

# TOWN OF GERMANTOWN

## COMPREHENSIVE PLAN

JUNEAU COUNTY



**ADOPTED 2008**

**Prepared by:**

**North Central Wisconsin Regional Planning Commission**

## **TOWN OF GERMANTOWN**

### Town Board

William Jax, Chair  
Rosetta Boyles, Supervisor  
Steve Gillespie, Supervisor  
Dave Specht, Supervisor  
Michael Poe, Supervisor  
Marion L. Uphoff, Clerk/'Treasurer  
Betty Manson, Deputy Clerk/'Treasurer

### Plan Commission

Dave Specht, Chair  
Michael Poe  
Roger Bean  
Ken Curless  
Margaret Miller  
Jim Collis  
Audrey Scholl  
Marion L. Uphoff, Clerk  
Betty Manson, Clerk

### Smart Growth Committee

Dave Specht, Chair  
Rosetta Boyle  
Roger Bean  
Jim Collis  
Margaret Miller  
Roger Bean  
Audrey Scholl  
Michael Poe  
Brad Pavloski  
Bill Bruce  
Marion L. Uphoff, Clerk  
Betty Manson, Clerk

Photos: NCWRPC

This plan was completed with the assistance of the  
North Central Wisconsin Regional Planning Commission (NCWRPC).

**66.1001 (4) \* Ordinance to adopt Comprehensive Plan  
Ordinance 42**

**STATE OF WISCONSIN**  
**Town of Germantown, Juneau County**

**SECTION I – TITLE/PURPOSE**

The title of this ordinance is the Town of Germantown Comprehensive Plan Ordinance. The purpose of this ordinance is for the Town of Germantown to lawfully adopt a comprehensive plan as required under s. 66.1001 (4) (c), Wis. Stats.

**SECTION II – AUTHORITY**

The town board of the Town of Germantown has authority under s. 62.04, Wis. Stats., its power to appoint a plan commission under State Statutes 62.23 (1), Wis. stats., and under s. 66.1001 (4), Wis. Stats., to adopt this ordinance. The comprehensive plan of the Town of Germantown must be in compliance with s. 66.1001 (4) (c), Wis. Stats., in order for the Town Board to adopt this ordinance.

**SECTION III – ADOPTION OF ORDINANCE**

The Town Board of the Town of Germantown, by this ordinance, adopted on proper notice with a quorum and roll call vote by a majority of the town board present and voting, provides the authority for the Town of Germantown to adopt its comprehensive plan under Statute 66.1001 (4), Wis. stats., and provides the authority for the Town Board to order its publication.

**SECTION IV – PUBLIC PARTICIPATION**

The town board of the Town of Germantown has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by s. 66.1001 (4) (a), Wis. Stats.

**SECTION V – TOWN PLAN COMMISSION RECOMMENDATION**

The Plan Commission of the Town of Germantown, by a majority vote of the entire commission, recorded in its official minutes, has adopted a resolution recommending to the town board the adoption of the Town of Germantown Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. Stats.

**SECTION VI – PUBLIC HEARING**

The Town of Germantown, has held at least one public hearing on this ordinance, with notice in compliance with the requirements of Statute 66.1001 (4) (d), Wis. stats.

**SECTION VII – ADOPTION OF TOWN COMPREHENSIVE PLAN**

The town board of the Town of Germantown, by the enactment of this ordinance, formally adopts the document entitled Town of Germantown Comprehensive Plan Ordinance under pursuant to s. 66.1001 (4) (c), Wis. Stats.

**SECTION VIII – SEVERABILITY**

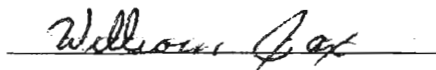
If any provision of this ordinance of its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision of application, and to this end, the provisions of this ordinance are severable.

**SECTION IX – EFFECTIVE DATE**

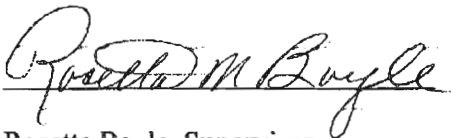
This ordinance is effective on publication or posting.

The town clerk shall properly post or publish this ordinance as required under Statute, 60.80, Wis. stats.

Adopted this 12<sup>th</sup> day of August, 2008.



William Jax, Town Chairman



Rosetta Boyle, Supervisor



David Specht, Supervisor



Michael Poe, Supervisor



Steven Gillespie, Supervisor

ATTEST 

Marion L. Uphoff, Clerk / Treasurer

Resolution by Plan Commission to recommend adoption of Comprehensive Plan

STATE OF WISCONSIN  
Town of Germantown  
Juneau County

The Plan Commission of the Town of Germantown, Juneau County, Wisconsin, by this resolution, adopted on proper notice with a quorum and by a roll call vote of a majority of the Town Plan Commission present and voting resolves and recommends to the Town Board of the Town of Germantown as follows:

Adoption of the Town of Germantown Comprehensive Plan.


The Town of Germantown Plan Commission, by this resolution, further resolves and orders as follows:

All maps and other material noted and attached as exhibits to the Town of Germantown Comprehensive Plan are incorporated into and made a part of the Town Of Germantown Comprehensive Plan.

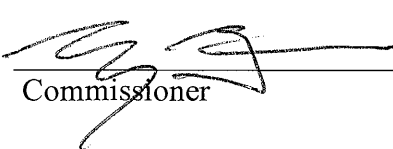
The vote of the Town Plan Commission in regard to this resolution shall be recorded by the clerk of the Town Plan Commission in the official minutes of the Town of Germantown Plan Commission.

The Town clerk shall properly post or publish this resolution as required under S.60.80, Wis. Stats.

Adopted this 17<sup>th</sup> day of March 2008.

  
Chairman

  
Commissioner

  
Commissioner

  
Commissioner

  
Commissioner

Commissioner

Commissioner

ATTEST:   
Clerk, Town of Germantown Plan Commission

This page intentionally left blank.

# TOWN OF GERMANTOWN

## TABLE OF CONTENTS:

### SECTIONS:

I	Issues & Opportunities.....	2
	1. Overall Plan Introduction	
	A. Purpose of the Plan .....	2
	B. Public Participation & Survey .....	2
	C. SWOT .....	6
	2. Community Profile	
	A. Description .....	7
	B. Demographics .....	7
II	Natural, Agricultural & Cultural Resources.....	15
	1. Natural Resources	
	A. Physical Geography, Geology, Non-Metallic Mining .....	15
	B. Climate.....	15
	C. Surface Water, Wetlands, Floodlands .....	15
	D. Soils .....	18
	E. Forests .....	22
	F. Rare Species & Natural Communities .....	24
	G. Necedah Wildlife Refuge .....	24
	H. Buckhorn State Park.....	26
	I. Castle Rock County Park .....	26
	2. Agricultural Resources	
	A. Farmland.....	26
	3. Cultural Resources	
	A. Brief Community History.....	27
	B. Historical Buildings, Archeological Sites, & Century Farms ....	27
	C. Recreational Resources, Community Design.....	27
	4. Goals, Objectives & Policies.....	28
	5. Bibliography .....	28
III	Housing.....	30
	1. Housing Stock	
	A. Total Housing Units .....	30
	B. Year Built .....	30
	C. Building Type .....	30
	D. Tenure.....	31
	E. Value .....	31
	F. Vacant/Seasonal.....	32

	2. Housing Demand	
	A. Persons Per Household.....	32
	B. Projections .....	33
	3. Housing Programs .....	33
	4. Goals, Objectives & Policies .....	35
IV	Transportation .....	36
	1. Transportation Facilities	
	A. Background.....	36
	B. Summary Of Transportation Plans .....	36
	C. Inventory Of Transportation Facilities.....	38
	2. Goals, Objectives & Policies.....	42
	3. Bibliography .....	43
V	Utilities & Community Facilities .....	44
	Goals, Objectives & Policies.....	46
VI	Economic Development .....	47
	1. Background.....	47
	2. Economic Base	
	A. Juneau County .....	47
	B. Major Employers.....	49
	C. Employment .....	50
	D. BEST Power Plant.....	52
	3. Economic Development Programs .....	52
	4. Goals, Objectives & Policies.....	55
	5. Bibliography .....	56
VII	Land Use.....	57
	1. Land Use	
	A. Background.....	57
	B. Existing Land Use 2005 .....	57
	C. Future Land Use 2005-2025.....	57
	D. Land Use Classifications .....	59
	E. Future Land Use Plan Map Overview .....	60
	F. Private Ownership of Land .....	63
	2. Land Use Controls	
	A. Zoning.....	63
	B. Subdivision Ordinance.....	64
	C. Other Ordinances .....	64
	D. Managed Forest Tax Law .....	64
	3. Goals, Objectives & Policies.....	65
VIII	Intergovernmental Cooperation.....	66
	1. Background.....	66
	2. Goals, Objectives & Policies.....	67



IX	Implementation.....	68
----	---------------------	----

## TABLES & FIGURES:

Figure 1	Survey Question.....	4
Figure 2	Survey Question.....	5
Table 1	Historical Population Trends.....	7
Table 2	Population Projections, 2005-2025 .....	7
Figure 3	Historical and Projected Population .....	8
Figure 4	Age Distribution, 1990-2000.....	8
Figure 5	Juneau County Male & Female Age Distribution, 2000 .....	9
Figure 6	Town of Germantown Male & Female Age Distribution, 2000 .....	9
Figure 7	Educational Attainment, 2000 .....	10
Table 3	Households.....	11
Table 4	Historical Household Counts & Household Projections .....	11
Figure 8	Householders by Age.....	11
Figure 9	Median Household Income.....	12
Table 5	Household Income, 2000 .....	12
Table 6	Income Comparisons, 2000 .....	12
Table 7	Top Employers in Juneau County, 2003 .....	13
Table 8	Wage by Industry, Juneau County, 2002 .....	13
Table 9	Juneau County Labor Force Data .....	14
Figure 10	Employment by Industry, Town of Germantown.....	14
Table 10	Age of Structure by Jurisdiction, 2000.....	30
Table 11	Housing Tenure by Jurisdiction, 2000 .....	31
Table 12	Median Value of Structures by Jurisdiction, 2000.....	32
Table 13	Population Projections.....	33
Table 14	Annual Average Daily Traffic at Recorded Sites.....	38
Table 15	Labor Force and Unemployment Trends, Juneau County, 1980-2000.....	47
Table 16	Employees and Firms by Industry, Juneau County, 2000 .....	48
Figure 11	Distribution of Employment by Industrial Sector, Juneau County, 2000.....	49
Table 17	Major Employers in Juneau County, 2003 .....	50
Table 18	Resident Occupation, 2000 .....	51
Table 19	Industry by Jurisdiction, 2000 .....	51
Table 20	Existing Land Use, 2004.....	57
Table 21	Land Use Projections .....	61

MAPS:

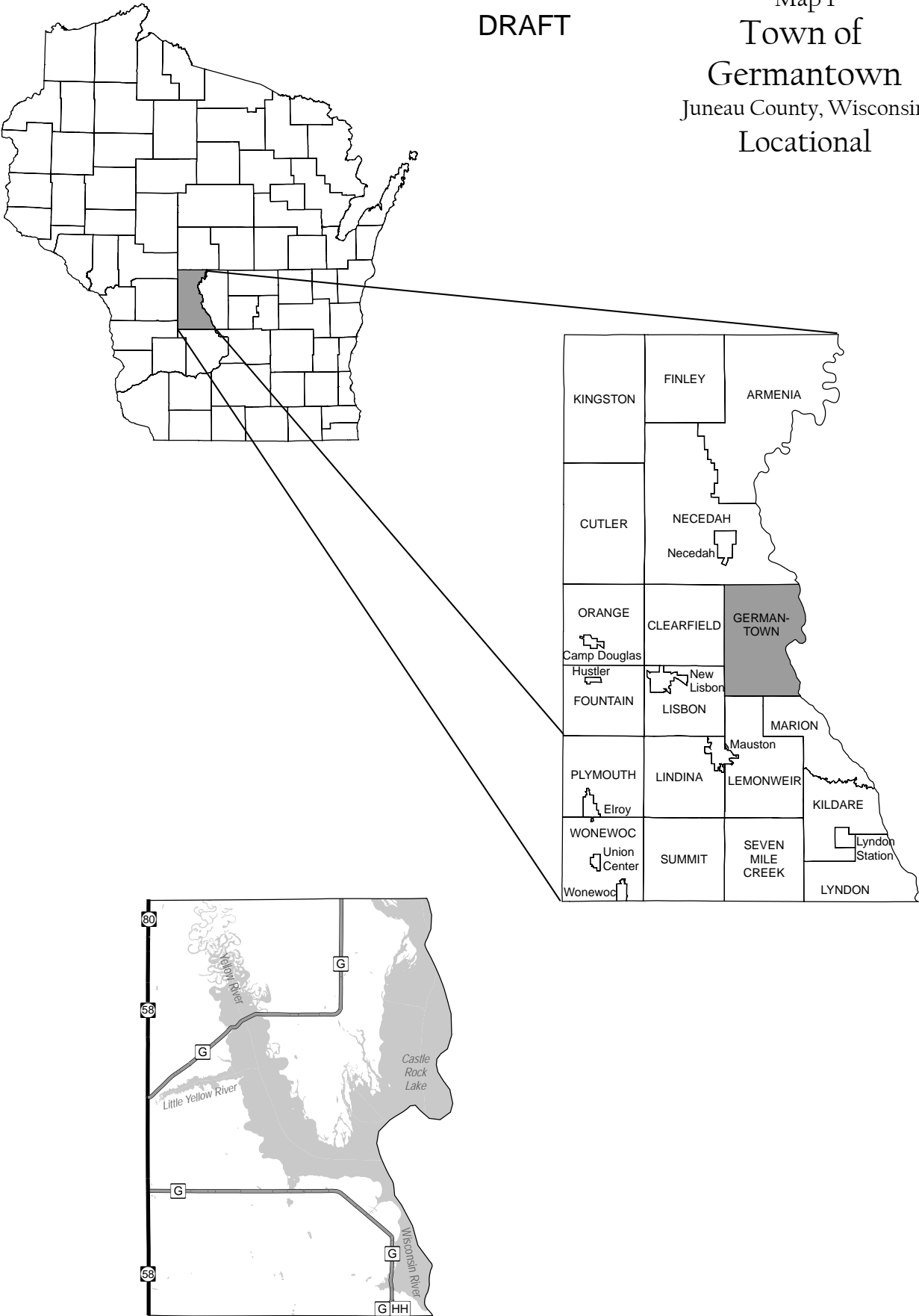
Map 1	Location Map .....	1
Map 2	Surface Water .....	16
Map 3	Soils.....	19
Map 4	Soils – Basement Limitation/Prime Agriculture.....	21
Map 5	Woodlands .....	23
Map 6	Transportation.....	39
Map 7	Utilities & Community Facilities .....	45
Map 8	Existing Land Use.....	58
Map 9	Future Land Use .....	62

