

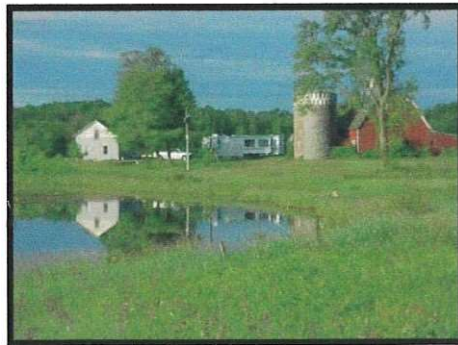
**A COMPREHENSIVE PLAN FOR THE
TOWNSHIP OF KNIFE LAKE
2023**

TOWNSHIP BOARD

Ken Mattson, Chair
Mary Fratzke
Ed Hamlin
Kim Christenson, Clerk
Lisa Olson, Treasurer

PLANNING AND ZONING COMMISSION MEMBERS

Keith Van Hale
Linda Olson
Dave Etter



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I. INTRODUCTION

A Legal Authority

The authority to develop and execute a comprehensive municipal plan for the Township of Knife Lake by the Knife Lake Town Board of Supervisors is granted in Minnesota Statutes, Chapter 462.351 through 462.356.

8. Purpose of the Comprehensive Plan Development and adoption of the comprehensive plan by the township is intended to promote the public health, safety, and general welfare of the residents of the township. This plan provides a means of setting forth a unified group of basic goals and policies and general plans which will enable the town board, planning commission and the citizens to review current and future development issues and proposals in light of what has been decided as the most desirable plan for the future physical development and character of the Township of Knife Lake.



Farm in Knife Lake Township

This plan has a variety of uses. Elected and appointed officials use it as a basis for decisions regarding land development, infrastructure improvements, acquisition and utilization of public land, capital improvements planning, natural resources protection and the establishment of regulatory changes. Property owners can use it to determine potential uses of property, to establish reasonable land values, and to make property improvements. Developers can use the plan when acquiring property for development and establishing street alignments in newly developing areas.

As new conditions and needs arise and as goals and policies of the township change, the comprehensive plan must be revised to reflect these new conditions. It is necessary to update and revise plans on an ongoing basis. The comprehensive plan should not be a strict and unyielding document that locks the township into a pattern that may not serve its needs or be beneficial to existing and future residents.

From a legal perspective, the comprehensive plan serves as a basis for official controls, which may include ordinances, regulations and other proposals promoting orderly development. Since the comprehensive plan is intended to conceptualize a desirable arrangement of land uses, the plan and land use controls should be used together as a reference and guide when decisions are being made by the planning commission and town board. Any land use controls that are adopted, including ordinances, regulations and other proposals, should be consistent and related to the future land use plan as outlined in the comprehensive plan. If a change of the comprehensive plan is made, the land use controls should be reviewed to determine if amendments are necessary.

II. BACKGROUND

A. Location

The Township of Knife Lake is located in central Kanabec County, two miles north of the city of Mora, which is the county seat (Map 1, on page 3). The township is approximately seventy miles north of the Minneapolis-St Paul metropolitan area and one hundred miles southwest of Duluth.

B. History

Knife Lake Township was organized on June 19, 1884. What is now considered Knife Lake Township was first joined with Ann Lake, Peace and Pomroy Townships. By 1905 Knife Lake Township included only those acres which it has at the present time.

The township was named for Knife Lake. The lake received its name in honor of the first knives of iron or steel obtained by the Sioux in the winter of 1659-60 by French explorers Radisson and Groseillers.

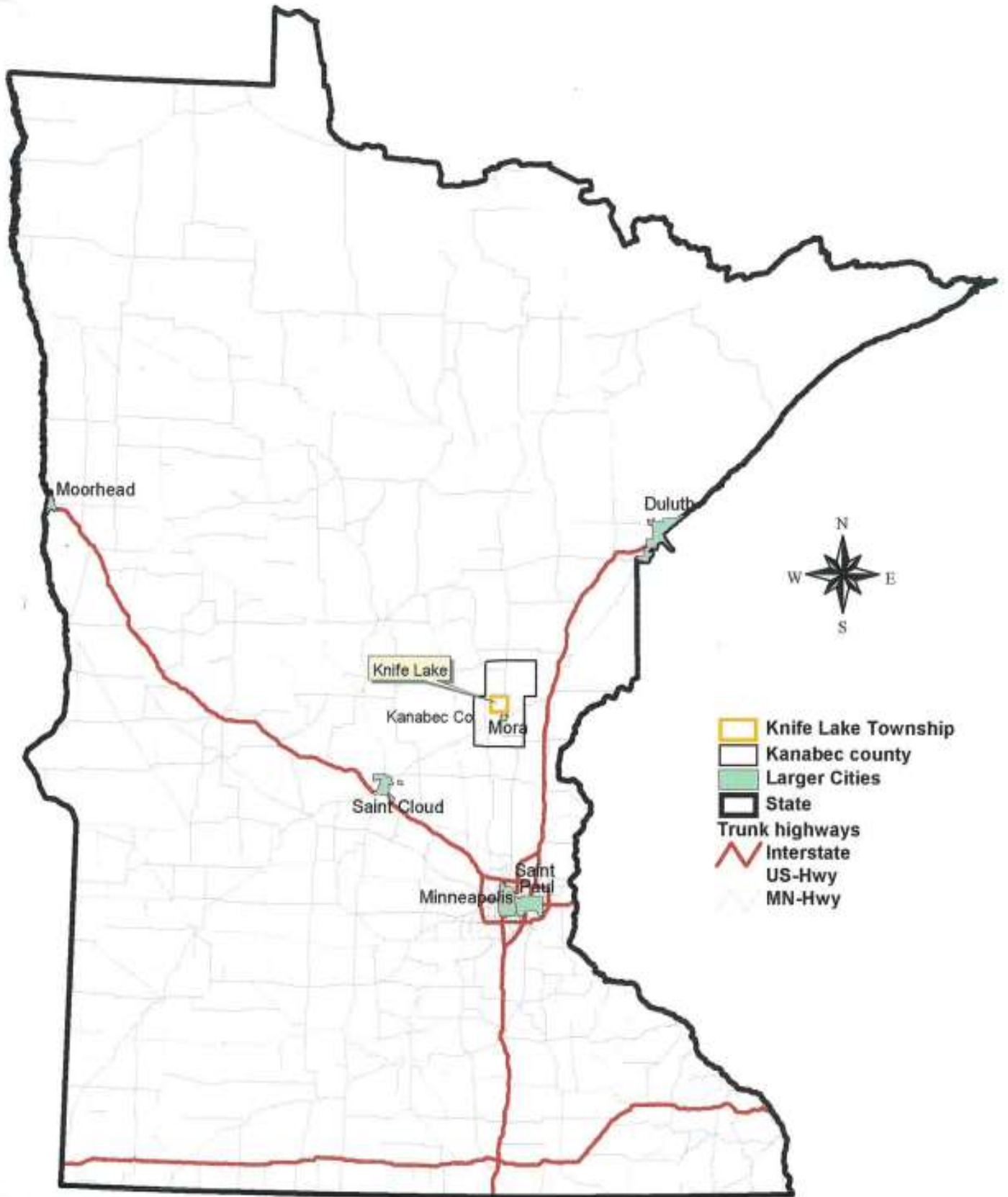
Originally covered by heavy stands of white pine, an estimated 190,000,000 feet of white pine was logged by O'Neal Brothers from Knife Lake Township. The Knife Lake dam provided a sufficient reservoir of water to float a winter's cut into the Snake River. In later years most of the pine south and southeast of Mille Lacs Lake was deposited into Knife Lake by rail. From Knife Lake the pine was floated to the Stillwater mills. The O'Neal Brothers operated the railroad located at lower Knife Lake until 1902, when the rail line was abandoned.

