated village of Modena.

INTERGOVERNMENTAL COOPERATION ELEMENT:

State and Federal Agencies:

Wisconsin Department of Transportation:

The Town of Modena participates, in cooperation with the Buffalo County Highway Department, in the Wisconsin Information System for Local Roads.

Federal Emergency Management Agency (FEMA):

The Town of Modena has contact with FEMA following any natural disasters which affect the Town. The county works in cooperation with the Buffalo County Emergency Management when working with FEMA.

Buffalo County:

Cooperation between governmental units is a normal activity. Modena currently cooperates with several other units of government on issues that can be better addressed as a group. The Town of Modena maintains positive relationships with several Buffalo County agencies. They consult with the Buffalo County Highway Department on road issues, and meet with the Highway Commissioner each year to assess Town roads and bridges. They work with Buffalo County Emergency Management to have emergency plans in place. The Town of Modena is also under Buffalo County Zoning. Finally, they are working with Buffalo County and the Buffalo County Towns Association in developing their Town and County comprehensive plans.

The Town of Modena has been part of the Buffalo County Recycling program since the program began. The Town also cooperates and helps to fund Emergency Response and Fire Protection with Alma, Nelson, and Mondovi.

Modena is also an active member of the Buffalo County Towns Association and meets with them quarterly.

School Districts:

The Town is served by the Alma Area Schools, Durand Unified School District, Gilmanton Area School, and Mondovi Public Schools. The residents of the Town of Modena are very supportive of their schools and have no conflicts with any district.

Goals and Actions:

- Encourage coordination and cooperation among units of government. Remain active with the Towns Association and discuss issues that can better be addressed as a group of towns, i.e. Managed Forest Land and its effect on town tax bases.
- Have a candid discussion with Buffalo County Highway Department and Buffalo County Towns Association of areas of possible cooperation on road maintenance and repair.
- Maintain the strong relationship with the Alma, Nelson and Mondovi Fire and EMS Services.
- Support County efforts at economic development to improve the local economy and increase tax base.

IV. LAND USE ELEMENT:

Existing Land Use and Zoning:

The Town of Modena is a rural town. Agriculture is by far the predominant industry. The following table displays the breakdown of property within the town.

Town of Modena Property Assessment – Buffalo County Treasurer (2010)

Property Classification	# of Parcels	Total Value	Total Acres
Residential	160	9,141,200	244
Commercial	19	645,400	32
Manufacturing	0	0	0
Agricultural	551	1,417,700	9,893
Undeveloped	227	1,075,700	1,623
Productive Forest Lands	67	2,853,200	1,273
Agricultural Forest Land	259	4,692,900	3,992
Woodland Tax Lands	239	16,183,500	6,029
Exempt Lands	31	0	62
TOTALS	1,635	41,690,800	23,352
Alma Area Schools	49	1,440,850	
Durand Unified Schools	254	5,692,450	
Gilmanton Area Schools	42	1,094,850	
Mondovi Public Schools	577	17,279,150	
Chippewa Valley VTAE	922	25,507,300	

All towns within Buffalo County participate in county comprehensive zoning as described in Wisconsin Statute 59.97. Zoning decisions are made by the Buffalo County Zoning Committee and Buffalo County Zoning Department. This document is evolving and will change as deemed necessary by the taxpayers of the Town of Modena. It will contain a description of the goals and objectives of the people in the Town as to how they would like to see change and development.

Existing Land Uses:

The Town of Modena is very rural. It is mainly agricultural and forest land. There is limited residential housing, with home owners mainly building on old farm sites. Most of the land is steep soils with very productive land in the valleys and along the bluff tops. Currently, there is one location that is zoned commercial with the remaining land being zoned agricultural. See map on page 44.

Topography:

The Town of Modena can be described as bluffs and valleys. Land that is not currently in productive farmland is mainly too steep to farm, or is in the limited areas of wetland found in the town.

Commercial/Industrial:

Only one property in the Town is not currently zoned agricultural. See future land use map on page 45. There are several non-home based businesses in the Town but are currently agricultural or residential.