ATTACHMENT:

- A. 2000 Census Summary
- B. Public Participation Plan
- C. Endangered Species Map
- D. Acronyms

DRAFT

Map 1  
 Town of  
 Germantown  
 Juneau County, Wisconsin  
 Locational



## **I. ISSUES & OPPORTUNITIES ELEMENT**

### **1. Overall Plan Process**

#### **A. Purpose of the Plan**

The Town of Germantown Comprehensive Plan is intended to be the will-of-the-people in writing for land use planning. When the people's desires in this community change, so too should this document. Local officials shall use this document to save time when making land use decisions. The Plan will also assist in development and management issues of public administration by addressing short-range and long-range concerns regarding development, and preservation of the community. Numerous reasons exist for developing a comprehensive plan:

- To identify areas appropriate for development and preservation over the next 20 years;
- For recommending land uses in specific areas of the town;
- To preserve woodlands to retain forestry as a viable industry;
- To direct the appropriate mix of housing opportunities that demographics dictate;
- To guide elected officials with town derived objectives for making land use decisions.

This Comprehensive Plan was prepared under the authority granted to towns that exercise village powers in Wisconsin State Statute 60.22(3), and according to Comprehensive Planning in State Statute 66.1001 for Wisconsin.

#### **B. Public Participation & Survey**

Wisconsin's State Statute 66.1001 requires municipalities to adopt written procedures that are designed to foster a wide range of public participation throughout the planning process. The main goal is to make all town residents aware of how and when this plan is being created, so residents can make suggestions during this process. The Town formally adopted a Public Participation Plan on November 8, 2005, which provides for several methods that will enlist public input into the planning process, including posting of all meetings, press releases, newsletter articles, and posting the plan on the North Central Wisconsin Regional Planning Commission (NCWRPC) website.

As part of the public participation process the Town of Germantown conducted a survey of property owners. Of the total 2,700 surveys that were mailed out in December of 2005, 431 were returned for a return rate of 16%. Respondents were asked about the types of growth that they would support in the town.

- New residential development that included houses and apartments was strongly opposed by 52.7% and opposed by a total of 72% of respondents.
- Residential development without apartments was supported by 55.7% and opposed by 38.5%.

- Improving housing options for seniors was supported by 69.6%.
- Encouraging new businesses in the town was strongly supported by 49% and overall by nearly three quarters of respondents.
- Locating retail business was strongly supported by 43% and overall by over two thirds of respondents.
- Expanding existing roadways was more evenly split with 44.8% supporting and 44.5% opposed.
- More housing for low and moderate-income families was supported by 34.6% and opposed by 56%, strongly opposed by 37.5%.

When asked whether growth should be severely limited to preserve the special characteristic of the community half of respondents said it should, while 40% said growth is necessary and current regulations are satisfactory. Sixty-four percent of respondents thought the town had experienced a great deal of growth in the last five years, while a quarter thought there had been not a lot of growth.

Asked to rate the supply of certain kinds of housing:

- More single family housing for first-time buyers was 38.5% agreed, 36.2% said no more is needed.
- Assisted living for seniors 17% said a lot more is needed, 40.3% said a little more and 22.7% said no more is needed.
- Rental housing 57.4% said that no more is needed, 20.4% said a little and 5.3% said a lot more was needed.
- More moderately priced housing 43% said more is needed, 19.7% said a lot is needed and nearly 25% said no more is needed.
- On the need for higher priced homes 55.2% thought no more is needed, 23.2% want a little more and 8.6% think a lot more is needed.
- Over 70% think no more condominiums are needed.
- Over 60% said no more townhouses and duplexes are needed and a fifth favor a little more of this kind of housing.

Asked to describe how to plan for the community 73.4% favored larger lots while only 13.7% wanted smaller lots with playgrounds and sidewalks.

When asked about traffic in Germantown:

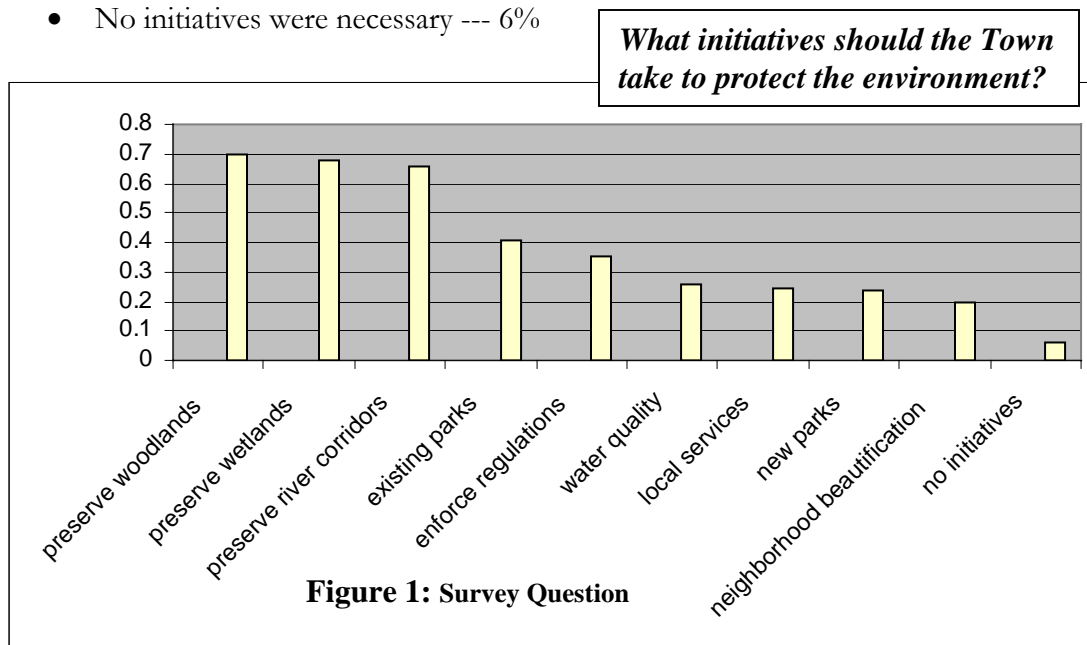
- 41% of respondents describe traffic in the town as light and 47.9% described it as moderate.
- More than 25% think traffic has gotten much heavier in the last five years, 47.9% think it has gotten a little heavier and 16.3% think traffic levels haven't changed much.
- While a quarter of respondents think excessive speed on local roads is a serious problem and 29.7% think it is moderate problem, but 41.3% said speed is not much of a problem.

- To address the problem of excessive speed on local roads 30% favored stricter enforcement, 19.4% wanted more speed limit signs, and roughly 11% favored more stop signs or lower speed limits.

Over half of respondents rated the quality of the environment in Germantown as good, 21.3% as fair and 15.5% as excellent. Current laws were seen as doing a good job of protecting environmental quality by 38.3% of respondents, a fair job by 28.7%, a poor job by 12%, and an excellent job by 7.4%. When asked about the quality of groundwater a fifth said there is a problem, 29% said there isn't a problem, but nearly 50% said they aren't sure if there's a problem with groundwater quality. Providing educational materials to property owners is seen as the best way to protect groundwater quality by 37.8% of respondents, better enforcement of existing regulations was supported by 35.4% and stricter regulations by 10%.

Respondents were asked what initiatives the Town should take to protect the environment.<sup>1</sup>

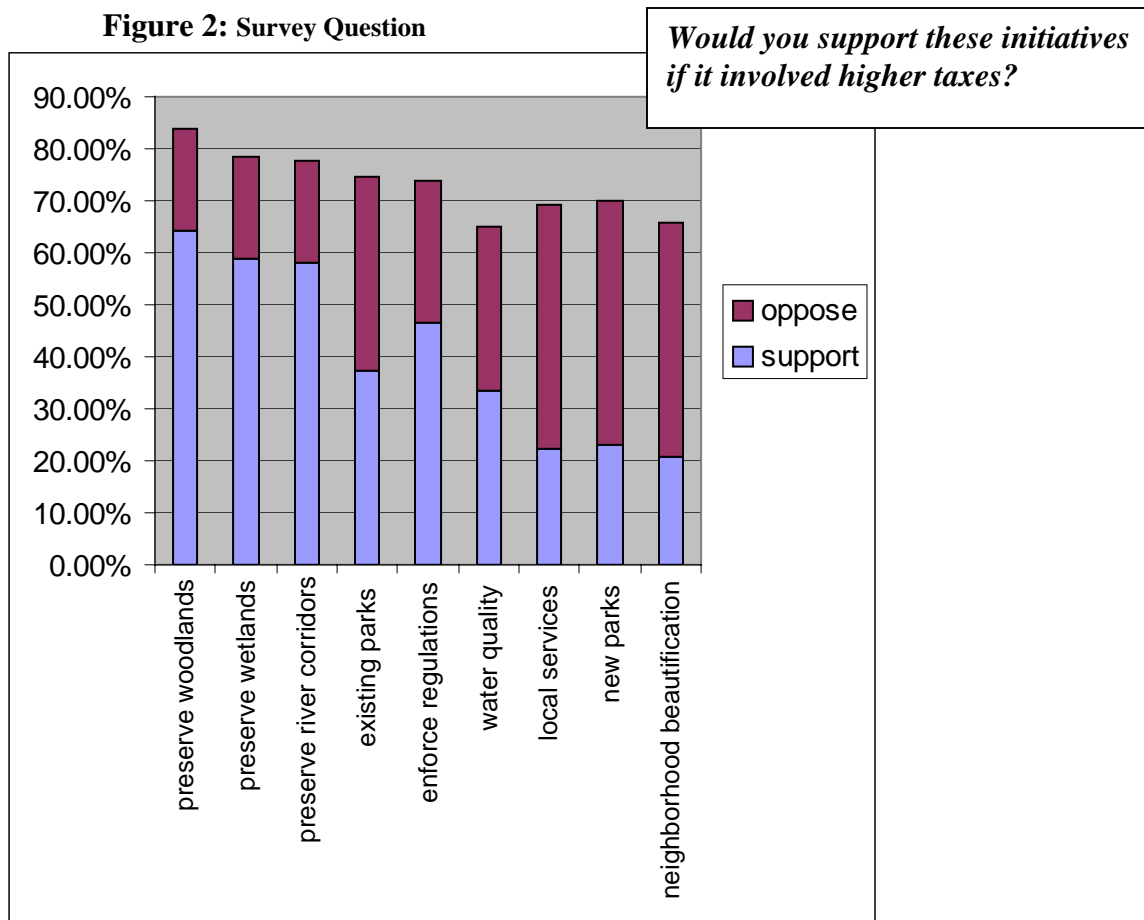
- Over 70% of respondents picked preserving woodlands.
- Preserving wetlands— 67.7%
- Preserving river corridors— 66%
- Supported investing in existing parks and open space— 41%
- Better enforcement of existing regulations— 35.4%
- Stricter water quality regulations— 25.5%
- Wanted better local services— 24.3%
- Investing in new parks and open space— 23.8%
- Neighborhood beautification projects— 20%
- No initiatives were necessary --- 6%



<sup>1</sup> Respondents could pick more than one answer, so these percentages represent the segment of all those answering the survey (431) that picked a particular answer not the percentage of all responses (1,787) to this question.