The old Knife Lake dam was abandoned when logging finished in the township. As a result, part of Knife Lake became merely a floating bog. In 1927 the Isaac Walton League became interested in improving the lake, and with the state of Minnesota put in a new dam (at a cost of \$25,000) which raised the lake six feet. In 1972 heavy rains caused part of the dam to wash away-flooding land adjacent to Knife Lake and the Snake River.

In 1901 mail was carried by a stage line operation between Mora and Mille Lacs Lake to the post office in Knife Lake Township. Axel Hedin was the first postmaster. The post office was later discontinued with the coming of rural mail service. Two churches also graced the township at the turn of the twentieth century. Both the Lutheran and Baptist churches have since closed, with parishioners migrating to churches in neighboring Mora.

From the 1930's to 1960's resorts sprung up in Knife Lake Township, most have since been sold and converted to private residences or have been removed.

Map 1. Location of Knife Lake



B. History, continued.

According to a January 20, 1949 Kanabec Times article the first homesteader is identified as John Nord. Mr. Nord settled in Knife Lake Township in 1882. He was joined by Nels Sjodin, Jr. (1883), Olaf A. Norberg (1884), Nels Sjodin, Sr. (1885), Lars P. Kling (1886), Nels and Sol Salmonson and Lars G. Mallgren (1889) and Olof Lindholm (1890). Compared to other nearby townships, Knife Lake homesteaders out-paced other townships in Kanabec County, a trend that continues into the twenty-first century.

C. Population Trends

An important factor in planning for future land uses and services is the demographics of the township. An analysis of past population trends and the projection of future populations can provide an insight into factors which have influenced past growth and those which will impact future growth.

The past and projected population for Knife Lake Township is shown in Table 1. Within Table 1 it shows Knife Lake Township and Kanabec County has generally experienced a steady growth rate for the last fifty year. Knife Lake Township lost population between 1950 and 1960, then again between 2010 and 2020. The Table indicates that Knife Lake Township has been assuming a greater percentage of the total county population. This trend is projected to continue.

Table1. Population Statistics.

Source: U.S. 2020 Census

Year	Knife Lake Township	Kanabec County	Percentage of County
1930	564	8,558	6.5%
1940	560	9,651	5.8%
1950	530	9,512	5.5%
1960	443	9,007	4.9%
1970	557	9,775	5.6%
1980	727	12,161	5.9%
1990	825	12,802	6.4%
2000	1,049	14,996	7.0%
2010	1,154	16,217	7.1%
2020	1,212	16,032	7.5%

C. Population Trends, continued.

Table 2 below shows the population trends for the last fifty years for Knife Lake Township, Kanabec County, and Region 7E (Chisago, Isanti, Kanabec, Mille Lacs and Pine Counties). Over the last 50 years, the population growth rate of the township has been significantly higher than the county.

Table 2. Population Trends add 2010 and 2020 population

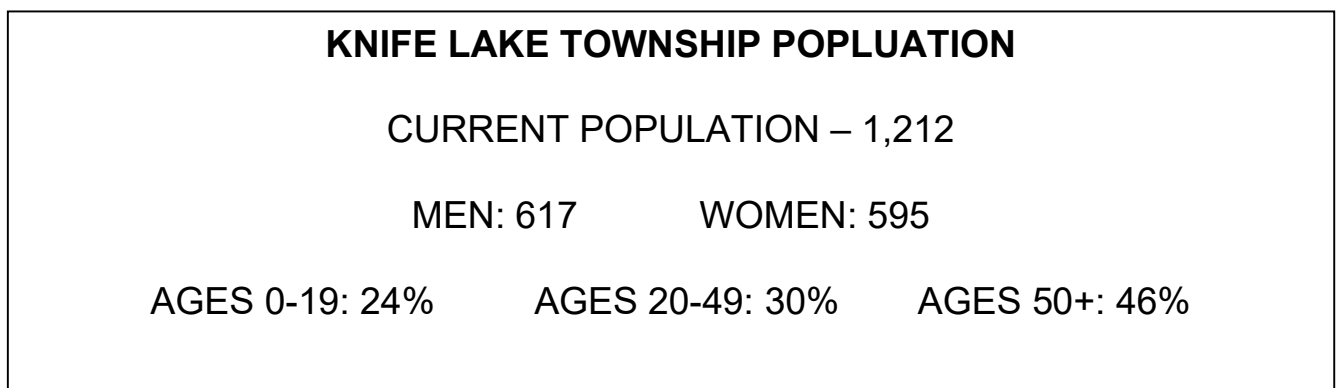
Source: U.S. 2020 Census

Population	Knife Lake Township	%Growth	Kanabec County	%Growth	Region 7E	%Growth
1970	557	-	9,775	-	76,351	-
1980	727	31%	12,161	24%	99,779	31%
1990	825	13%	12,802	5%	109,178	9%
2000	1049	39%	14,996	17%	136,244	25%
2010	1,154	10%	16,217	8%	163,789	20%
2020	1,212	5%	16,032	-1%	167,717	2%

Generally, non-metropolitan areas of Minnesota grew between 1970-1980, especially those close to larger metropolitan areas. This growth was fueled primarily by individuals and families who chose to live in a rural setting close to the amenities available in most metropolitan area; and, by the aging of baby boomers (persons born between 1946 and 1964) into their household formation years.

During the 1980s, the rural resurgence of the 1970s ended and the loss of population accelerated in most rural areas. However, recent growth in the last census decade can be attributable to the region as a whole, which experienced a 36.5% growth in the last 20-year period. Much of this growth can be attributable to the proximity of the Twin Cities Metro area, as well as the significant increase in job commuting and the lack of available housing in the metro region. The spillover effect is being felt throughout Region 7E.

Figure 1. Current Population



C. Population Trends, continued

Population projections are detailed in Table 3. Projections are only available on a county-wide basis, however, extrapolations from county-wide data might be estimated by applying the percentage of the total county population located in Knife Lake Township against the projected amounts for Kanabec County detailed in Table 3.

As noted, Kanabec County is expected to have some growth in all three age groups, with significant growth occurring in the over 50 age group, similar to the national trends.

Taken together, current and future population growths indicate significant growth for all of Region 7E, especially those over the age of 50. This trend can have a tremendous impact on existing and future housing developments, and as well, may impact the ability of the township government to raise the necessary funding to complete township projects and replace necessary infrastructure. Future planning should take this into account especially concerning residential development.

Table 3. Population Projections for Year 2030

Source: U.S. 2020 Census

Year 2030	Kanabec County	%Growth	Region 7E	%Growth
Ages 0-19	5,270	16%	53,100	26%
Ages 20-49	7,640	29%	73,100	36%
Ages 50+	8,660	39%	79,300	39%

D. Housing

Population growth and economic development within Knife Lake Township are dependent on the availability and affordability of housing within the township. Knowledge of housing characteristics, costs, and occupancy rates helps to guide a community's future development. Region 7E has been experiencing rapid growth in the number and cost of homes being built. The lack of affordable housing in the metro region, the increased willingness to commute farther distances, telecommuting, and overall economy has caused a rapid inflation of housing construction.



New housing in Knife Lake Township

First-time homebuyers, (i.e. recently married couples, or those with smaller children) cannot afford available housing within the Metro Area and are forced to seek affordable housing on the fringe Metro Area.

Knife Lake Township has 640 total housing units, of which 75% are occupied. According to the 2000 census, housing in the township is for the most part, family households, owner-occupied, owned by the same family since before 1995. Also of interest, 35% of township residences have been built since 2000 indicating a growing percentage of new residents to the area.