Population and Housing Densities:

Population density of the Town is 9.8 people per square mile. Housing density 3.45 houses per square mile.

Land Demand and Prices:

Land sales values in Buffalo County have increased in the past 10 years. Until the last few years, this was driven by recreational land sales mostly to whitetail deer hunters. High farm commodity prices (especially corn and soybeans) have increased the demand for farmland sales to equal prices of forestland. Agricultural land sales in 2011 for Buffalo County was \$3,359 dollars per acre, the 3rd highest in the NC District, (Wisconsin Department of Revenue Statistics). The Wisconsin Agricultural Statistics Service shows similar numbers with farmland sales at \$2,857 per acre (2010 data) and forest land sales at \$3,346 per acre (2010 data). Both of these values were the 3rd highest reported in the North Central District.

Opportunities for Redevelopment:

The Town of Modena has had very limited development over history due to the Town's rural nature. Early in its history "Modena" was a thriving community and still maintains a church, store, repair shop, farm machinery dealer. No redevelopment opportunities were identified.

Land Use Projections:

The two major land uses in the Town of Modena are agriculture and recreation (hunting); both of these uses provide very little development pressure. There was no indication of commercial or industrial development due to the fact that the only state highway (State Highway 37) runs along the Buffalo River and is narrow with sharp curves. Housing has only increased by a few houses each year, with no subdivisions currently planned. This is due to longer commutes to local jobs in Arcadia, Eau Claire and Winona, MN and that building in Towns and Cities closer to these areas reduces commute time. Housing tends to be low cost in the Village of Modena and may attract additional residents.

If current home building trends continue (as assumed by the planning committee) about 3 houses would be built each year or about 60 in 20 years. Committee members agreed that the average housing lot would be about 2.5 acres or a total of 150 acres of land taken out of other uses. If current trend continue 75% (112 acres) of these homes would be constructed on agricultural land, the remaining 25% (38 acres) on woodland or undeveloped lands.

Forest Land:

Forest land in the Town is generally land that is too steep for other uses. The committee sees very few, if any opportunities for land to be taken out of forest and put into row crop production. The exception is some areas that have been planted to trees through the Conservation Reserve Program (CRP).

Managed Forest Law (MFL) enrollment is a concern throughout Buffalo County. Currently, Modena has 11,293 acres of forest land with 6,029 acres enrolled in the MFL program; this accounts for over half of the woodland acres in the Town. MFL continues to be a major concern because of falling property tax base for the Town and County.

Current Zoning:

Currently, all Towns in Buffalo County are under the county zoning rules. Modena desires to maintain this relationship, but would like to have a say in rezone changes and in conditional use permits. At this time, Town residents do not want to implement any protections for farmland, natural areas or any other land use area. They would like to encourage landowners to voluntarily participate in programs to preserve farmland, such as land conservancy organization.