The question was then posed of whether respondents would support initiatives if they required higher taxes, with the following results:

- Investing in existing parks and open space; 37.4% support, 37.1% oppose
- Improved local services; 22.2% support, 46.4% oppose
- Stricter water quality regulations; 33.4% support, 31.5% oppose
- Investing in new parks and open space; 23% support, 46.9% oppose
- Regulations on agricultural land; 19.7% support, 43.4% oppose
- Neighborhood beautification; 20.8% support, 45% oppose
- Preserving woodlands; 64.2% support, 19.7% oppose
- Preserving wetlands; 58.9% support, 19.4% oppose
- Preserving river corridors; 58% support, 19.7% oppose
- Better enforcement of existing regulations; 46.4% support, and 27.3% oppose



Asked to describe job opportunities in Germantown 37% of respondents said there is a serious jobs shortage, 16.5% described a minor shortage and 7.6% said there is a good supply of jobs, but 36% had no opinion. A number of factors that could be considered by businesses in deciding to locate in a community were listed and respondents were asked to rate their importance. The assets that respondents felt were strongest in Germantown are

safe neighborhoods (48.5%) and good public schools (45.2%), and those that are weakest are a lack of skilled workers (16.2%), and adequate supply of housing (14.8%) and tax incentives (14.1%). It should be noted that for all assets, except safe neighborhoods, there were at least 30% of respondents who had no opinion.

Asked to grade the quality of public schools 42% gave them an A or B, while only 6.2% gave them a D or F. As to whether town services needed improvement, police services fared best and emergency medical service worst, but all ratings were very similar with roughly a quarter saying no improvement is needed, a third saying a little improvement and another quarter saying a great deal of improvement is required. Finally respondents were asked to respond to whether they think Germantown should take steps to manage growth, wetlands half strongly agreed and a quarter agreed, while only 7.6% disagreed. In giving a rating to the overall quality of life in Germantown 60% said it is good and 17.6% said excellent. Only 1.4% rate life in Germantown as poor.

### **C. Strengths, Weaknesses, Opportunities and Trends/Threats Analysis (SWOT)**

#### **Strengths:**

- Sanitary district
- Planned, controlled development
- Zoning, land division and other land use control ordinances
- Castle Rock Lake
- Buckhorn State Park and Natural Areas
- Good roads and access to metro areas via I 90/94
- Recreational destination

#### **Weaknesses:**

- Emergency services – EMS, fire, police
- Availability of retail shopping
- Predominance of weekend/summer residents
- Lack of job opportunities in the area.

#### **Opportunities:**

- Use of Smart Growth.
- Land in small parcels is still available for purchase and use by the Town for facilities – (open land for parks and services).
- Land is available for future Town purchase and use.

#### **Trends/Threats:**

- More Residential – less rural.
- Increase in both vehicular & water traffic.
- Increased regional awareness of the area.



## 2. Community Profile

### A. Description

The following Community Profile of the Town of Germantown consists of background information on the town, including population; age distribution; racial composition; educational attainment; household characteristics; employment statistics; and income levels. This serves as an introduction to the town and a starting point for developing the town's Comprehensive Plan. In addition, the Community Profile is meant to act as a source of reference information and to be used for deriving many of the key findings and recommendations of the plan. The Community Profile is written in a manner that facilitates quick and easy reference for use during creation of this Plan and during revision of this Plan.

### B. Demographics

#### 1. Historical Population

The Town of Germantown has experienced overwhelming growth in the last half century, at a rate of 1135.8% population increase since 1960. The town grew by nearly 200% in the 1970s and lost population during the 1980s. The growth resumed at more than 90% in the 1990s.

<b>Table 1 Historical Population Trends</b>							
	1960	1970	1980	1990	2000	1990-2000 % Change	1990-2000 Net Change
<b>Town of Germantown</b>	95	215	638	615	1,174	90.9%	559
Town of Lemonweir	1,114	970	1,317	1,707	1,763	3.3%	56
Town of Lisbon	516	661	903	862	1,033	19.8%	171
Town of Necedah	390	674	1,394	1,601	2,156	34.6%	555
Town of Clearfield	283	312	538	502	737	46.8%	235
Town of Marion	183	223	362	351	433	23.4%	82
Juneau County	17,490	18,455	21,037	21,650	24,316	12%	2,666

Source: U.S. Census

#### 2. Population Projections

According to population projections prepared by the Department of Administration (DOA), the increase in population in the Town of Germantown is expected to continue through 2025, but not at the high rate of the 1990s. The ten-year growth rate will slow to 26% by 2015, then to 13.6% by 2025.

<b>Table 2 Population Projections 2005-2025</b>		
Year	Town of Germantown	Juneau County
2005	1,296	25,640
2010	1,493	27,677
2015	1,632	28,635
2020	1,759	29,449
2025	1,854	29,807

Source: Wisconsin Department of Administration

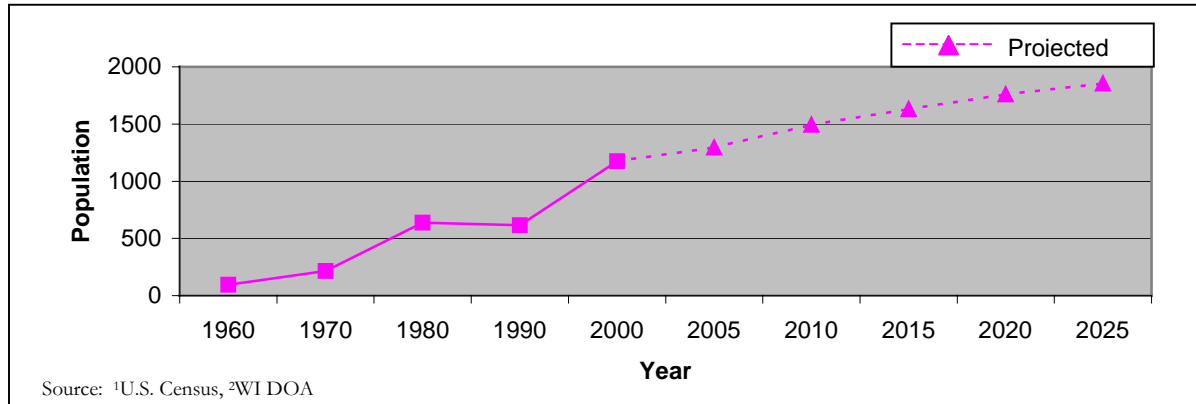
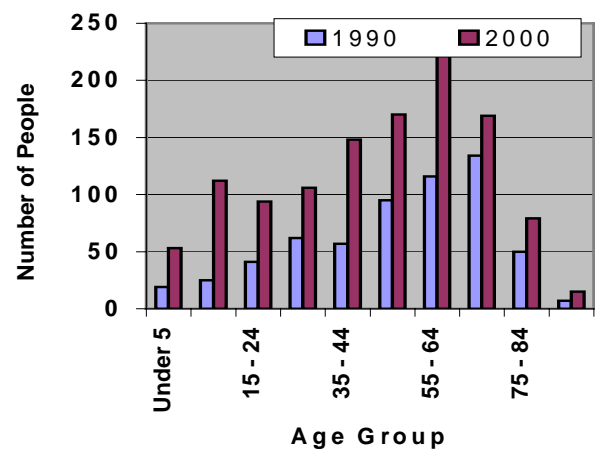
**Figure 3****TOWN OF GERMANTOWN**Historic Population<sup>1</sup>: 1960-2000Projected Population<sup>2</sup>: 2005-2025

Figure 3 shows population trends in the Town of Germantown over a 65-year period starting in 1960. The period of highest growth was between 1990 and 2000, when the population rose by 90%. Projections call for a slowing growth rate through 2025.

### 3. Population Characteristics

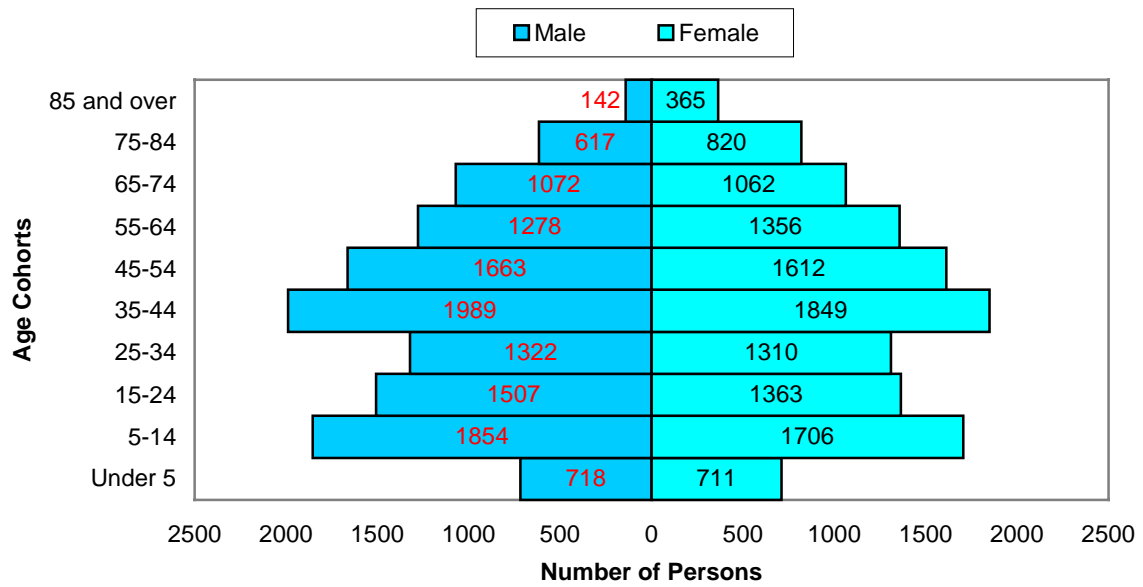
In 2000, the Town of Germantown had 609 males and 565 females. Town residents reported their race in the 2000 U.S. Census as the following: White 97.2%, .2% were African American, 1.4% Native American, .3% Asian, some other race .1%, and .9% reported two or more races. The median age of Town residents is 49.1 years old. In comparison, Juneau County's median age is 39.4, while the State of Wisconsin's median age is 36.

The most significant changes in the age structure in the Town of Germantown is a 348% increase in the 5 to 14 age group, followed by a 159.6% increase in those 35 to 44 years of age, a 96.5% increase in those ages 55 to 64, and a 78.9% increase in the 45 to 54 age group between 1990 and 2000. Those over 85 years old doubled. All age groups increased, which is not surprising considering that overall population increased by 90%.

**Figure 4**  
**Age Distribution 1990-2000**

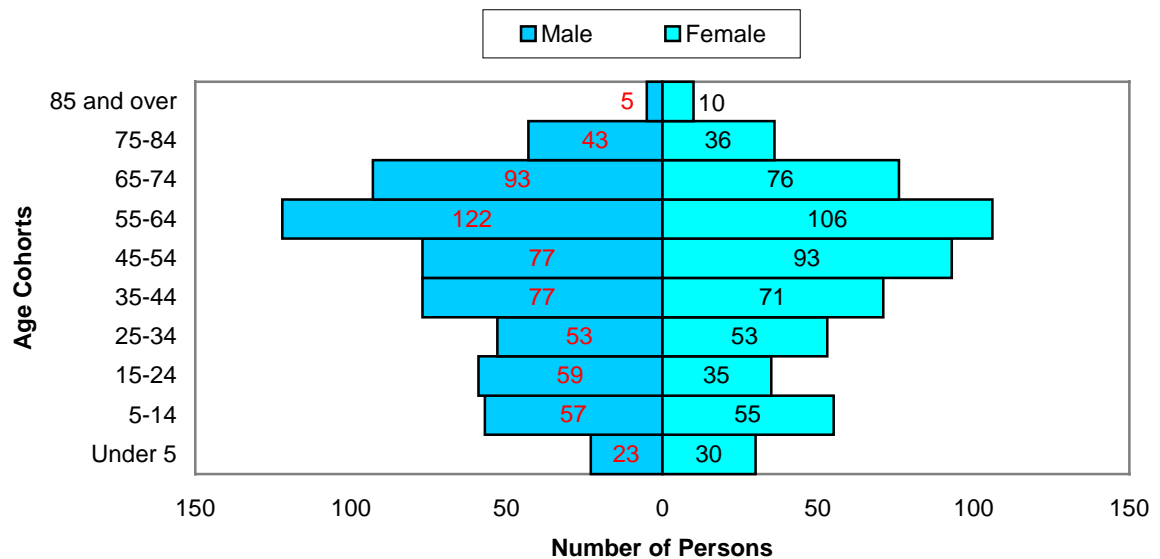
Source: U.S. Census

**Figure 5**  
**Juneau County**  
**Male & Female Age Distribution**  
**2000**



Source: U.S. Census

**Figure 6**  
**Town of Germantown**  
**Male & Female Age Distribution**  
**2000**



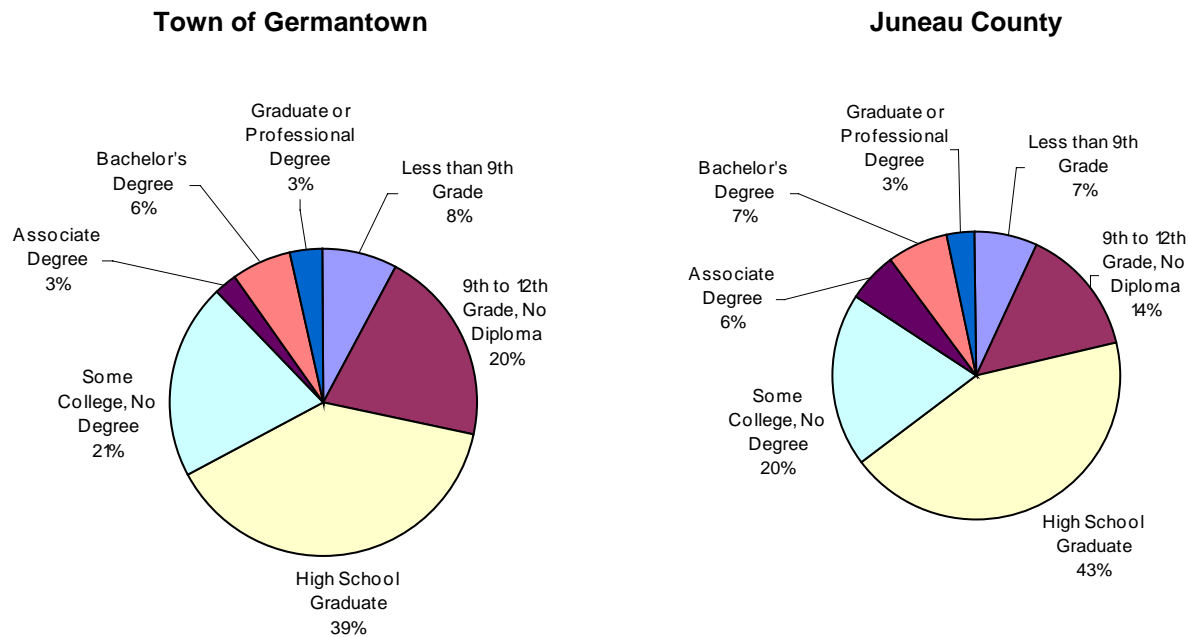
Source: U.S. Census

The population distribution of age and sex illustrated by Figure 3 shows the preponderance of the population over 35. Over 60% of the population is between 35 and 74, and nearly 20% are in the 55 to 64 age group.