Table 6 shows the change in percent of housing units in Knife Lake Township and Kanabec County. Table 6 also indicates that between 1970 and 1980 the number of housing units increased substantially for the entire county with Knife Lake Township experiencing an increase of 45.3%. This growth rate, however, dropped dramatically during the next decade, but has since risen somewhat in the last census decade. With the projected increase in population over the next 25+ years, the number of housing units can also be expected to increase. Map 2 on page 9 shows township land ownership and residence locations.

Table 6. Percentage Change in Housing Units within County & Township

Source: U.S. 2000 Census

	1970-80	1980-90	1990-2000
Knife Lake Township	45.3	2.9	12.7
Kanabec County	46.9	11.2	12.3

2020 CENSUS KNIFE LAKE TOWNSHIP HOUSING CHARACTERISTICS

Occupied Units - 640
75% occupied

Housing Profile
Owner occupied - 100%

Household Types
Single/Family
households - 89%
Other households - 11%

Value of House
Under \$100,000-10%
\$100,000-\$200,000-29%
\$200,000-\$300,000-14%
\$400,000-\$500,000-4%
Over \$500,000-4%

E. Employment and Income

Information from the 2000 census indicates that over 48% of Knife Lake Township residents are employed and commute outside the township for work, average travel time to work is 33.9 minutes. Education levels for the township show 25% are high school graduates, 22% have completed some post-high school coursework, with another 5% obtaining a bachelor's degree. The employment by occupation classification reveals 26% are employed in management professional and related occupations, 25% are employed in sales and office occupations, 22% are employed in service occupations, 16% in production, transportation, 10% in construction, extraction and maintenance occupations, and material moving occupations with farming, fishing and forestry accounting for the remaining 1%. Table 7 below shows the occupations by classification of Knife Lake Township.

Table 8 (at right) details family and household incomes of Knife Lake Township. 2020 per capita income was \$39,720; 2020 household median income was \$84,211. Table 9 (at right) illustrates income changes for Knife Lake Township, Kanabec County, and Region 7E since 1989. Per capita income for Region 7E has increased 70% from 1989 to 1999, Knife Lake Township and Kanabec County per capita has increased at a similar pace. Household income has risen significantly since the previous census (1990), both in Knife Lake Township and Kanabec County.

Table 7. Occupations by Classification

Source: U.S. 2000 Census

Occupation	Persons	Percent
Managerial & Prof.		
Business and financial operations	53	11.11
Professional and related	71	14.88
Service Occupations:		
Health care support	23	4.82
Protective service	14	2.93
Food preparation	30	6.29
Building/grounds cleaning and maintenance	15	3.14
Personal care and service	25	5.24
Sales and Office Occupations:		
Sales and related	26	5.45
Office and administrative support	92	19.29
Fanning, Fisheries and Forestry	4	.84
Construction, extraction and maintenance:		
Construction and extraction	39	8.18
Installation, maintenance, and repair	11	2.31
Production, transportation, and material moving occupations:		
Production	52	10.90
Transportation and material moving	22	4.61
TOTAL EMPLOYED PERSONS:	477	

Table 8. Family & Household Income

Source: U.S. 2000 Census

Income	Families	Households
Less than \$10,000	9	34
\$10,000 to \$14,999	22	31
\$15,000 to \$19,999	13	29
\$20,000 to \$24,999	15	24
\$25,000 to \$29,999	25	31
\$30,000 to \$34,999	19	24
\$35,000 to \$39,999	27	34
\$40,000 to \$44,999	28	28
\$45,000 to \$49,999	15	19
\$50,000 to \$59,999	31	39
\$60,000 to \$74,999	28	35
\$75,000 to \$99,999	34	33
\$100,000 to \$124,999	14	18
\$125,000 to \$149,999	7	7
\$150,000 to \$199,999	13	13
\$200,000 or more	5	5
TOTAL	305	404



Agriculture remains a part of the landscape in Knife Lake Township

Table 9. Income information

Source: U.S. 2020 Census

	2020 Per Capita Income	1999 Per Capita Income	2020 Household Median Income	1999 Household Median Income
Knife Lake Township	\$39,720	\$19,387	\$39,167	\$30,867
Kanabec County	\$33,805	\$17,741	\$60,982	\$38,520
Region 7E	\$18,841	\$18,841	\$65,699	--

F. Soils

The soils of the township often influence the land use patterns and level of development. Much of the township's soils consist of the Dalbo-Brickton Association, soils which are nearly level, moderately well-drained and sometimes, somewhat poorly drained. These soils have an underlying stratum of calcium carbonate or limestone.

Other sections of the township's soils are made up of the Milaca-Ronneby Association, which are nearly level to gently rolling and somewhat poorly drained. These soils have a friable brownish upper subsoil and dense reddish fine loam subsoil. Also dispersed throughout the township are soils made up of the Greenwood Loxley-Boseman Association which are nearly level and poorly drained peat and muck soils.

Table 10 illustrates many of the existing soil types within Knife Lake Township and their properties with regard to residential buildings.

Table 10. Soil Types

Source: Web Soil Survey website

	Milaca 152	Dalbo 133	Freon 264	Mora 164	Cushing 204	Brickton 124	Omega 188
Septic	- *	- *	- M	- *	- *	- *	
Shallow Excavations	- s	- s	- M	- m	- s	- *	- *
Dwellings w/o basements	Not Limited	- *	- M	- m	- s	- *	Not Limited
Dwellings w/ basements	- s	- *	- M	- s	- s	- *	Not Limited
Small Commercial Buildings	Not Limited	- * -	8m 8*	4m m	- s	- * -	Not Limited
Local Road and Streets	- s	- * -	- m	- * -	- s	- * -	Not Limited
Lawns, landscaping, golf fairways	- s	Not Limited	Not Limited	- s	- s	Not Limited	- s
High Water Table(fl)	3-5 feet	2.5-5.0 feet	2-3.5 feet	2-3 feet	2.5-3.5 feet	.5-1.5 feet	0

LEGEND		
8 – percent slope (i.e. 8=8%, 4=4%)	* - severe limitation	< - less than
O – information not available or rated	> - greater than	c – cave-in hazard on excavation & trenches
s – slight limitation	m – moderate limitation	
-		
* - all slopes have severe limitations		

F. Soils, continues.

The soil characteristics of the township often influences the land use patterns and level of development. Of the soils found in Knife Lake Township, certain series have physical properties not conducive to structural development. These soils may be subject to flooding, have low strength, poor percolation, frost action or other characteristics which make them hazardous to buildings or roads constructed upon them. Soils in Knife Lake Township where development should be discouraged include peat, alluvial, Freon, Warman and Adolph series. A generalized map (Map 4) indicating areas where development should be discouraged can be found on page 16. This map is not to be used to make site specific determinations regarding the suitability for development, but rather to indicate the relative suitability of large areas of the township for future development

G. Shorelands

Shorelands as defined in Minnesota Statutes is the area 1,000 feet from the ordinary high water mark of a lake and 300 feet from the ordinary high water mark of a river. The Minnesota Shorelands Management Act determines minimum lot sizes, building setbacks, and establishes other provisions to protect the quality of the waters and adjacent lands. For this reason, the shorelands of the township are identified as environmentally sensitive areas requiring special management. Major shorelands areas exist in the township as a result of the presence of Knife Lake, Snake River, Knife River, and Ann River. The shoreland areas are identified on the Shoreland Map (Map 5) on page 17.

H. Existing Land Use

Within Knife Lake Township lies 31.8 square miles of area, or 19,592.03 acres. 29.4 square miles of it is land and 1.1 square miles of it is water. The acres are classified differently depending on their use. The largest of these classifications belongs to agriculture which currently accounts for just over 61.21% of Knife Lake Township land use. A map (Map 6) depicting existing land use is located on page 18, along with a map showing future land use on page 19.