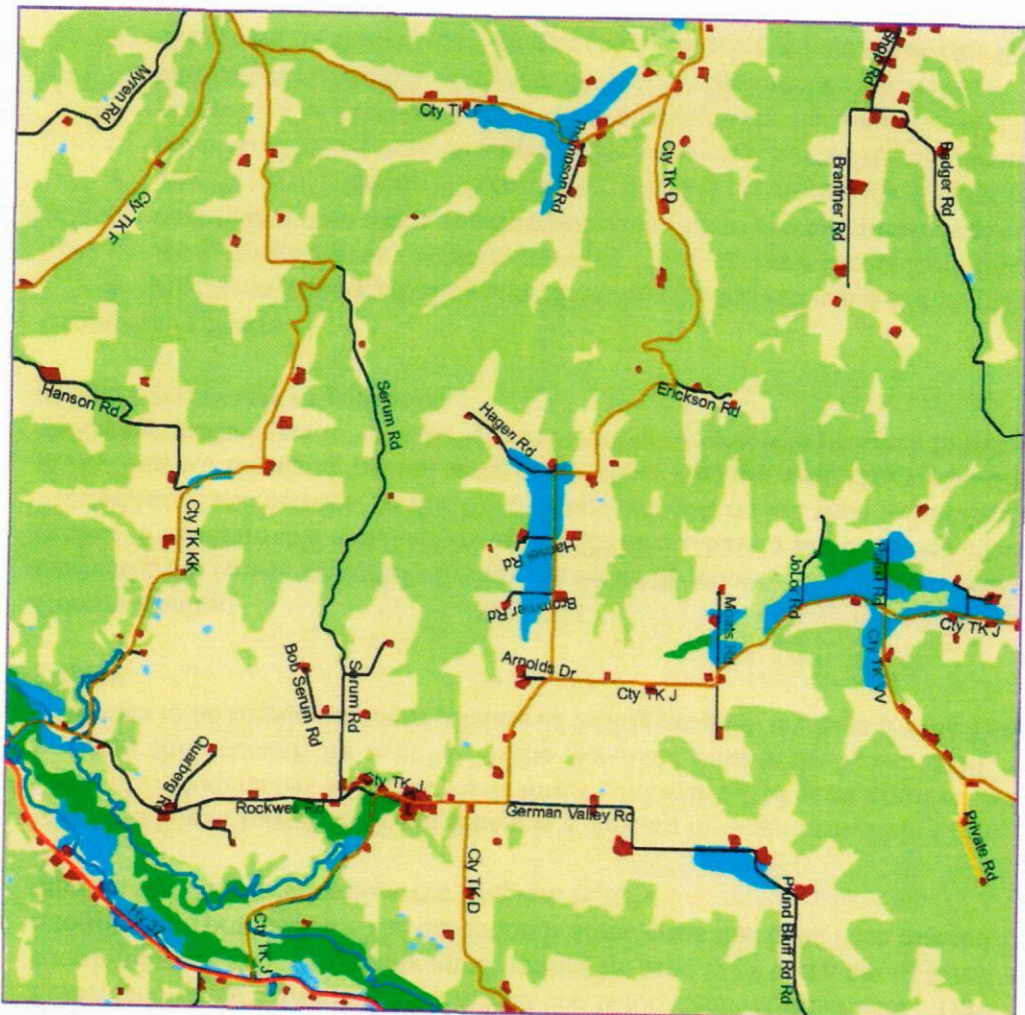
Goals and Actions:

- Access to private property should be regulated to prevent driveways that are too steep for emergency vehicles to safely travel. Private access from town, county and state roads should require permits to prevent unsafe access.
- The Town of Modena will encourage housing developments to build on land not classified as prime farmland and to encourage cluster development when possible. The planning committee also recognizes that some isolated building sites are very desirable and should be seen as an asset to the Town.
- The Town of Modena may charge an annual road maintenance user fee, based on wear and tear of town roads caused by the frequency and travel of heavy equipment over town roads to go to and from a non-metallic mining operation. Fee will be based Buffalo County Highway Department repair estimates.