#### 4. Educational Attainment

Education levels in the Town of Germantown are generally similar to Juneau County. Over 71.6% of residents over 25 have completed high school, while 78.5% of county residents are high school graduates. Of those 25 or older who have four or more years of college, for the state 22.4% have a bachelor's degree or more, in Juneau County it's 10%, and in the Town of Germantown 9.7% of those over 25 have a bachelor's degree or more.

**Figure 7**  
**Educational Attainment, 2000**  
For Population Over 25 Years



Source: U.S. Census, SF-3

#### 5. Household Characteristics

A **household** includes all of the people who occupy a housing unit. <sup>U.S. Census</sup>

**Occupants** may consist of a single family; one person living alone; two or more families living together; or any other group of related or unrelated people who share a housing unit. <sup>U.S. Census</sup>

## DRAFT

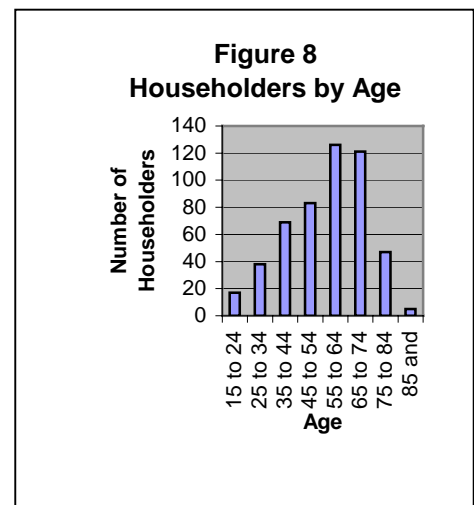
A **housing unit** is a house; apartment; mobile home; group of rooms; or single room occupied (or if vacant, intended for occupancy) as separate living quarters. <sup>U.S. Census</sup>

Married couples make up nearly 60.2% of all households; couples with children under 18 constitute only 12.9% of households, while single parent households are 4.9%. Single person households are 23.5% of the total. The largest percentage of householders is between 55 and 74 (46.2%).

The Town of Germantown's average household size in 1990 was 2.02 persons, while in 2000 it was 2.19 persons.

<b>Table 3 Households</b>	
	Town of Germantown
<b>Total Households</b>	535
<b>1. Family households</b>	386
<b>a. Married-couple family</b>	322
<b>i. With</b> own children under 18 years	69
<b>ii. Without</b> own children under 18 years	253
<b>b. Householder without spouse present</b>	42
<b>i. With</b> own children under 18 years	26
<b>ii. Without</b> own children under 18 years	16
<b>2. Nonfamily household</b>	149
<b>a. Householder living alone</b>	126
<b>b. Householder not living alone</b>	23

Source: U.S. Census



Source: U.S. Census

## 6. Household Projections

As the size of households decreases throughout the nation and in the Town of Germantown it means that the number of households will increase at a higher rate than the population. It is expected that the number of households will continue to increase until 2015 at a rate of 33.2%, when it will slow to a rate of 18.3%.

<b>Table 4 Historical Household Count 1980-2000<sup>1</sup></b>								
<b>Household Projections 2005-2025<sup>2</sup></b>								
Town of Germantown	1980	1990	2000	2005	2010	2015	2020	2025
Households	269	304	535	601	714	801	884	948

Source: <sup>1</sup>U.S. Census 1980-2000

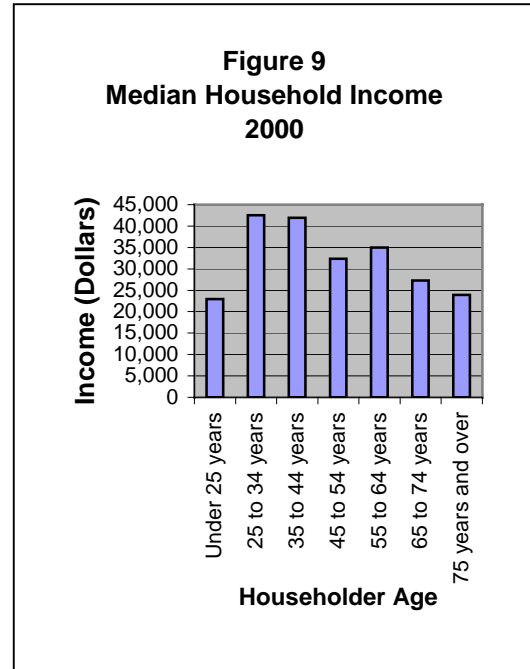
<sup>2</sup>WI Dept. of Administration Projections

## 7. Income Statistics

Over 45% of Germantown residents make over \$35,000 per year. The highest median incomes are in households headed by persons between 25 and 34, and 35 to 44. There is a general decline in the income of older households.

<b>Table 5 Household Income, 2000</b>		
Annual Income	Number of Households	Percent of Households
Less than \$10,000	39	7.7%
\$10,000 - \$24,999	137	27.1%
\$25,000 - \$34,999	101	20%
\$35,000 - \$49,999	95	18.8%
\$50,000 - \$99,999	115	22.7%
\$100,000 and over	19	3.8%

Source: U.S. Census, SF-3



Source: U.S. Census, SF-3

Although median household income for the Town of Germantown is below the median for the county on a per capita basis is almost exactly equal to the county, indicating a predominance of small households. Germantown has lower median household incomes than most of the surrounding communities. Median income in the Town of Germantown is 71.2% of the state median, while per capita income is 84% of the state level.

<b>Table 6 Income Comparisons, 2000</b>			
	Per Capita Income	Median Household Income	Percent of inhabitants below poverty level
<b>Town of Germantown</b>	<b>\$17,815</b>	<b>\$31,204</b>	<b>11.9%</b>
Town of Lemonweir	\$16,815	\$39,271	10%
Town of Lisbon	\$18,231	\$41,354	8.9%
Town of Clearfield	\$17,445	\$35,781	13.5%
Town of Necedah	\$15,013	\$34,281	10.7%
Town of Marion	\$20,764	\$41,058	4.5%
Juneau County	\$17,892	\$35,335	10.1%
Wisconsin	\$21,271	\$43,791	8.7%

Source: U.S. Census, SF-3

## 8. Employment Statistics

Of the five largest employers in Juneau County two are governmental, two are non-profit, and one, Walker Stainless Equipment is private.

**Table 7 Top Employers in Juneau County, 2003**

Employer Name	Product or Service	Employment Size Range
Hess Memorial Hospital	General medical & surgical hospitals	500-999
Walker Stainless Equipment	Plate work manufacturing	250-499
Sandridge Treatment Facility	Psychiatric and substance abuse hospital	250-499
County of Juneau	Executive and General Government	250-499
School Dist. of Mauston	Elementary & secondary schools	250-499
Volk Field	National security	100-249
Necedah Public School	Elementary & secondary schools	100-249
Freudenbergnok (Farnum/Meillor)	Gasket, packing, and sealing device mfg.	100-249
Parker Hannifin	Fluid power valve and hose fitting mfg.	100-249
Brunner Drilling & Mfg.	Bolt, nut, screw, rivet, and washer mfg.	100-249

Source: WI Dept. of Workforce Development, ES-202 special report, First quarter, 2003

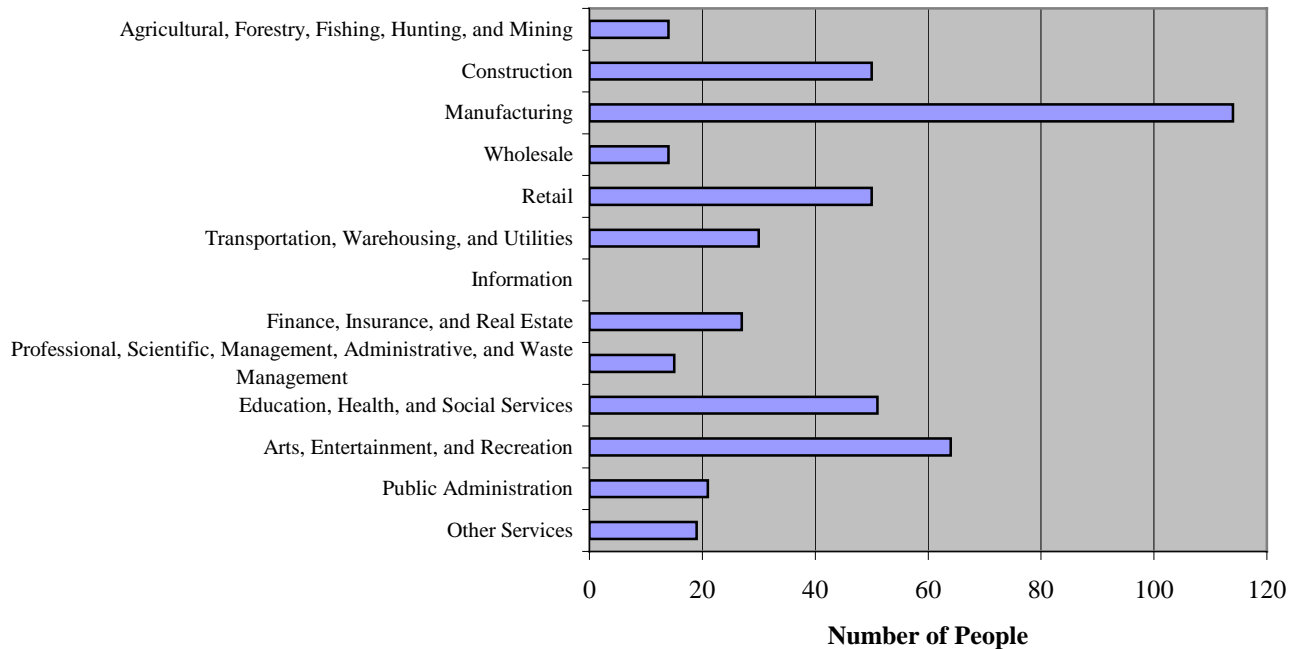
Juneau County wages are below state average in all sectors as shown in Table 8. The County comes the closest to average in agriculture and retail trade. It appears that agricultural wage averages have been declining rapidly in the past five years. Service and transportation / communications sectors wages have grown the most in the five-year period; however, transportation / communication wages are increasing faster than service wages in the last few years.

**Table 8 Annual Average Wage by Industry Division  
Juneau County, 2002**

	County Annual Avg. Wage	State Annual Avg. Wage	Percent of State Avg.	1-year Percent Change	5-year Percent Change
All Industries (except mining)	\$25,053	\$30,922	81.0%	0.9%	20.1%
Agriculture, Forestry, and Fishing	\$20,756	\$22,565	92.0%	-7.3%	-38.5%
Construction	\$27,046	\$39,011	69.3%	1.6%	0.6%
Manufacturing	\$33,094	\$39,739	83.3%	-0.4%	26.5%
Transportation, Comm., and Utilities	\$26,637	\$36,639	72.7%	10.4%	28.1%
Wholesale Trade	\$24,807	\$40,521	61.2%	3.4%	21.3%
Retail Trade	\$13,444	\$14,596	92.1%	3.1%	23.8%
Finance, Insurance, and Real Estate	\$22,408	\$40,933	54.7%	2.5%	27.0%
Services	\$21,221	\$28,775	73.7%	6.4%	31.3%
Total Government	\$26,267	\$33,785	77.7%	3.9%	21.6%

Source: WI DWD 2002 and NCWRPC

**Figure 10**  
**Employment by Industry**  
**Town of Germantown, 2000**



Source: U.S. Census

The largest single job classification in the Town of Germantown is manufacturing, followed by arts, entertainment and recreation, retail, and education, health and social services, and construction. Professional & management, agriculture, public administration, and other services are all represented as parts of the Germantown labor force.