Residential land use follows agriculture, occupying about 16.29 % of the land. However, within the "residential" designation lies several sub-categories including multi-use housing, non-homestead housing, and most notably, seasonal recreational use which accounts for over 16.27% of overall residential land use.

According to the 1990 Census of Population and Housing Characteristics, 571 units were designated as seasonal recreational use. According to the same census in 2000, the number dropped to 430, a 33% change. As Region 7E had a 26% growth over the past ten years, this drop may be attributable to turnover of these properties from seasonal to full-time residential. Should this trend continue, it could affect policies for the township; seasonal recreational homes are taxed at a higher rate (non-homestead rate) and theoretically use less services, while full-time residences are taxed at a lower rate and use more services, i.e. schools, roads, sewers, etc. This should be a point of interest when considering the future goals and policies that Knife Lake Township wishes to implement.

I. Transportation

Page 20 (Map 8) shows existing roads and their designation within the Township created by the Minnesota Department of Transportation. Of the approximate 64.6 miles of roads within Knife Lake Township, 5.5 miles are trunk highways; 11.4 miles are county state aid roads; 24.3 miles are county roads; and 23.4 miles are township roads which include shared border roads. Of the approximate 64.6 miles of road, 16.5 miles are paved or of a bituminous surface and 48.1 miles are gravel or soil surface. The town board currently contracts with a private contractor for the maintenance of the township roads.

Most of the township is well served by the present road system. The western part of the township, however does not have good access to roads. This area has only one through-road, the rest being dead-end roads which are minimally maintained. The present level of roads in this area is appropriate due to the fact the area is sparsely developed and is planned for limited development.

J. Existing Water Systems

On page 21 is a map (Map 9) detailing the water systems in Knife Lake Township. There are two larger lakes and three rivers comprising the waterways in Knife Lake Township. The largest lake is Knife Lake. The Knife River connects Knife Lake to the Snake River. The Snake River originates in Kanabec County finally meeting the St. Croix River on the eastern edge of Minnesota.

K. Climate

The climate of Kanabec County is continental, characterized by severe winters and warm summers. Table 11 (below) gives annual mean temperatures for the area. Average rainfall is 30 inches, with 41 inches of total snowfall occurring on average. Kanabec County will have an average of 110 days per year with at least 1 inch of snow cover. Soils freeze about the first week in December and thaws about mid-April. Minnesota's climate, in conjunction with the lakes and forests produces an almost ideal environment for recreational activities. The summer season (May-August with its warm days and cool nights attracts vacationers. The winter season with sufficient snowfall and low temps provide conditions for snowmobiling and ice fishing to name a few activities.

Table 11. 2010 – 2022 Average Fahrenheit temperature in Kanabec County

Source: State Climatology Office, MN

Month	Mean Temperature	Month	Mean Temperature
January	12.78 F	July	76.36 F
February	14.66 F	August	73.3 F
March	32.66 F	September	64.81 F
April	44.85 F	October	58.53 F
May	64.93 F	November	34.03 F
June	70.74 F	December	19.95 F

L. Public Facilities and Services

There are no public water or sewer systems within Knife Lake Township. All existing water and sewer systems are on-site systems. Presently, there are no parks or recreational facilities provided by the Township.

The Town Hall is located on County Road 19, just west of Minnesota Highway 65. The Town Hall provides meeting space for the Town Board and Planning Commission, as well as a polling place for elections. A small cemetery is located on Joplin Street/County Road 76 in the southern part of the township.

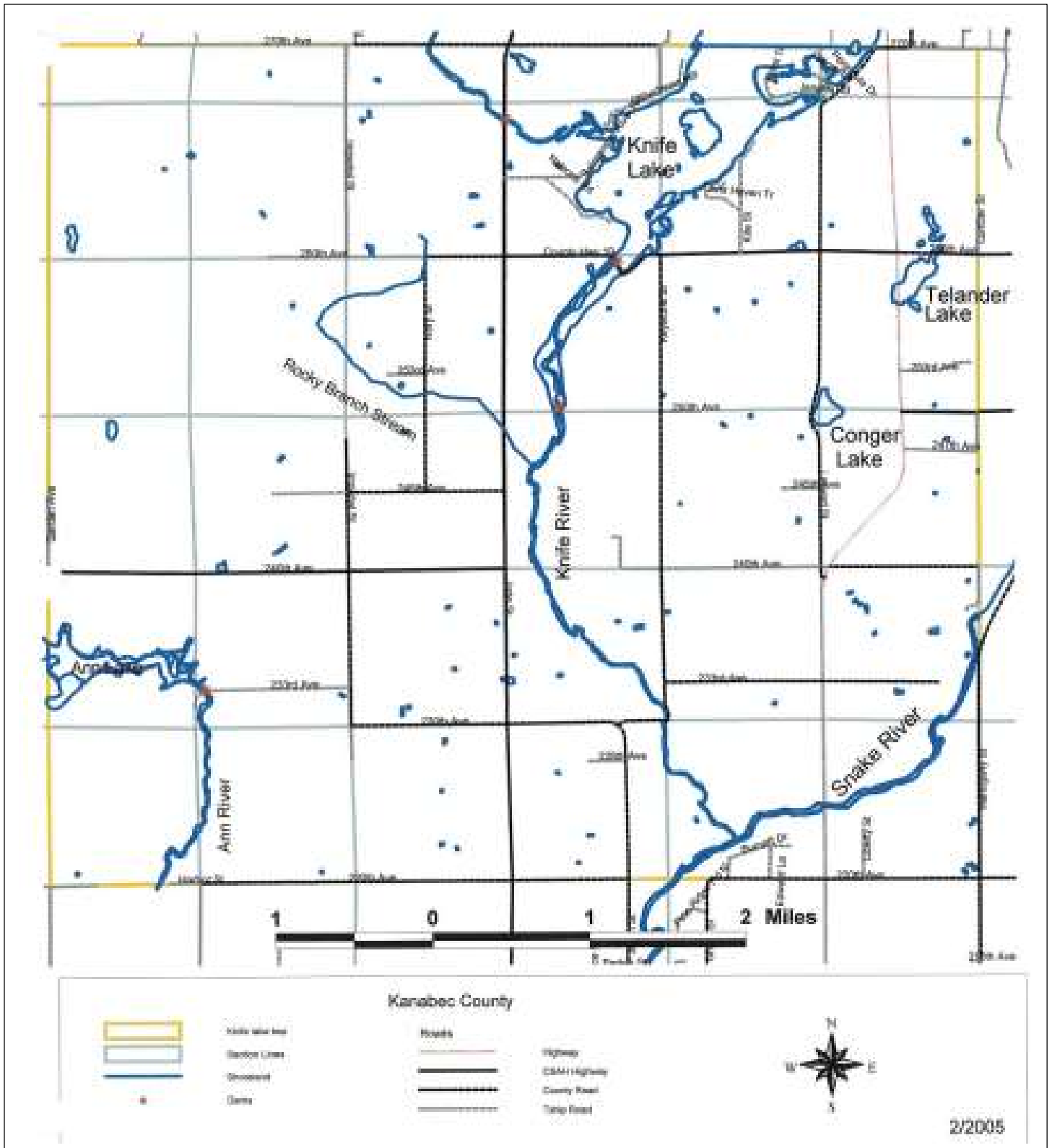
Fire service is provided through a contract with the Mora Area Volunteer Fire Department. Law enforcement is provided through the Kanabec County Sheriff Department. Planning and Zoning services are provided for the Township through the Board of Supervisors with the assistance of the Town Planning Commission and a Zoning Administrator.