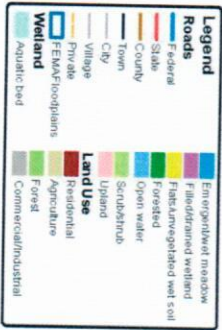
Land Use Map



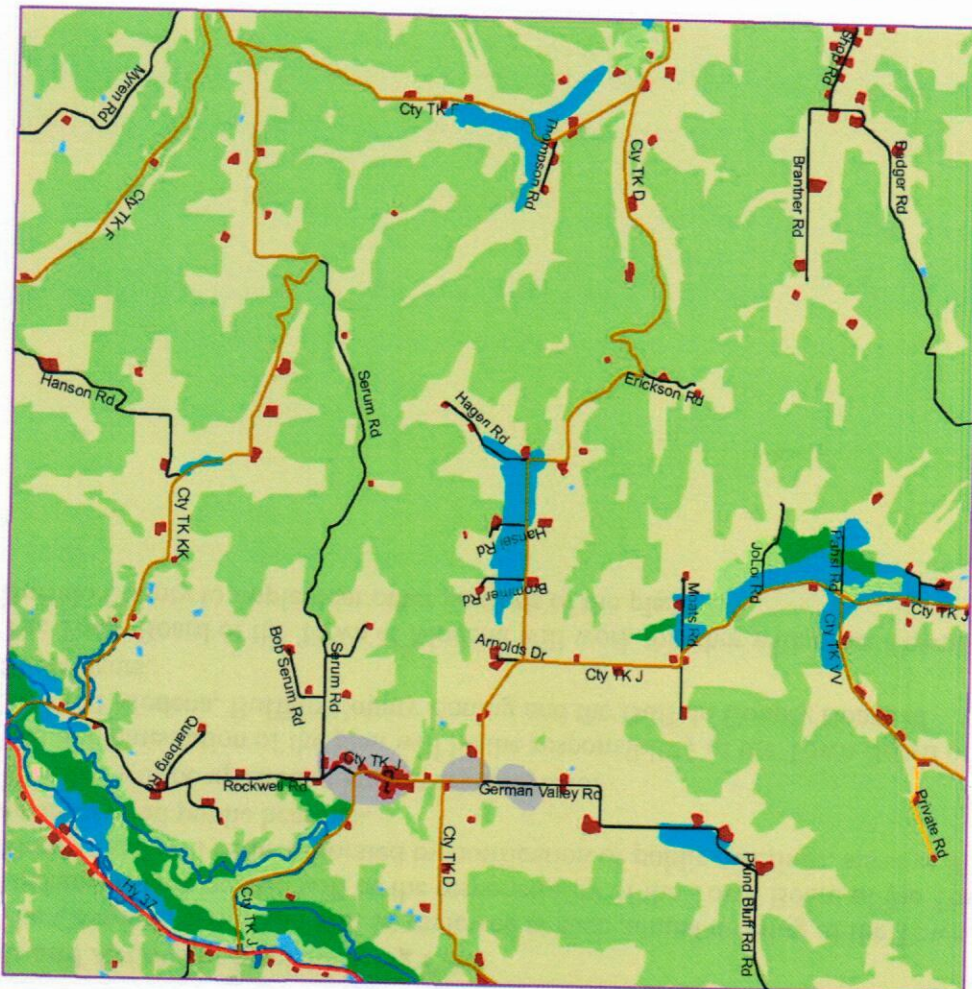
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Town of Modena Future Land Use Map



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IMPLEMENTATION ELEMENT:

Goals and Actions in Implementing Plan:

- The Comprehensive Plan will be reviewed at each annual meeting of the Town. Updates that are needed will be the responsibility of the Town Board of the Town of Modena and will be incorporated by notification of public meetings, surveys if necessary and public hearings.
- The plan will be updated at least every ten years.
- The implementation of the plan will be the responsibility of the Town Board of the Town of Modena, Buffalo County Zoning and the Buffalo County Board of Supervisors.
- The Town Board of the Town of Modena will work together with other Towns and Buffalo County to implement other portions of the plan.

Code of Modena

Boundary fences are the responsibility of both parties sharing a common border **WHETHER OR NOT THEY HAVE LIVESTOCK**. The responsibilities are shared equally and are outlined in state statutes (Wisconsin Chapter 90). These boundaries are also not to be moved without consent or agreement of all parties involved. It is wise to have a survey completed before you purchase land.

Remember, if you are planning to build a home or move to Modena Township, that you are moving into an agricultural area. Along with the beautiful landscape and wonderful country setting comes livestock odors, manure and noise from agricultural equipment and activities, which during busy times, can last into or through the night and on weekends. (The farmer faces many weather-related time constraints and must get things done when the weather is right.)

Before moving into an agricultural area, consider the possibility of your new neighbors expanding their farming operations and the noise odors and other issues that will increase with that expansion. Agriculture, like any other business, has to expand to meet family living expenses, inflationary pressures, low market prices, and to keep the bankers happy.

Anticipate that alternative agricultural businesses will develop over time. These businesses could have an impact on traffic, odor, and noise, year round or seasonally.