The number of persons in the labor force continues to grow in the county. This is partially the result of increasing workforce participation, but jobs have kept pace with the increase in the number of workers and over the last twenty years unemployment rates have fallen.

<b>Table 9</b>	<b>Juneau County Labor Force Data</b>		
	1980	1990	2000
Labor Force	8,853	10,143	12,068
Employed	8,206	9,478	11,333
Unemployed	647	665	735
Unemployment Rate	7.31%	6.56%	6.09%
Participation Rate	42.08%	46.85%	49.63%

Source: U.S. Census, and NCWRPC



## **II. NATURAL, AGRICULTURAL, & CULTURAL RESOURCES ELEMENT**

### **1. Natural Resources**

#### **A. Physical Geography, Geology, & Non-Metallic Mining**

##### **Physical Geography & Geology**

The Town of Germantown is located in the Central Plain physiographic province of Wisconsin within an area known as the Great Central Wisconsin Swamp, an extensive alluvial lake plain that extends over 2000 square miles. The town is underlain by a Precambrian Crystalline bedrock complex which surface varies in elevation from approximately 760 feet above sea level. About 30 to 100 feet of late Cambrian sandstone stratum overlies the Precambrian bedrock. An occasional sandstone butte shows what bedrock exists under the Central Plain

##### **Non-Metallic Mining**

Mineral production in the area is of minor extent. At some quarries, dolomite limestone bedrock is blasted and crushed for gravel or ground for agricultural lime. Quartzite bedrock is blasted and crushed for gravel in a quarry at Necedah.

#### **B. Climate**

Winters are very cold, and the short summers are fairly warm. In winter, the average temperature is 19 degrees Fahrenheit and the average daily minimum temperature is 8 degrees. The summer average temperature is 69 degrees. Precipitation is fairly well distributed throughout the year, reaching a slight peak in summer. Total annual precipitation is about 33 inches. In two years out of ten, the rainfall in April through September is less than 18 inches. Thunderstorms occur on about 41 days each year. Snow generally covers the ground much of the time from late fall through early spring.

##### **Growing Season Summary**

Median date of last frost in the spring: May 12.

Last frost occurs on or after May 29 in 10% of years.

Median date of first frost in the fall: September 25.

First frost occurs on or before October 12 in 10% of years.

Median growing season: 139 days. Growing Season ranges from 102 to 175 days.

#### **C. Surface Water, Wetlands and Floodlands**

Together the lakes, streams and wetlands total about 11,019 acres in the town. The dominant water features in Germantown are the Wisconsin River, Castle Rock Lake and the

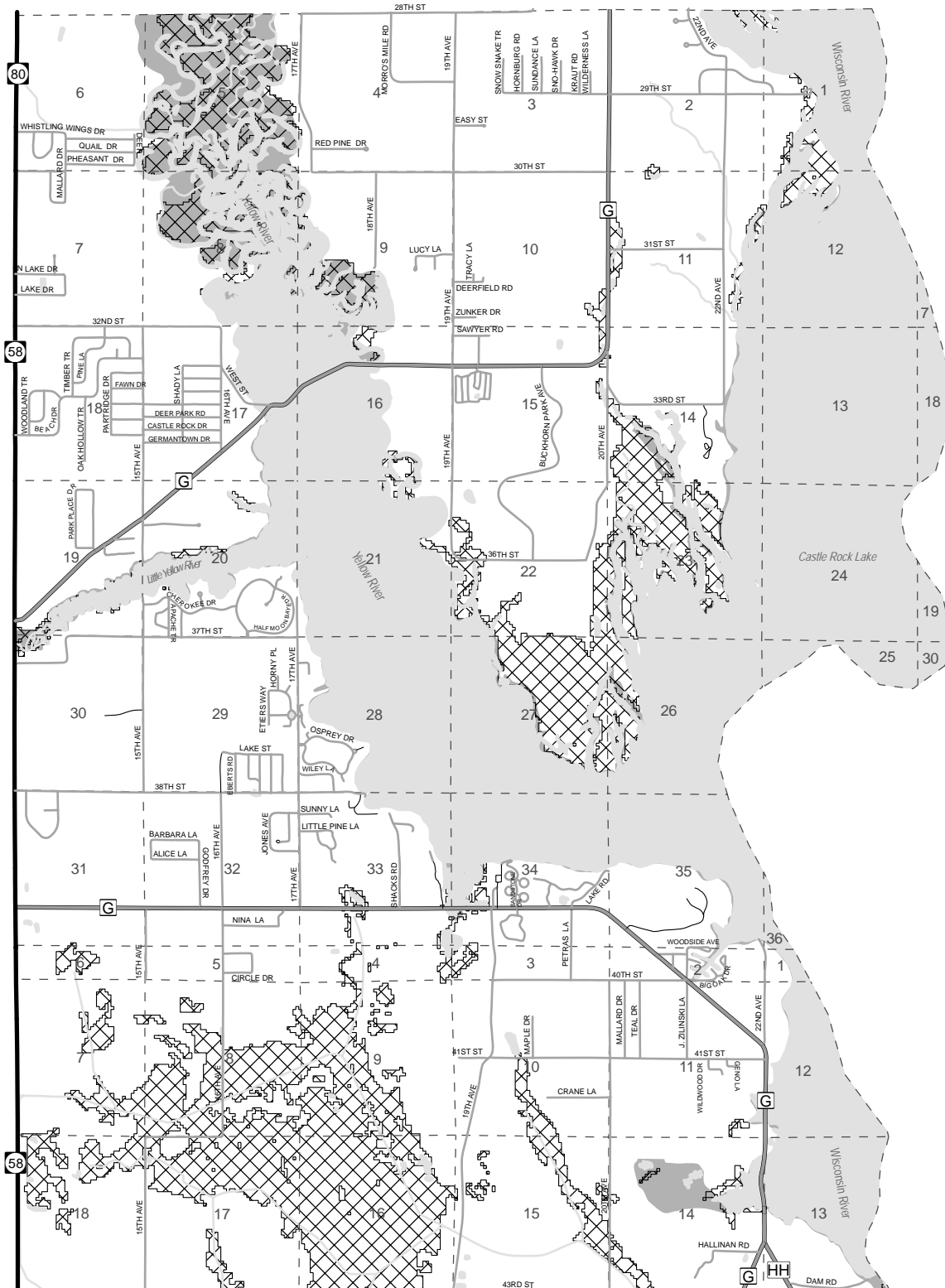
# Town of Germantown

Juneau County, Wisconsin

## Water Features

DRAFT

- Section Lines
- US & State Highways
- County Highways
- Local Roads
- Private / Other
-  WISCLAND Wetlands
-  Flood Way
-  Water



Prepared April 2007 By:

**North Central Wisconsin  
Regional Planning Commission**

210 McClellan St., Suite 210, Wausau, WI 54403 715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org



0 0.15 0.3 0.6 0.9 1.2  
Miles

Source: WI DNR, WISCLAND Wetlands, NCWRPC

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

Yellow and Little Yellow Rivers. These surface water resources replenish the groundwater as part of the hydrologic cycle. See Water Features Map 2.

- Surface water covers about 7,716 acres, which is 26.7% of the land in town.
- Floodlands covers about 8,655 acres, which is 30% of the land in town.
- Wetlands covers about 3,303 acres, which is 11.4% of the land in town.

The main uses of surface water are as fish and wildlife habitat, for irrigation, and the enjoyment of anglers, boaters, hunters, and casual observers alike. Surface waters provide for drainage after heavy rains, and habitat for plants, fish, and wildlife.

In most areas of Germantown the water table is near the surface. There is generally a high mineral content, especially iron, which makes the water “hard” and can cause discoloration and build-up on appliances and plumbing fixtures. There can also be an effect on the taste of well water for household use. Deeper aquifers are also available. Principle potential sources of contamination are private disposal systems located near the water table and leaks in sewer pipes, as well as improper and excessive use of pesticides and fertilizer from residential sources. Groundwater protection is a priority.

Wetlands in Wisconsin were defined by the State Legislature in 1978. According to this definition, a wetland is: "an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophilic (water-loving) vegetation and which has soils indicative of wet conditions." [§ 23.32(1) WI Stats.] Apart from these essential common characteristics, wetlands - and wetland function - vary. Wetland functions depend on many variables (including wetland type, size, and previous physical influences/natural or human-induced) and opportunity (including the location of the wetland in landscape and surrounding land use). Wetlands also change over time and may function differently from year to year or season to season. These are very dynamic ecosystems.

Wetlands perform many indispensable roles in the function of the hydrologic cycle and local ecological systems. Endangered species rely on wetlands protection. Wetlands serve the combined roles of flood moderation, water purification and aquatic habitat as well as being an important recreational and aesthetic resource. The Department of Natural Resources (DNR) has delineated the location and has standards for managing wetlands. Germantown has extensive wetlands in the southern part of the town, along rivers and streams, and along portions of Castle Rock Lake. Open water, diverse vegetation, and lack of pollution also contribute to the value of specific wetlands for recreational and educational purposes and general quality of life. Protection of wetlands is a priority.

The goal of Wisconsin's Floodplain Management Program is to protect people and their property from unwise floodplain development, and to protect society from the costs that are associated with developed floodplains. Through floodplain zoning, Wisconsin's counties, cities and villages are required to zone their flood-prone areas. The state has set minimum standards for local regulation, but local governments can set more restrictive standards. Floods are the most costly natural disaster. Direct costs from floods include emergency

response, clean-up, rebuilding of public utilities and uninsured homes and businesses. Indirect flood costs are lost wages and sales, disruption of daily life, tax base decline if businesses relocate.

Since the floodway area can be very dangerous during a regular flood event, most development of structures is not allowed. Certain activities and uses are allowed here provided they meet strict criteria. Most activities and uses are permitted in the floodfringe, provided they meet certain development standards.

#### **D. Soils**

Soils occur in a pattern that is related to the physical geography, climate, and the natural vegetation. Each kind of soil is associated with a particular kind of landscape or with a segment of the landscape. By observing the landscape in an area, reviewing the soil map, and understanding what is possible with each soil type, relationships can be created to determine most productive use for an area.

Most of the soils in Juneau County formed under forest vegetation. This resulted in a light-colored soil that has a relatively low content of organic matter. Also, because tree roots intercept water at greater depths than grasses, there is more effective leaching. This leaching removes nutrients and allows clay accumulation at greater depths. In addition, there is an abundance of micro flora, such as bacteria and fungi, which play important roles in decomposing organic matter and recycling the nutrients.

Animals in the soil, including earthworms, insects, and rodents, mix the soil and contribute additional organic matter, thereby affecting soil structure, porosity, and content of nutrients. Human activity also affects soil formation by altering and accelerating natural soil processes. Draining, clearing, burning, and cultivation have altered many soils. Repeatedly removing plant cover has accelerated erosion. Over-cultivation has often contributed to the loss of organic matter and has reduced the infiltration rate. In some areas, over-cultivation and the use of heavy equipment have changed the loose, porous surface layer to clods.

The general soil map shows groups of soil types called associations. Each association has a distinctive pattern of soils, relief, and drainage. Each is a unique natural landscape. Typically, an association consists of one or more major soils and some minor soils. It is named for the major soils. The soils making up one association can occur in another association but then would exist in a different pattern. Because of the general soil map's small scale, it is only useful for determining suitability of large areas for general land uses. Soil maps that are located in the Juneau County Soil Survey book are large scale and therefore most appropriate for deciding specific land uses at the section level and subdivision of a section.

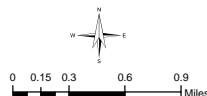
#### **Soil Descriptions**

Soils are primarily sandy lake deposits, some with silt-loam loess caps. The southeast portion of the town has a shale layer near the surface.

- - - Section Lines  
 — US & State Highways  
 — County Highways  
 — Local Roads  
 — Private / Other  
 Water



210 McClellan St., Suite 210, Wausau, WI 54403 715-849-5510 - [staff@ncwrpc.org](mailto:staff@ncwrpc.org) - [www.ncwrpc.org](http://www.ncwrpc.org)



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

1. NEWSON – MEEHAN – DAWSON association: Deep, nearly level and gently sloping, somewhat poorly drained to very poorly drained, sandy and mucky soils; on outwash plains, on stream terraces, and in basins of glacial lakes.

This association is on low flats, in drainageways and depressions, and on concave foot slopes. Most areas of this association are used as native woodland or support wetland vegetation. Many areas, which were drained and cultivated in the past, now support native vegetation or have been planted to pine. The problems in managing forest are the sandy soil texture, the water table, and competing vegetation.

A few areas have been drained and are used for crops. Some areas are used for unimproved pasture, and some are used for cranberry bogs. If these soils are drained, crop yields are limited by the low available water capacity. Frost and soil blowing are the main hazards. If used for crops, some areas of the Newson soils also require protection from flooding. The major soils in this association are generally unsuitable as sites for residential development because of the water table, subsidence (sinking) in the Dawson soils, and flooding in some areas of the Newson soils.

2. FRIENDSHIP – PLAINFIELD association: Deep, nearly level to moderately steep, excessively drained and moderately well drained, sandy soils; on outwash plains, on stream terraces, and in basins of glacial lakes.