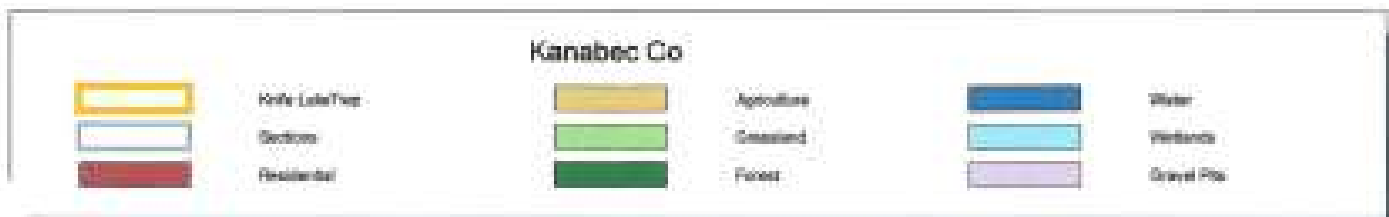
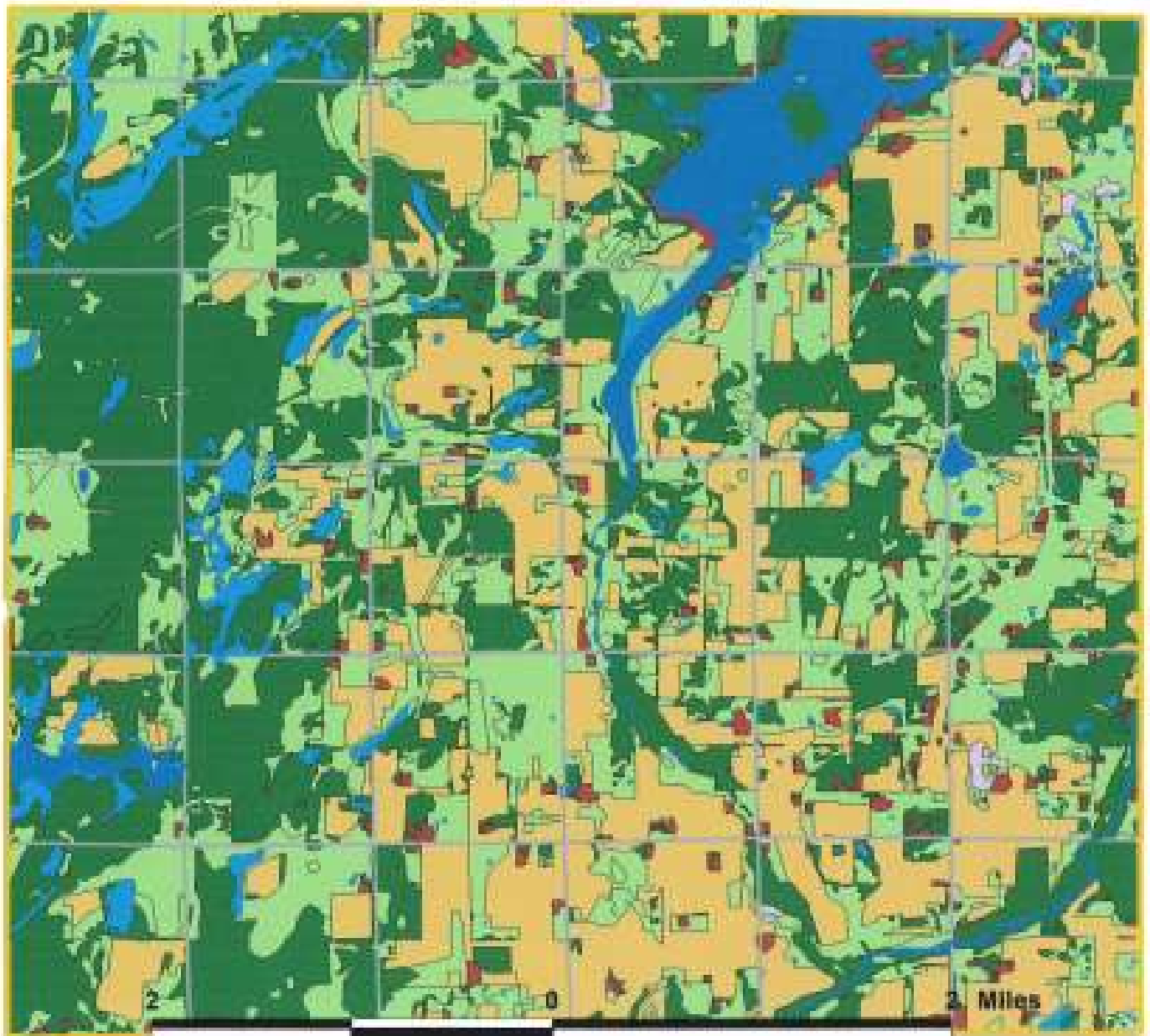
Map 4. Development Constraints Map



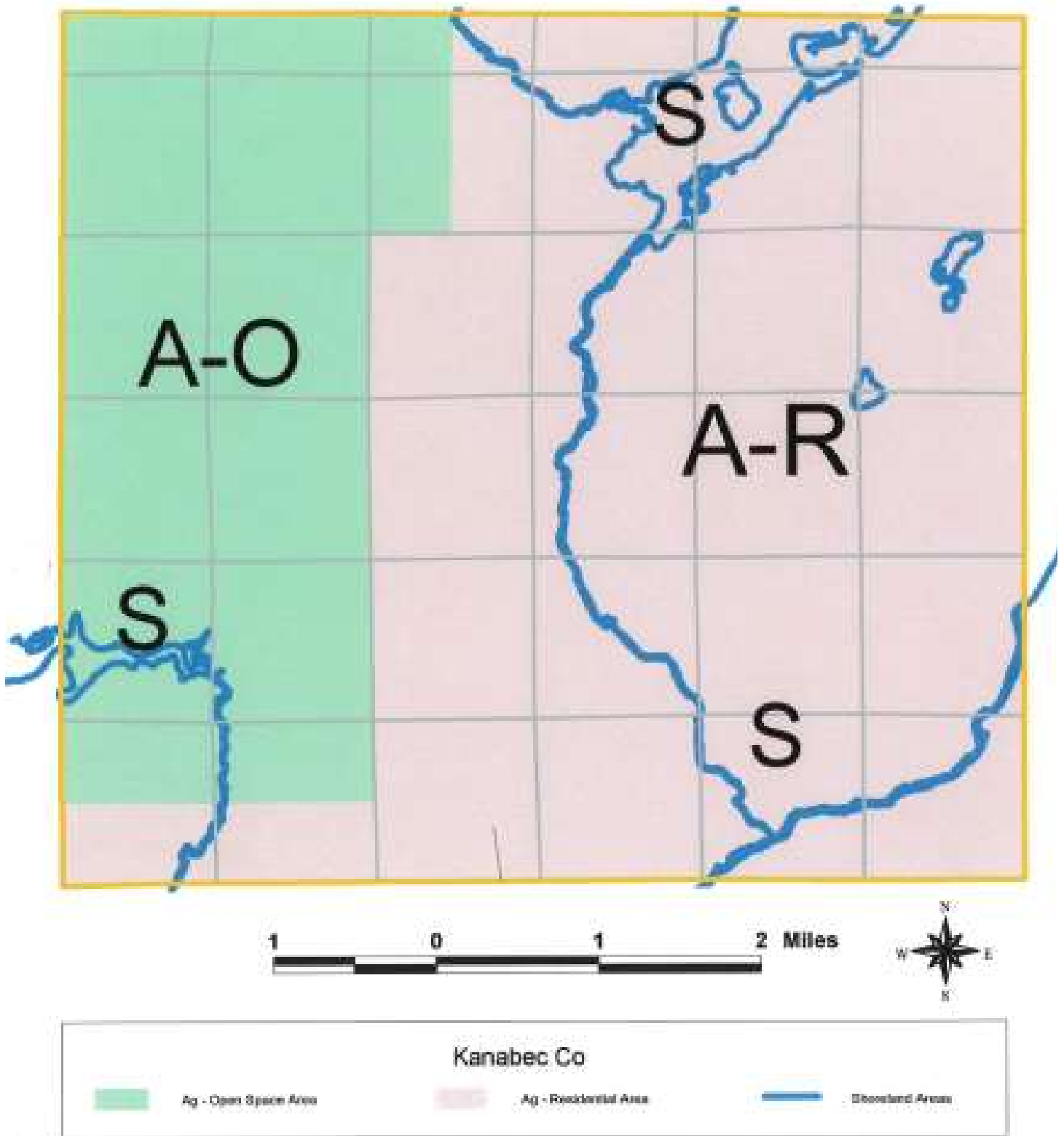
Map 5. Map of Shoreland in Knife Lake Township