Animals must be restrained. There are three Wisconsin Statutes (Chapters 172- 174) on owner's responsibility for their animals. Stray dogs, for example, may pose a risk to children, or pose a disease transfer risk. The Town also requires that you pay a dog tax and that each dog has a dog tag or license.

Livestock, at times, has a way of finding its way through a fence. Don't be surprised if you see cattle on the road or maybe even in your yard or garden. If this happens, those of us who farm would appreciate your patience and maybe even your help in rounding up our critters. Keep in mind that some animals can be dangerous--especially bulls (male bovines) and stallions (male equines). They may look cute, but they might not act cute.

Nature can provide you with some wonderful neighbors. Most, such as deer and eagles are positive influences on the environment. However, even "harmless" animals like deer can cross the road unexpectedly and cause a hazard. Rural development encroaches on the habitat of coyotes, deer, rattlesnakes, skunks, raccoons, mosquitoes, etc. Some of these animals can be dangerous and you need to know how to deal with them. The Wisconsin DNR is a good resource for information.

Wisconsin has "No Trespassing" laws (Wisconsin Trespass to Land Statute Sec, 943.13). You cannot enter another person's property without consent. So, in an effort to show neighborly relations and to maintain the beauty of the Town, it is not necessary to plaster your property with NO TRESPASSING signs.

Caution is advised on rural roads. At times you will encounter large agricultural equipment that is moving slowly and taking up much of the roadway. Other considerations are wildlife and the occasional tourist enjoying the countryside.

At certain times of the year or depending on your location, emergency response could be slow due to driveway conditions and accessibility or the weather - even though we have an excellent volunteer fire department and first responders team. A hard-to-reach building site could affect the ability to obtain reasonably priced insurance because of the increased risk.

Police services are provided by the Buffalo County Sheriff's Department. Although it is unlikely that you will be attacked in your home by roaming bandits, having your mailbox destroyed, your yard or field driven through or having litter tossed in your driveway can at times feel almost as terrible. Remember, that in a rural setting, police personnel have to drive long distances and may have other more pressing matters to deal with, so their response may be slow. However, they will get to you, so please show some courtesy and have patience.

Roadways are plowed in order of importance with consideration to school bus routes and major traffic areas. If you are going to move into an out-of-the-way area, you will probably not be the first to be plowed out. You also need to be aware that the roads are seldom kept open through the nighttime hours. Plowing on weekends is not always much of a priority in some areas. (Consider this if you anticipate having off-peak travel needs.)

School buses travel, for the most part, on maintained county and town roads that have been designated as bus routes by the school district. You may need to drive your children to the nearest route so your children can get to school.

Every effort is made to maintain our roadways and level of service that we have. However, in an effort to keep taxes as low as possible, we all have to realize that at times we have to temporarily put up with a bump in the road or a muddy gravel road.

Also, unpaved roads generate dust. Dust and dirty automobiles and trucks will be a fact of life for many rural residents. Please realize that most unpaved roads are likely to stay that way. Do not expect a high level of service as this all comes with a high cost.

Trash removal can be much more expensive in rural areas than in the city. It is illegal to create your own trash dump, even on your own land. It is best to find out the cost of trash removal before you move into the area. In some cases, you may need to haul trash to the designated landfill yourself. Recycling is also difficult, because pick-up is not available.

Not all land has decent, buildable sites. Steep slopes can slide in unusually wet weather. Large rocks can also roll down slopes and present a danger to people and property in some of the bluff areas.

The topography of the land will tell you where water will go in heavy precipitation. If you build in a ravine, you might want to consider that the water that previously drained through the ravine may now drain through your house.

With the development of alternative energy systems, it can be anticipated that one or more could be located in the Town of Modena. The Town of Modena will consider the effect on local aesthetics, wildlife, domestic animals, quality of life, traffic, etc, but the greater public good will also be considered.

Being aware of all of these points, know that the Town of Modena is a great place to live and work and we WELCOME you to our community!