This association is on flats and convex side slopes. Some areas of this association are used for crops. Soil blowing is the main hazard affecting crop production. Crop yields are limited by the low available water capacity. The major soils are suited to sprinkler irrigation, which can improve productivity. Some areas are used as native woodland, and some have been planted to pine. The main problem in managing forest is the sandy soil texture.

Friendship soils are poorly suited to septic tank absorption fields and only moderately suited to dwellings with basements because of the water table. Moderately steep areas of the Plainfield soils are poorly suited to residential development because of the slope. Nearly level to sloping areas of the Plainfield soils readily absorb, but do not adequately filter the effluent in septic tank absorption fields. The poor filtering capacity can result in the pollution of ground water.

3. PLAINBO – PARTRIDGE association is on flats, convex side slopes, and concave foot slopes and in drainageways and depressions.

Most areas of this association are used as woodland. Some areas have been planted in pine. The main problems in managing forest are the sandy soil texture and rooting depth. The water table and competing vegetation are additional problems in the Partridge soils.

A few areas are used for crops or pasture. Plainbo soils and drained areas of Partridge soils have limited crop and forage yields because of the low available water capacity. Soil blowing is a hazard. These soils are suited to sprinkler irrigation, which can improve productivity.

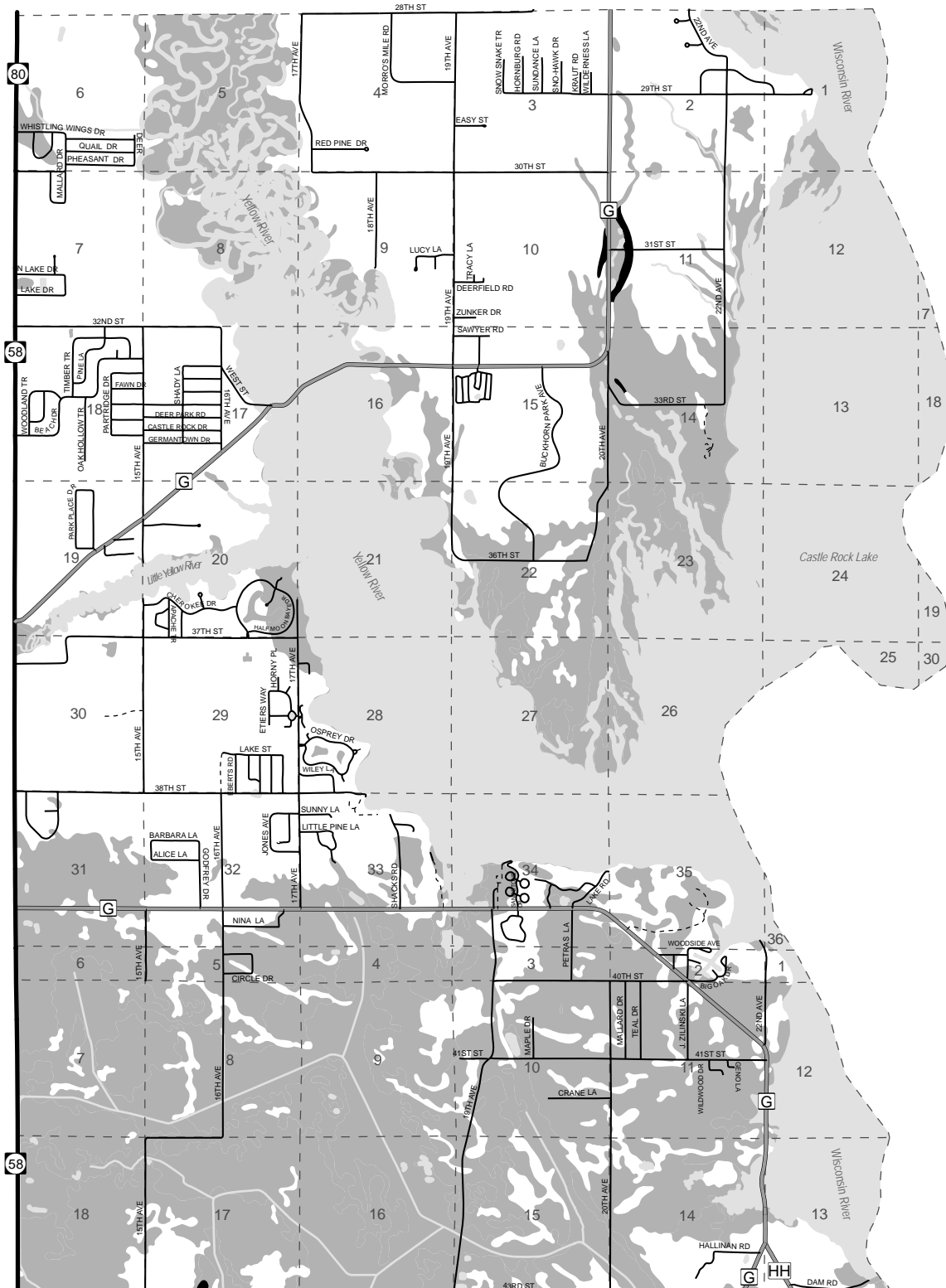
The major soils in this association are poorly suited to septic tank absorption fields because of the depth to bedrock. They readily absorb but do not adequately filter the effluent.

# Map 4 Town of Germantown

Juneau County, Wisconsin  
Prime Agriculture &  
Basement Limitations

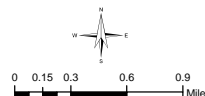
DRAFT

- Section Lines
- US & State Highways
- County Highways
- Local Roads
- - - Private / Other
- Water
- Severe Limitations for Basements
- Prime Farmland if Drained



Prepared April 2007 By:  
**North Central Wisconsin  
Regional Planning Commission**

210 McClellan St., Suite 210, Wausau, WI 54403 715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org



Source: WI DNR, NCRS, NCWRPC

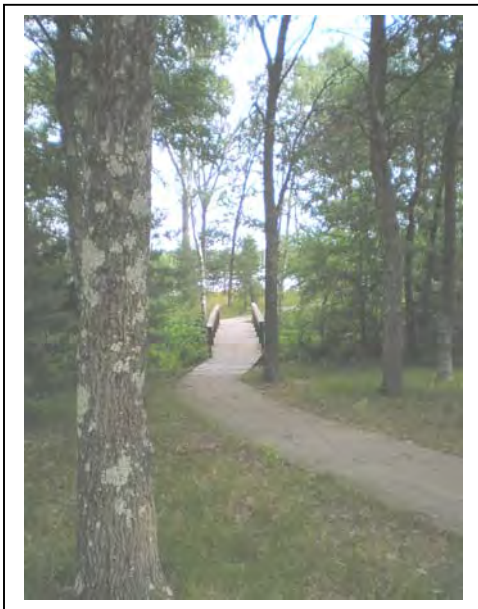
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

4. ALGANSEE – GLENDORA association: Deep, nearly level and gently sloping, somewhat poorly drained to very poorly drained, loamy soils; on flood plains.

Most areas of this association are used as native woodland. Some are used as unimproved pasture. The main problems in managing forest are the sandy soil texture, flooding, the water table in the Glendora soils, and competing vegetation.

The major soils in this association are generally unsuitable for crops and as sites for residential development because of flooding and the water table.

## E. Forests



Woodlands constitute 39.1% of the land area of the Town of Germantown. Today's major species are pine and oak. The majority of forestlands in the Town are publicly owned. Some private woodlands in the town are enrolled in Managed Forest Law (MFL) and its predecessor programs. This program provides a low annual tax rate per acre and requires a management plan for the property that must include some harvesting along with allowing some public uses. When timber is harvested from MFL properties, a harvest tax is also assessed. This provides an incentive to keep woodlots in active production and allows some community access to the site in exchange for greatly reduced taxes.

Much of the land in the Town of Germantown would be considered wooded residential and recreational property. Recently, most lands formerly in the Managed Forest Law program and the Forest Crop Law program have been removed from those programs. It is anticipated that over time those properties will also become wooded residential and recreational land. Therefore, it is important to note and to continue to support the approximately nine thousand acres of public forest in Germantown. Also significant is the public access to Castle Rock Lake on the 100-foot strip of land (FERC) on lands owned by Wisconsin River Power Company. Other public forest properties are owned by Mauston School Forest, Juneau County, and the Town of Germantown.

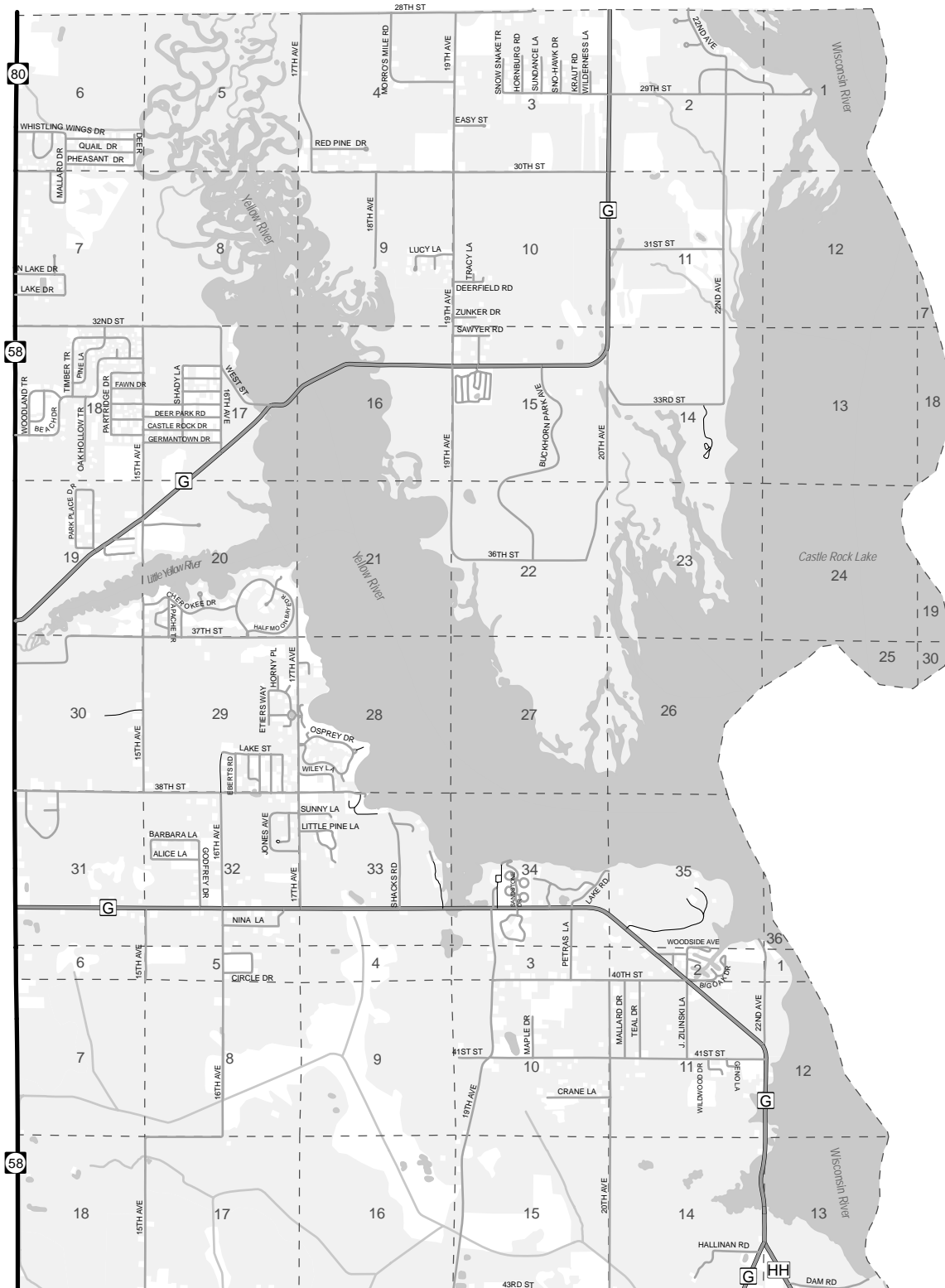
Several thousand acres of forest land formerly owned by Wisconsin River Power Company has been sold to private developers. Most of this property was used by public as open park space and was adjacent to most neighborhoods. This land has disappeared as public park space. It will become important for Germantown to secure park space for future generations in locations near existing and planned development areas.

Development patterns cause disturbances in forest patterns. Land subdivision and subsequent changes in use breaks up the continuity of forest cover, which affects forest

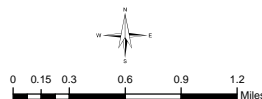


Map 5  
**Town of  
 Germantown**  
 Juneau County, Wisconsin  
 Woodlands

- Section Lines
- Woodlands
- US & State Highways
- County Highways
- Local Roads
- Private / Other



Prepared April 2007 By:  
**North Central Wisconsin  
 Regional Planning Commission**  
 210 McClellan St., Suite 210, Wausau, WI 54403 715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org



Source: WI DNR, Airphoto Interpretation 2005, NCWRPC  
 This map is neither a legally recorded map nor a survey  
 and is not intended to be used as one. This drawing is  
 a compilation of records, information and data used for  
 reference purposes only. NCWRPC is not responsible for  
 any inaccuracies herein contained.

sustainability and health. Forest health is the biologic web of life that includes animals, insects, soil fungus, and tree species.