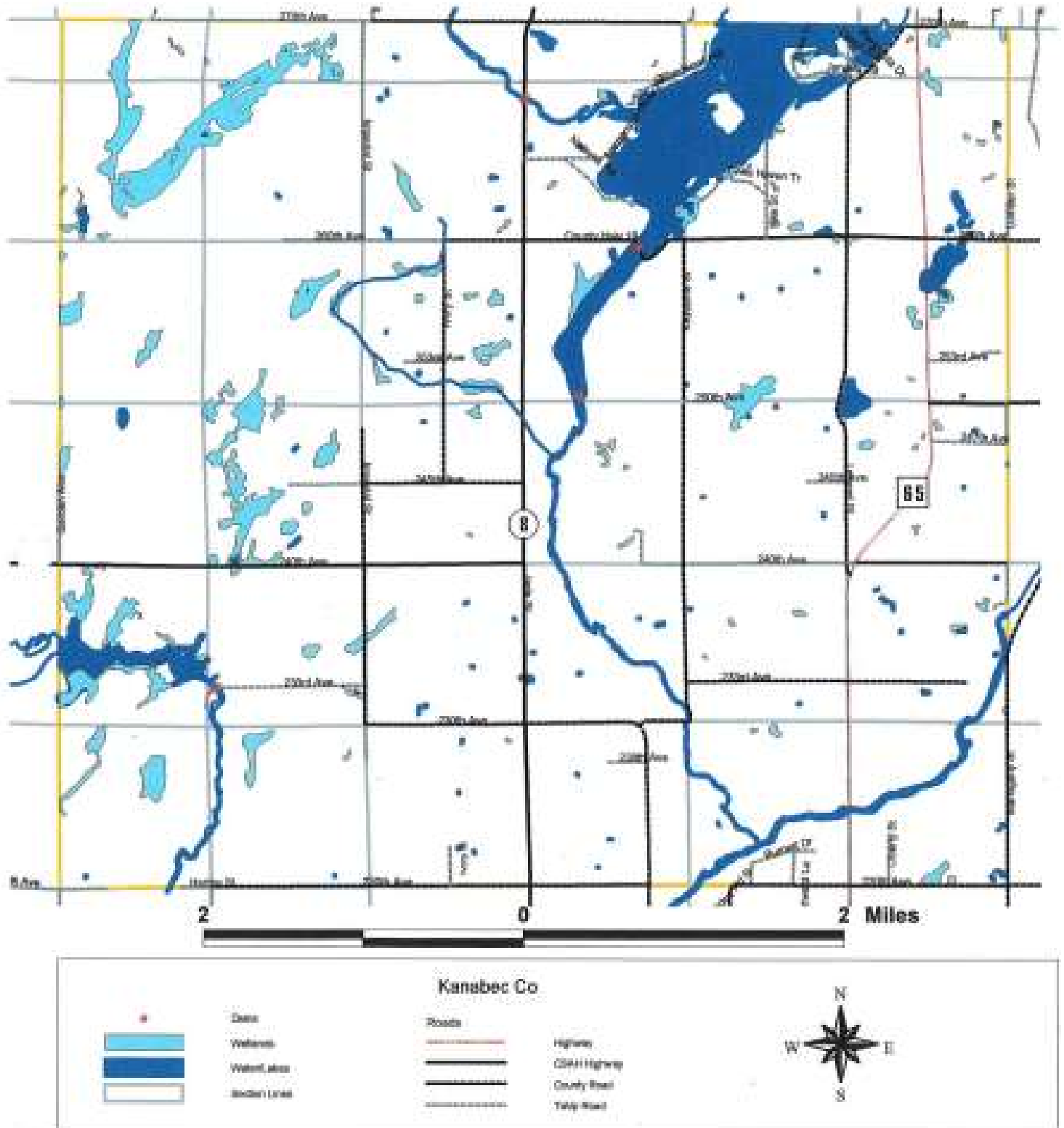
Map 6. Map of Existing Land Use in Knife Lake Township



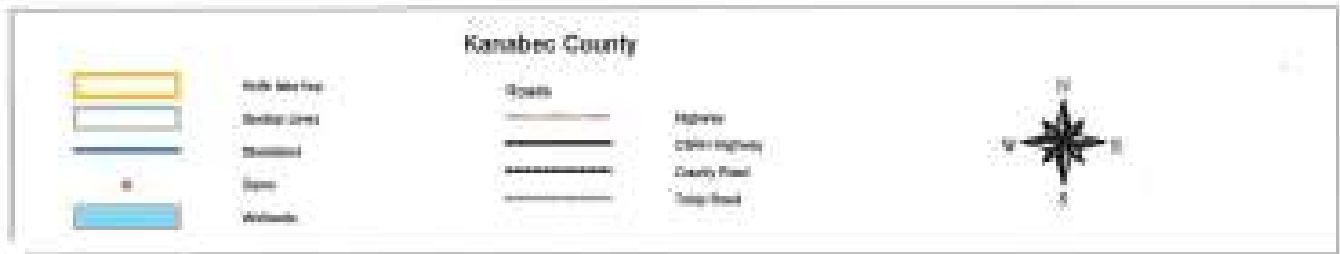
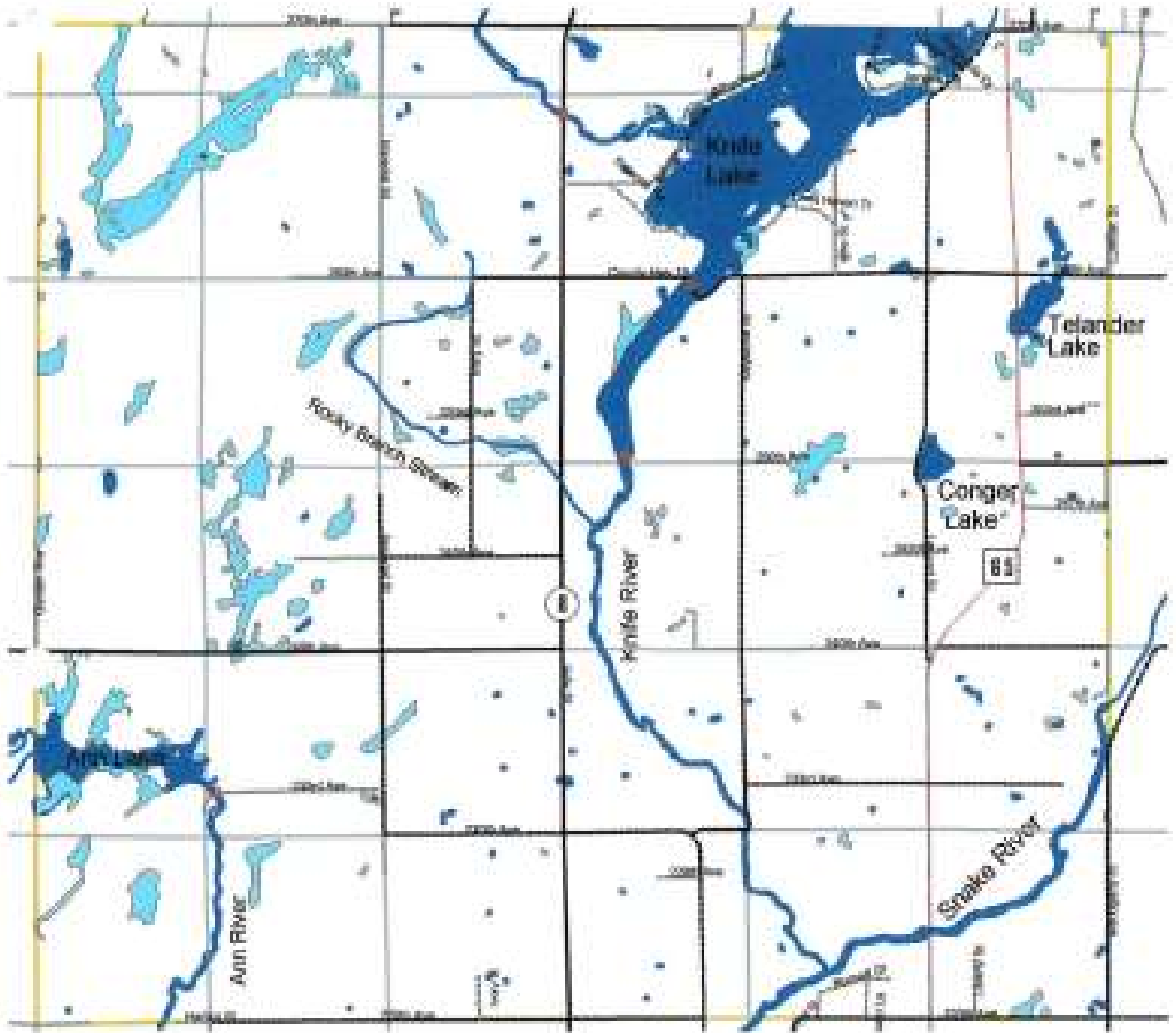
Map 7. Map of Future Land Use in Knife Lake Township



