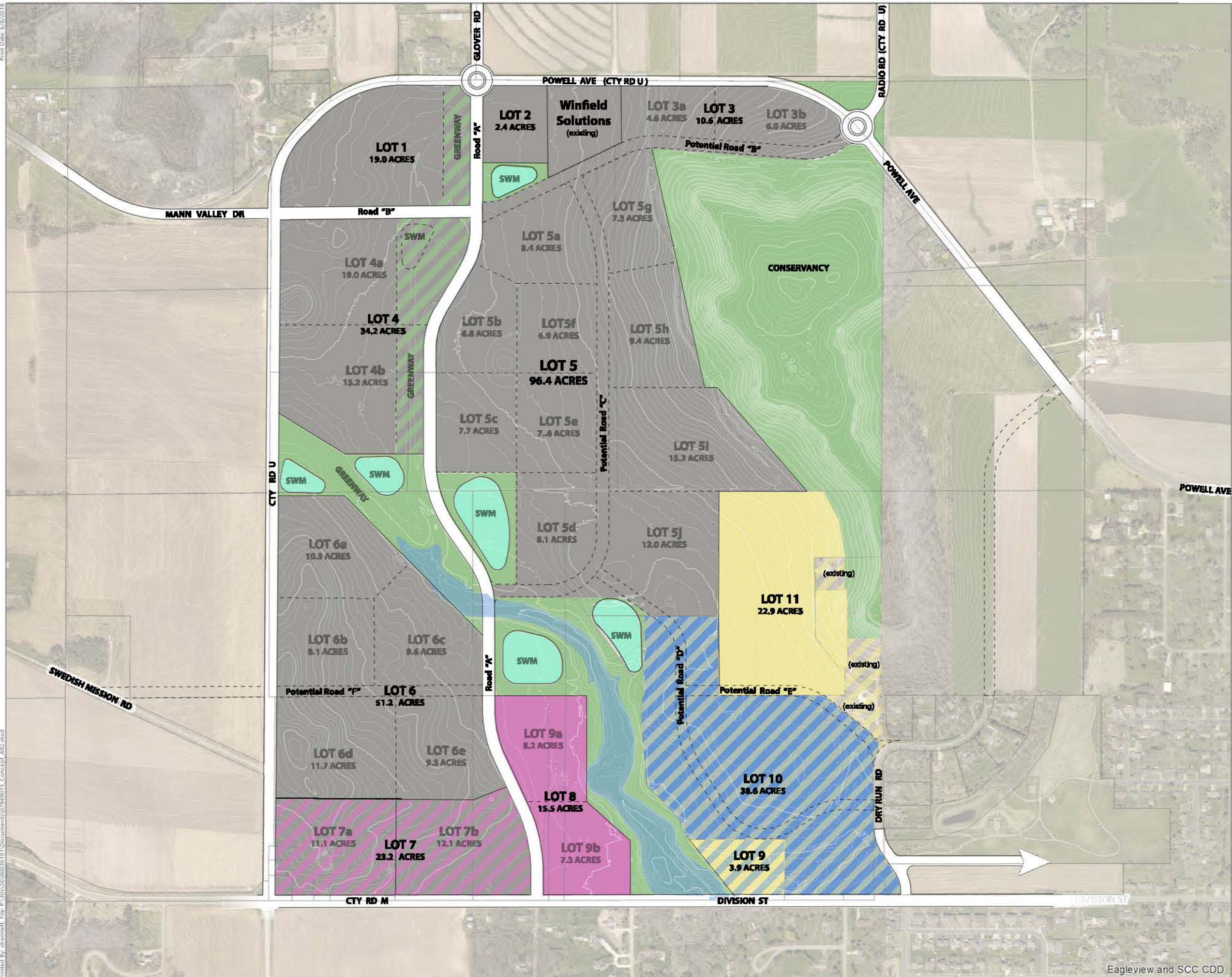


PREFERRED CONCEPT

River Falls Mann Valley Planning

AUGUST 16, 2018

City of River Falls and Town of Troy
St. Croix County, WI



Parcel
100-yr Floodplain

- 213.8 - 237.0 A Business Park
- 15.5 - 38.7 A Mixed Use (Commercial or Med/High-Density Res.)
- 26.8 A Low-Density Res.
- 38.6 A Institutional / Recreation
- 124.4 A Open Space
Protected Land / Easement
81.4 A - SWM / Floodplain
63.0 A - Conservancy / Park
- Optional Low-Density Res.
- Optional Institutional / Rec.

Data Sources:
Parcels: St Croix County (April 2018)
Floodplain: FEMA
Slope: Derived from St. Croix County LiDAR
Aerial: St. Croix County (2017)
AADT: WisDOT (2012 and 2015)
Wetland Indicator Soils: WDNR

Print Date: 6/8/2018
Printed By: strumlett, File: P:\3003\30030030101\Documents\07949015_Concept_A12.mxd