## **F. Rare Species & Natural Communities**

The Town of Germantown has occurrences of endangered aquatic and terrestrial species according to the DNR Species and Natural Community Map (see Attachment XX).

Wisconsin's biodiversity goals are to identify, protect and manage native plants, animals, and natural communities from the very common to critically endangered for present and future generations. Knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems are critical to their survival and greater benefit to society.

## **G. Necedah National Wildlife Refuge & Central Wisconsin Conservation Area**

The Necedah National Wildlife Refuge is an important wildlife viewing area and destination for nearly 150,000 visitors annually. The Refuge forms part of a sprawling 43,600-acre mix of wetlands, uplands, bottomland forests and grasslands. The refuge boasts more than 230 species of birds and some rare grassland, wetland and forest species., including the Karner blue butterflies, the massasauga rattlesnake and bald eagles. The Refuge is currently enjoying worldwide exposure for an international project is trying to establish a breeding population of whooping cranes that will migrate from Necedah to Florida.

The history of the Refuge dates back to the early 1930s when the U.S. Government acquired 114,964 acres of land in Juneau, Wood, Monroe, and Jackson County, Wisconsin, using the authority of the National Industrial Recovery Act of 1933 and the Emergency Relief Appropriation Act of 1935. The purposes for these acquisitions were to assist farmers living within the area and to develop the area for wildlife. On March 14, 1939, Franklin D. Roosevelt signed an executive order authorizing 43,696 acres of this land be set aside as the Necedah Migratory Waterfowl Refuge for the purpose of “a refuge and breeding ground for migratory birds and other wildlife...” (Executive Order 8065) and “...for use as an inviolate sanctuary, or for any other purpose, for migratory birds” (Migratory Bird Conservation Act of 1929). One year later, the Necedah Migratory Waterfowl Refuge became formally known as the Necedah National Wildlife Refuge.

Around this same time, the management of 55,000 acres of this Federal land was transferred to the State of Wisconsin with the signing of a Cooperative and License Agreement. Today this land is known as Necedah Wildlife Management Area, which includes parts of the

Central Wisconsin Conservation Area (parts of Meadow Valley State Wildlife Area, parts of Wood County Wildlife Area, and parts of Sand Hill State Wildlife area) and scattered parcels in Jackson County. They are part of the National Wildlife Refuge System, but managed cooperatively with the Wisconsin Department of Natural Resources.

Historically, land in and around the refuge was once a vast peat bog with some low wooded islands and savannas. The higher sand ridges were occupied by mature stands of pines and other species. Early 20<sup>th</sup> century fires burned across the Refuge area, destroying the peat so that now the sandy subsurface is exposed or shallowly covered with silt. Wetlands cover much of the area of the Refuge and are supported by an important hydrological system comprised of natural and manmade waterways, such as the Yellow River and its tributaries. Water control structures within the Refuge regulate drainage. Water contained within certain Refuge pools provide and impact water manipulation capability on other pools. Water is generally stored in Refuge pools during spring runoff and is used to refill pools that are drained and re-flooded during the course of the summer.

Today the refuge consists of 43,696 acres of pine, oak, and aspen forests, grasslands and savannas, and wetlands and open water areas, all of which support a rich diversity of fish and wildlife. The majority (57%) of the area of the Refuge is made up of wetlands. This is the area that supports the migratory waterfowl that are the core of the mission of the Refuge. Some Refuge pools are drawn down for part of the year to promote the production of high-energy waterfowl foods such as millet, smartweed, chufa, beggar ticks, pigweed, sedges, and spikerush. Ditches and streams also provide additional wetland habitat, although to a lesser extent than Refuge pools.

Forests are the second most common habitat available in the Refuge. Currently upland forests comprise 15,047 acres, or 34.4% of the total area. Refuge forests provide excellent habitat for many neo-tropical migratory birds such as the scarlet tanager, eastern wood-pewee, and ovenbird.

A smaller part of the Refuge, less than 8%, is grasslands and savanna. Some of this land is the remains of inactive farms established early in the last century. Willow-dogwood communities are invading old farm fields and wet meadows in places where disturbance is rare. Refuge grasslands provide important nesting habitat for many migratory birds including ducks, geese, and Sand Hill cranes. The savanna areas are also known as barrens, because fire and tree diseases such as oak wilt are more common in the droughty, sandy soils. These disturbances keep the trees small and scattered. Oak savanna has been defined as having at least one tree per acre, but less than 50 percent cover. Refuge savannas/barrens support massasauga rattlesnakes, phlox moths, Blandings turtles, Karner blue butterflies, and over 110 species of birds.

The publicity that the Necedah National Wildlife Refuge has received for its efforts to establish a sustainable colony of endangered whooping cranes by leading them in their migration to Florida with an ultra-light aircraft has raised the profile of the Refuge world-wide. This presents the adjacent communities with a unique opportunity to build on this international awareness of the Refuge and make the most of these natural assets to build a better future.

## **H. Buckhorn State Park & Wildlife Area – Yellow River Wildlife Area**

Buckhorn State Park and Wildlife Areas occupy a peninsula of Castle Rock Lake approximately five miles southeast of Necedah. The State Park encompasses 3,229 acres, the Yellow River WLA has 2,297 acres and the Buckhorn WLA, for a total of over 7,200 acres. A range of facilities are available including boat landings, campsites, swimming, changing and shower facilities, fishing, picnic tables, and more than ten miles of hiking trails. Visitor have increased by 35% over the last ten years to more than 107,000 per year.

Plans exist to increase the size of the Park and Wildlife areas by more than 1,300 acres, to add facilities, and to implement a landscape restoration of several pine and oak barrens areas. The projected improvements are estimated to cost \$2.3 million. The current camping capacity of 53 individual and 80 group campsites would be expanded with 80 modern campsites. Timing will depend on when funding becomes available.



*Buckhorn State Park*

Taken together with the Necedah National Wildlife Refuge, Buckhorn State Park represents a significant amenity for the community, but perhaps more importantly a magnet for visitors who likely bring additional spending into the village economy.

## **I. Castle Rock County Park**

This 160-acre park is located on the shores of Castle Rock Lake and provides swimming and picnicking facilities, including shelters and grills, bathhouse, showers and restrooms, boat access and cross-country skiing and hiking trails. There are three hundred campsites and during the summer months the park has very high visitation.

## **2. Agricultural Resources**

### **A. Farmland**

There is little active agricultural operation within the town, but agriculture is a component of the surrounding area.

### **3. Cultural Resources**

#### **A. Brief Community History**

The fortunes of Germantown have gone up and down over the years. In 1860 nearly seven hundred people lived in the town, by 1960 the population was under one hundred. Beginning as two saw-milling villages, Germantown and Werner, where pine logs from the Yellow River basin was cut into lumber, made into rafts and floated down the Wisconsin River to market. The mills remained in operation until the 1890s, when the pine forests along the Yellow River were exhausted. Werner got its name from John Werner, one of the original partners in the Weston Mill in Necedah, who built his mill in 1858. Germantown was named for the large number of German immigrants who settled there.

Germantown was also the site of Juneau County's first and longest-lasting ferry across the Wisconsin River. It was originally chartered in 1853 to carry county board members across the river to Quincy, the first county seat. At that time the present day Juneau County was a part of Adams County. The ferry continued operating after the counties split, and up until the long-time operator W. C. Runkel retired in 1928.

Because of the poor quality of the soils in Germantown the villages began to decline after the sawmills closed. At its height Germantown was the site of the county's first brewery, a Lutheran church, a school, blacksmith, dance hall, saloon and hotel. When the dam was built that created Castle Rock Lake the land was acquired by Wisconsin River Power. The buildings in Germantown were disassembled and used for houses in Mauston and the area became Castle Rock County Park. The site of Werner was submerged beneath the waters of the lake. The same lake waters that submerged its early beginnings have, in recent years, led to the remarkable growth that the town has experienced.

#### **B. Historical Buildings, Archeological Sites**

There are no buildings or sites on the National Register of Historic Places or the Architectural History Inventory.

Lands in the village that is adjacent to surface waters may have an abundance of cultural and archeological significance because they were often the location of Native American and early European settlements.

#### **C. Recreational Resources, Community Design**

The Juneau County Outdoor Recreation Plan lists a number of recreational resources within the town.

In a report prepared for the County by NCWRPC a system of bike paths, which follows CTH-G, which will connect the village to Buckhorn State Park and a proposed off-road trail to the Necedah National Wildlife Refuge.

Community design in a rural town should center on protecting the aspects of rural character that citizens find particularly attractive.

#### **4. Goals, Objectives & Policies**

##### **Goals:**

1. Protect natural areas, including wetlands, floodplains, wildlife habitats, ponds, woodlands, open spaces and groundwater resources.
2. Protect economically productive areas, including forested areas.
3. Preserve cultural, historic and architectural sites.
4. Preserve citizen access to park space.

##### **Objectives:**

1. New development in the Town should not negatively impact natural resources.
2. Preserve the scenic beauty and rural character of the Town of Germantown, by blending new development into the natural setting and providing a natural view from the water.
3. Encourage and support the preservation of natural open spaces that minimize flooding such as wetlands and floodplains.
4. Promote development that minimizes groundwater impacts from on-site septic systems and other sources.
5. Promote a park system scattered throughout the township.

##### **Policies:**

1. New development should be discouraged from areas shown to be unsafe or unsuitable for development due to flood hazard, potential groundwater contamination, highway access problems, incompatibility with neighboring uses, etc.
2. Discourage the draining or filling of wetlands
3. Ensure that public access to the Castle Rock Flowage be preserved and encouraged to the greatest extent possible.
4. Development proposals should be reviewed relative to the potential impacts to the historical and cultural resources of the Town.
5. Secure park space for future use, using funds from MFL proceeds and Impact fees.

#### **5. Bibliography**

American Chemical Society, Holiday Fruit Number One in Antioxidants, 2002, on sciencedaily.com

Jesse, Edward, The Economic Impact of the Wisconsin Cranberry Industry: 1995 Update, 1997, College of Agriculture and Life Sciences, UW, Madison

## DRAFT

Jesse, Edward, Status of the Wisconsin Cranberry Industry, 2002, Department of Agriculture and Applied Economics, UW, Madison

Juneau County Historical Society, Juneau County: The First 100 Years, 1988, New Past Press, Friendship, WI

Juneau County Land Conservation Department, Land & Water Resource Management Plan, 1999, Mauston

NCWRPC, Juneau County Outdoor Recreation Plan, 2002, Wausau

NCWRPC, Necedah Area Bicycle Facilities Network Plan, 2004, Wausau

Roper, T.R. & T.D. Planer, Cranberry Production in Wisconsin, 2004, UW-Extension, Madison

USDA – Soil Conservation Service, Soil Survey of Juneau County, Wisconsin, 1991, Washington DC

WDNR, Buckhorn State Park, Buckhorn Wildlife Area, and Yellow River Wildlife Area Master Plan and Environmental Assessment, 2007, Madison



*Rustic camping in Buckhorn State Park*

### III. HOUSING ELEMENT

#### 1. Housing Stock

##### A. Total Housing Units

The housing stock in the Town of Germantown is generally adequate for the needs of the community. The 1990 Census indicates that there were **1,035** housing units in the town. All but 17 of these units had complete plumbing facilities and kitchen facilities, 8 lacked telephones, 898 had individual drilled wells, 127 had individual dug wells, and 9 had some other source. Two units still lacked plumbing and kitchen facilities by 2000, 4 units had no telephone service. In 2000, there were **1,232** housing units in the town, an increase of 197 since 1990, a 19% increase, compared to a 90% increase in population in the town, and an 8% increase in housing units for the county during the decade.

##### B. Year Built

The housing stock in Germantown is exceptionally new. Nearly 95% of housing units have been built since 1960. Less than 6% of buildings are more than 45 years old, significantly lower than in either the county (36%), the state (43.7%), or the Town of Lemonweir (23.4%). Structures built in the 1960s and 1970s are above the county and state percentages. Nearly 60% of housing units have been built since 1980, more than for the county and considerably more than the state. During the 1980s 347 housing units were built, even as the town's population dropped slightly. Although the population nearly doubled during the 1990s, another 381 units were added.

**Table 10** Age of Structure by Jurisdiction, 2000

Year built	Town of Germantown		Town of Lemonweir		Juneau County		State of Wisconsin	
Before 1939	23	1.9%	101	13.2%	2,842	23.0%	543,164	23.4%
1940-1959	47	3.8%	78	10.2%	1,610	13.0%	470,862	20.3%
1960-1979	434	35.2%	242	31.6%	3,633	29.4%	667,537	28.8%
After 1980	728	59.1%	343	44.9%	4,285	34.6%	639,581	27.5%
Total	1,232	100%	764	100%	12,370	100%	2,321,144	100%

Source: US Census Bureau & NCWRPC

##### C. Building Type

Single-family dwellings are the most common type of housing units in the town. At 682 they constitute 55.4% of the housing stock. In 1990 there were 565 housing units described as mobile homes, 54.6% of the total. In 2000 mobile homes were down to 438, 35.6% of housing units, higher than the percentage for the county (22.3%) and more than eight times the percentage for the state. The Census lumps manufactured and mobile homes together



under the definition of “a housing unit that was originally constructed to be towed on its own chassis.”