Map 8. Map of Existing Transportation in Knife Lake Township



Map 9. Map of Existing Waterways in Knife Lake Township



GOALS AND POLICIES

This section of the Comprehensive Plan sets forth a unified group of basic goals, policies, and general plans which will enable the town board, planning commission and the citizens to review current and future development issues and proposals in light of what has been decided as the most desirable plan for the future physical development and character of the Township of Knife Lake. The goals and policies are broken down into sections relating to different land uses. A key feature of the comprehensive plan is that it treats all of these many land uses individually since all of these uses together determine the makeup of the township.

A goal is "a desired result or purpose". The Planning Commission has developed a list of goals that in a general yet achievable way address identified issues in Knife Lake Township, both positive and negative. A policy is "a general principle or plan that guides the actions taken by a person or group." These policies then become the means to achieve the stated goals, specific actions the township will take to accomplish the goals delineated in this section.

GOALS AND POLICIES RELATING TO THE NATURAL ENVIRONMENT

Goal - To preserve and protect from development unique features and environmentally sensitive areas.

Policies

1. Development should be prohibited from areas with significant environmental or ecological vulnerability or which are otherwise unsuitable for or hazardous to development.
2. The quality and quantity of surface water and groundwater resources should be preserved by the appropriate regulation of all development activities which has the potential of impacting the water resources of the township.
3. The importance of the forests, lakes, streams, and other natural features or characteristics on the quality of life shall be recognized and appropriately managed to be preserved for future generations.
4. The township's unique, natural, scenic and historic areas should be identified, protected and developed for public use and enjoyment with the primary purpose of preservation of these resources, with specific attention paid to Indian burial mounds.

GOALS AND POLICIES RELATING TO THE PHYSICAL DEVELOPMENT OF THE COMMUNITY

Land Use

Goal- To identify areas suitable for development, prevent incompatible land uses, and establish land uses and development patterns appropriate for the level of services and facilities available.

Policies

1. No structural development such as construction of commercial, industrial, or residential structures should be permitted on soils with severe or very severe limitations unless acceptable engineering safeguards are employed. These limitations include:
 - a. Wetlands, peat and muck areas,
 - b. Areas of exposed bedrock (soil depth less than six feet),
 - c. High water table,
 - d. Soils subject to severe wind and water erosion,
 - e. Soils of low permeability.
2. Development shall be limited in those portions of the township which have significant areas of unsuitable soils or topography for buildings.
3. The open storage or accumulation of materials, equipment, or vehicles shall be limited to prevent nuisances or prevent a depreciative effect on adjacent properties, or threaten the health, safety and welfare of the public. To implement this policy, the township will pursue the development, adoption and implementation of an ordinance regulating blighted conditions within the township.
4. Development should be encouraged in those areas that have potential for providing an appropriate range of public services, including transportation, at the most economical cost to the County, Township and School District. Developments which result in a negative fiscal impact to the Township and other governments due to increased service requirements, etc., shall be discouraged.
5. The majority of development occurring in the township shall be guided to the areas adjacent to the major transportation facilities of the town. Those facilities are County State Aid Highway 8 and State Trunk Highway 65, which extend northward from the City of Mora. Commercial and industrial development will be directed within the City of Mora city limits for utility infrastructure availability.
6. Agricultural and residential land uses should be the primary land use within the township and all other uses shall be considered as secondary or conditional. Agricultural uses shall occur on lots of adequate size as to not adversely impact adjacent lots.

7. Residential, commercial, and industrial development may be accommodated, consistent with the needs and desires of the township and shall be located on existing, maintained roads and not adversely impact any existing land uses.
8. The township will encourage quality housing for its residents by establishing minimum standards for dwellings and manufactured homes.
9. The township will explore the feasibility of adopting uniform building codes, implementation and enforcement models.
10. The township has and will continue to develop standards for the granting of conditional use permits for commercial mining within the township to include insuring minimum standards for land reclamation and establishing procedures for identifying appropriate regulatory agencies.
11. Home occupations within the township should be encouraged through the granting of conditional use permits. These uses should generate low levels of traffic and business activities that will not create a detrimental effect on surrounding properties and uses.
12. Future higher density residential development should be guided to areas in which public water supply and sewage disposal can best be provided.
13. Encourage the use of "Open Space Designs" Planned Unit Developments (PUDs) where the subdivision permanently preserves open space, wetlands or agricultural land uses or creates transition zones with adjoining zones.

Public Services and Facilities

Goal - To provide for a cost-effective, suitable level of services consistent with the rural characteristics and land use goals and policies of the township.

Policies

1. Development will be encouraged to occur in patterns and locations where services presently exist. Development in remote areas or development patterns which require additional services and facilities, including new roads, will be discouraged.
2. The township shall maintain a limited level of public services and facilities, consisting primarily of fire protection, zoning enforcement, and road maintenance. The township's public service and facility standards shall be maintained and improved only when necessary.
3. The investment and mobility of the existing transportation system should be protected by instituting appropriate land use, density, building setback, and access controls as to not exceed the capacity or reduce the function of the system.

Public Service, Facility Plan

The existing level of public services and facilities are planned to be maintained, but not expanded. The existing transportation system generally will be maintained, but no new roads are planned. Services such as public water and sewer systems are not planned for in the foreseeable future.

In the event new roads are created to serve new development, the Township's policy shall be that the person or entity creating the development will pay for the construction cost of the new road. The Township may, but shall not be required to accept new roads for maintenance purposes unless it finds that it is in the public interest to do so.

In summary, the public service and facility plan indicates that the township will continue to provide a minimum level of services to accommodate a rural development pattern. Development proposals will be limited to the capability of the existing level of public service and facilities.

DEVELOPMENT PLAN

Future Land Use Plan

The Future Land Use Plan represents the future land use patterns and development densities desired by Knife Lake Township. The recommendations of the plan are based on the issues and factors discussed in the Survey and Analysis Section and the township's desires and values stated in the Goals and Policy Section.

The Future Land Use Plan identifies three development areas as shown on Map 7. These areas are the Agricultural/Open Space Area, the Agricultural/Residential Area and the Shorelands Area.

A. Agricultural/Open Space Area

The Agricultural/Open Space Area is characterized by forests, lowlands and some agriculture. A considerable portion of the area consists of soils not conducive to development. The area is sparsely populated and is generally unserved by roads.

Due to the limited roads serving this area, existing land uses, and physical characteristics of the land, it is recommended that agricultural and open space be the predominant land use of the area. Other uses such as residential should be at low densities and located on suitable sites adjacent to existing public roads.

Minimum lot sizes will be established and defined by the township zoning ordinance.

B. Agricultural/Residential Area

The Agricultural/Residential Area is characterized by mixed agricultural and residential uses. This area of the town is more densely developed and better served by existing roads.

The recommended development for this area is for agricultural and residential uses as the predominant

uses. Commercial and industrial uses will be accommodated as secondary uses under special conditions. In accordance with the policies of this Plan, the majority of development shall occur in this area which is served by County State Aid Highway 8 and State Trunk Highway 65.

Minimum lot sizes will be established and defined by the township zoning ordinance.

C. Shoreland Area

The Shoreland Area is that area in the township within one thousand feet from the ordinary high water of lakes and three hundred feet from rivers. This area is subject to special management under the state and county regulations. Any development activities and restrictions have to be conformance with state regulations.

- D. To the extent reasonably possible, requested rezonings should be consistent with the Future Land Use plan, which shall be a significant factor in evaluating rezoning requests.
- E. Knife Lake Township will support maintaining and improving the water quality of our lakes, rivers, and ground waters.

2022 Knife Lake Township Survey Results

Are you a resident in Knife Lake Township?

Full-time: 118

Part-time: 40

How long have you lived in Knife Lake Township?

0-5 years: 29

6-10 years: 22

11-20 years: 23

Over 20 years: 76

What is your age group?

18 - 24:

25 - 34: 4

35 - 44: 15

45 - 54: 19

55 - 64: 37

64 -74: 48

Ove 75: 34

How many people are in your household?

One: 28 Two: 86 Three: 18

Four: 11 Five: 16 Six or more: 2

Are you a homeowner or a renter?

Owner: 122

Renter: 0

Please choose the one definition that best describes your residency in Knife Lake Township?

Resident landowner: 53

Rural resident (non-farm): 21

Shoreland resident landowner: 31

Non-resident landowner: 10

Farm landowner: 19

Shoreland non-resident landowner: 16

Hobby farm: 6

On what size lot is your home situated on?

1-1.9 acres: 43 4-8 acres: 23

3.9 acres: 14 Over 8 acres: 62

In your opinion, what is the best lot size for residential developments?

1-1.9 acres: 22 5 acres: 43

2-2.9 acres: 24 More than 5 acres: 45

3-4.9 acres: 19

Rank the importance of the types of development that you would like to see in Knife Lake Township? (one highest, four lowest)

	1	2	3	4
Agriculture	90	22	10	10
Commercial	8	18	49	16
Industrial	5	11	18	52
Residential	43	47	8	17

Community Services

How would you rate each of the following services?

	Excellent	Very Good	Good	Fair	Poor	Don't know
Fire Department	24	52	30	5	1	41
Law Enforcement	27	52	37	5	5	20
Township roads	15	43	61	21	4	2

Snow Removal	23	31	52	21	5	6
Water Quality	21	44	37	13	12	20

Overall, how satisfied are you with Knife Lake Township as a place to live?

Satisfied: 102

Somewhat Dissatisfied: 12

Somewhat satisfied: 21

Dissatisfied: 1

How does the quality of life in Knife Lake Township today compare to ten years ago, or since you moved to this area if less than 10 years?

Much better: 6

Somewhat better: 18

About the same: 105

Somewhat worse: 19

Much worse: 6

Which of the following do you feel currently threaten quality of life in your area?

Speed of traffic: 54

New Development: 41

Inadequate property upkeep: 59

Volume of traffic: 35

Crime: 49

Abandon or hazardous homes: 25

In five years Knife Lake Township and/or my area will...

Be a better place: 33

Get worse: 21

Stay the same: 93

Do you feel informed about what is going on or happening in Knife Lake Township?

Yes: 63

No: 89

Do you think Knife Lake Township is effectively dealing with agricultural, residential and commercial issues?

Yes: 63

No: 53

Should housing developments or manufactured home developments be restricted to designated areas?

Yes: 105 No: 21 Not sure: 24

Should housing developments or manufactured home parks be limited in size?

Yes: 115 No: 13 Not sure: 20

How concerned are you about manufactured home development in Knife Lake Township?

Very concerned: 43 Somewhat concerned: 84

Not concerned: 29

How concerned are you about future housing developments in Knife Lake Township?

Very concerned: 43 Somewhat concerned: 72

Not concerned: 32

Should Knife Lake Township hire a part-time building inspector?

Yes: 45 No: 40 Not sure: 64

If you said yes to the last question, how should the township pay for this service?

User fees: 32 Taxes: 4

Combination of user fees and taxes: 28

How concerned are you if farmland in the township is converted to non-farmland uses?

Very concerned: 66

Somewhat concerned: 62

Not concerned: 27

Do you feel Knife Lake Township needs stronger regulations to control and limit land development?

Yes: 75

No: 24

Not sure: 56

The use and division of land in Knife Lake Township is regulated by zoning ordinances. How satisfied are you with the way the township is developing under the present zoning ordinances?

Very satisfied: 16

Somewhat satisfied: 92

Not satisfied: 23

Not sure: 1

Do you feel Knife Lake Township zoning ordinances should be strictly enforced?

Yes: 97

No: 25

Not sure: 2

Listed below are several issues that Knife Lake Township could face in the next ten years.

Please rate each one from 1 to 4

1-Not a problem, 2-Minor problem, 3-Moderate problem, 4- Serious problem

	1	2	3	4
Loss of open space	17	32	62	42
Groundwater contamination	10	40	45	54
Reduction in wildlife habitat	16	30	59	50
Rural residential development	13	43	54	43
Loss of productive farmland	15	29	45	66
Zoning enforcement	11	49	53	88
Commercial development	18	35	44	52

Do you feel Knife Lake Township needs to re-develop the existing zoning ordinance for land uses to guide future development?

Yes: 54 No: 21 Not sure: 71

Do you feel Knife Lake Township should guide residential development to stay residential in development?

Yes: 89 No: 18 Not sure: 42

Do you feel Knife Lake Township should allow commercial development in residential areas?

Yes: 20 No: 91 Not sure: 38

Do you feel Knife Lake Township should direct future commercial/industrial growth to designated areas within the Township?

Yes: 98 No: 20 Not sure: 29

Do you feel that some ordinances should vary within the township based on the level of population and the land use? For example: certain ordinances could be different for higher populated areas vs. lower populated areas?

Yes: 74 No: 33 Not sure: 45

Ordinances are needed to address:

	Yes	No	Not sure
Subdivisions	96	12	31
Multi-family residences	97	21	25
Towers/Antennas	73	26	45
Solar panels	49	67	35
Green houses	25	75	40
Storage containers	80	35	31
Commercial development	100	11	17
Industrial development	109	21	21

Farmland preservation	96	35	26
Home based business	57	54	33

I accept that there is a cost to the Township and hence its residents, to administer and enforce ordinances?

Yes: 88 No: 12 Not sure: 33

The Township, not the county, should control local ordinances and zoning?

Yes: 81 No: 12 Not sure: 51