Often described as “mobile homes” or “trailer homes”, manufactured housing has been subject to regulation by the Federal Government since the implementation of the “Manufactured Home Construction and Safety Standards” or “HUD-Code” in 1976. Manufactured housing has evolved from the “travel trailer”, which is built primarily to be towed behind vehicles, they were lightweight and compact, generally metal clad, and intended to be moved repeatedly from place to place. Over time these structures became larger and often located permanently, either in a mobile-home park or on an individual lot.

The passage of the federal legislation mentioned above, which took effect June 15, 1976, established the preeminence of federal authority in the regulation of what have come to be known as manufactured housing. Under this legislation the federal government established standards and inspection mechanisms for all factory-built housing, and dictated that after its effective date all regulation of manufactured housing must conform to those standards. The inspection of the manufacturing process is meant to ensure the quality of housing built “on a chassis”. Since adoption of the HUD-Code a series of court rulings have reinforced the preeminence of the federal standards.

#### D. Tenure

Owner occupancy is the overwhelming (91%) norm in the Town of Germantown. This is fairly high even for a rural area, and exceeds the rate for the county (78.9%) and for the state (68.4%). There were only 48 renters in the town in 2000. Residents of Germantown tend to have moved more recently than elsewhere in the county and state. Two-thirds of residents have been in the town less than ten years. Approximately 10% of town residents have lived in the same home for more than twenty years, less than half the rate for Lemonweir, the county or state.

<b>Table 11 Housing Tenure by Jurisdiction, 2000</b>								
<b>Tenure</b>	<b>Town of Germantown</b>		<b>Town of Lemonweir</b>		<b>Juneau County</b>		<b>State of Wisconsin</b>	
Over 30 years	12	2.3%	74	10.9%	1,053	10.9%	229,063	11.0%
21 to 30 years ago	42	8.3%	68	10.0%	1,189	12.3%	222,015	10.7%
11 to 20 years ago	118	23.0%	128	18.8%	1,701	17.5%	323,813	15.5%
10 years or less	340	66.4%	411	60.3%	5,753	59.3%	1,309,653	62.8%
Total	512	100%	681	100%	9,696	100%	2,084,544	100%

Source: US Census Bureau & NCWRPC

#### E. Value

Median home value in the Town of Germantown is higher than the median value for the county, and is highest of the surrounding jurisdictions. The indication from the Census are that 21.9% of homeowners and nearly 22.4% of renters spend more than 30% of their

income on housing, compared to 17.1% of homeowners and 28.5% of renters in the county and 7% of homeowners and 32.3% of renters for the state.

<b>Table 12                      Median Value of Structures by Jurisdiction, 2000</b>		
Municipality	Median home value	% of state Median value
<b>Town of Germantown</b>	<b>\$94,600</b>	<b>84.3%</b>
Town of Lemonweir	\$89,500	79.8%
Town of Lisbon	\$88,200	78.6%
Town of Necedah	\$82,900	74.0%
Town of Marion	\$76,000	67.7%
Town of Clearfield	\$79,600	70.9%
Juneau County	\$71,200	63.5%
State of Wisconsin	\$112,200	100%

Source: US Census Bureau & NCWRPC

## **F. Vacant/Seasonal**

Of 1,344 housing units in the town 535 were occupied, while 809 (60.2%) were vacant. Of 773 units, 57.5%, were identified as seasonal. This compares to 16.5% of housing units in the county being described as seasonal, and just over 6% for the state. The number of seasonal dwellings in the town has increased by 63 since 1990. The number of vacant houses is up from 731 in 1990. Over coming decades it is likely that many of these seasonal dwellings will be converted to year-round use.

## **2. Housing Demand**

### **A. Persons Per Household**

Families are getting smaller and more people are living alone, so average household size has been going down for several decades. The most obvious effect of this trend is that demand for housing units is increasing faster than population. In the Town of Germantown the average household size in 2000 was 2.19 persons per household. This compares to the average of 2.47 for Juneau County and the average of 2.5 for the state as a whole.



*Many multi-family housing units have been built in Germantown in recent years*

## B. Projections

Population growth in the Town of Germantown, after a temporary decline during the 1980s, has resumed at a rate over 90% during the 1990s. DOA projects that Germantown will grow by 671 residents, or 57%, by 2025. At current household size this would lead to 308 new housing units in the town. In an estimate of the 2006 population of the town DOA says there are currently 1,402 residents, higher than the projection for 2005 by 106.

**Table 13: Population Projections**

	2000	2005	2010	2015	2020	2025
Dept. of Administration	1,174	1,296	1,493	1,623	1,759	1,845
Twenty-year growth rate	1,174	1,421	1,667	1,914	2,160	2,407

Source: U.S. Census, DOA, NCWRPC

If the twenty-year growth trend (1980-2000) is projected forward this would yield an increase of 1,233 by 2025. Based on current household size this would mean 566 new housing units. Growth seems likely to continue in Germantown, the question is whether it will take place at the rate of recent decades or slow as predicted by DOA.

## 3. Housing Programs

There are a number of programs available to local governments to aid those having trouble affording their housing needs. Based on the 2000 U.S. Census 14.7% of homeowners and 21.2% of renters spend more than 30% of their income on housing, the accepted standard for affordable housing. Below is a partial listing of programs available to localities:

- Section 502 Homeownership Direct Loan Program of the Rural Health Service (RHS) provides loans to help low-income households purchase and prepare sites or purchase, build, repair, renovate, or relocate homes.
- Section 502 Mutual Self-Help Housing Loans are designed to help very-low-income households construct their own homes. Targeted families include those who cannot buy affordable housing through conventional means. Participating families perform approximately 65% of the construction under qualified supervision.
- Section 504, the Very-Low-Income Housing Repair



*A number of large single-family residences have been built in Germantown.*

program, provides loans and grants to low-income homeowners to repair, improve, or modernize their homes. Improvements must make the homes more safe and sanitary or remove health or safety hazards.

- Section 521 Rural Rental Assistance Program provides an additional subsidy for households with incomes too low to pay RHS-subsidized rents.
- Section 533 Rural Housing Preservation Grants are designed to assist sponsoring organizations in the repair or rehabilitation of low-income or very-low-income housing. Assistance is available for landlords or members of a cooperative.

The above programs are all available through U.S. Department of Agriculture – Rural Development (USDA-RD) to those who meet the income requirements. There are also programs through the Department of Housing and Urban Development (HUD):

- The HUD Self-Help Homeownership Opportunity Program finances land acquisition and site development associated with self-help housing for low-income families. Loans are made to the nonprofit sponsors of development projects and are interest-free. Portions of the loans are forgiven if promised units of housing are completed within a given period. These forgiven “grant conversion” funds may be used to subsidize future development projects.
- The HOME Investment Partnership Program aims to encourage the production and rehabilitation of affordable housing. HOME funds may be used for rental assistance, assistance to homebuyers, new construction, rehabilitation, or acquisition of rental housing.
- The Small Cities Development Block Grant (CDBG) program is the rural component of HUD’s Community Development Block Grant program, which is administered by state agencies. The state CDBG program provides assistance for the development of affordable housing and economic development efforts targeted to low- and moderate-income people.

The Low-Income Housing Tax Credit (LIHTC), like HOME, aims to encourage the production and rehabilitation of affordable housing. It provides an incentive for private entities to develop affordable housing. The credit reduces the federal taxes owed by an individual or corporation for an investment made in low-income rental housing. The amount of the tax deduction is tied to the proportion of low-income residents in the housing produced. The credit is paid out over 15 years to investors in the housing project. LIHTC provides funding for the construction of new buildings or the rehabilitation or conversion of existing structures. To qualify, a property must set aside a certain share of its units for low-income households.

#### 4. Goals, Objectives & Policies

##### Goals:

1. Encourage adequate affordable housing for all individuals consistent with the rural character of the community, including specialized housing for assisted living and seniors.
2. Discourage residential development in unsuitable areas.
3. Preserve the rural environment and manage residential growth.

##### Objectives:

1. Support local land use controls and permitting procedures that do not discourage or prevent the provision of housing opportunities consistent with the rural character of the community.
2. Support local land use controls and permitting procedures that encourage development of senior and special needs housing.

##### Policies:

1. Restrict the location of new development in areas that are shown not to be suitable for specific uses due to septic limitations, flood hazard, groundwater pollution, and highway access problems.
2. Evaluate conservation design guidelines (clustering of home sites) as design alternatives in appropriate areas for residential development.
3. Maintain rural integrity in ARO District by continuing to encourage larger lot sizes (three-five acres).



*O'Dells Bay*

## **IV. TRANSPORTATION ELEMENT**

### **1. Transportation Facilities**

#### **A. Background**

The transportation system includes all modes of travel. The local transportation network is an important factor for the safe movement of people and goods, as well as to the physical development of the town. There is no transit, air, or water transportation service within the township. There are no water transportation facilities in the area. The Town of Germantown transportation system includes all roadways.

#### **B. Summary of Transportation Plans**

##### **1. Corridors 2020**

Corridors 2020 was designed to enhance economic development and meet Wisconsin's mobility needs well into the future. The 3,200-mile state highway network is comprised of two main elements: a multilane backbone system and a two-lane connector system. All communities over 5,000 in population are to be linked by the backbone & connector systems.

This focus on highways was altered in 1991 with the passage of the federal Intermodal Surface Transportation Efficiency Act (ISTEA), which mandated that states take a multi-modal approach to transportation planning. Now, bicycle, transit, rail, air, and other modes of travel would make up the multi-modal plan. The Wisconsin Department of Transportation's (WisDOT) response to ISTEA was the two year planning process in 1994 that created TransLinks 21.

##### **2. TransLinks 21**

WisDOT incorporated Corridors 2020 into TransLinks 21, and discussed the impacts of transportation policy decisions on land use. TransLinks 21 is a 25-year statewide multi-modal transportation plan that WisDOT completed in 1994. Within this needs-based plan are the following modal plans:

- State Highways Plan 2020
- Airport System Plan 2020
- Bicycle Transportation Plan 2020
- Wisconsin Pedestrian Policy Plan 2020
- Wisconsin Rail Issues and Opportunities Report
- No plans exists for transit or local roads.

None of the above modal plans have projects that conflict with the Town of Germantown Comprehensive Plan.

### **3. Connections 2030**

Connections 2030 will be a 25-year statewide multi-modal transportation plan that is policy-based. The policies will be tied to “tiers” of potential financing levels. One set of policy recommendations will focus on priorities that can be accomplished under current funding levels. Another will identify policy priorities that can be achieved if funding levels increase. Finally, WisDOT may also identify critical priorities that we must maintain if funding were to decrease over the planning horizon of the plan. This plan will not conflict with the Town of Germantown Comprehensive Plan, because the policies are based upon the transportation needs outlined in TransLinks 21. There are no TransLinks 21 projects identified in Germantown.

### **4. State Trails Network Plan**

The Wisconsin Department of Natural Resources (DNR) created this plan in 2001, to identify a statewide network of trails and to provide guidance to the DNR for land acquisition and development. Many existing trails are developed and operated in partnership with counties. By agreement the DNR acquires the corridor and the county government(s) develop, operate, and maintain the trail.

### **5. Necedah Area Bicycle Facilities Network Plan**

The North Central Wisconsin Regional Planning Commission (NCWRPC) created this plan in 2004 to guide the development of bicycle facilities in northern Juneau County, particularly in and around the Necedah National Wildlife Refuge. The goal of this plan is to increase the mobility of people within the County and increase visitor activity by making bicycling a more viable and attractive transportation choice. The plan will strengthen the rural character of the County by connecting natural and cultural resource destinations and by connecting communities, which also will see positive economic development from tourism.

### **6. Recreational Trails and Routes**

The Town of Germantown is a recreational area that attracts many different types of recreational enthusiasts. For many of these people a mountain bike, foot power, golf cart, snowmobile, and four-wheeled all-terrain vehicle, etc. is an important part of their recreational experience and enhance the excitement of getting away from it all.

Many local governments are noting an increase in user demands for developing multi-use, regional trails that in addition to providing recreational experience and places to exercise can also serve as important transportation linkages. Urban trails benefit the local economy by attracting tourism from outside the area.

Consideration and incorporation of recreational trails in transportation element is a new horizon. Where possible private trails should connect into public systems. Emphasis also should be given to connecting people with destinations such as neighborhoods, parks, water resources, businesses, schools, and work.

## C. Inventory of Transportation Facilities

### 1. Roads

In the rural Town of Germantown, roads play the key role in development by providing both access to land and serving to move people and goods through the area, by car, bicycle, and foot power.

In the Town of Germantown State Road 80, and State Road 58 are major collectors, County Road G is a minor collector, and the remaining 62.9 miles of roads in the town are local.

The Town of Germantown road network consists of roughly 8.2 miles of state roads, 13.8 miles of county roads, and 62.9 miles of local roads, of which approximately 6.3 miles are unpaved. WisDOT requires all local units of government to submit road condition rating data every two years as part of the Wisconsin Information System for Local Roads (WISLR). The Pavement Surface Evaluation and Rating (PASER) program and WISLR are tools that local governments can use to manage pavements for improved decision making in budgeting and maintenance. Towns can use this information to develop better road budgets and keep track of roads that are in need of repair.

#### Road Classifications

**Principal Arterials** – serve interstate and interregional trips. These routes generally serve urban areas with 5,000 people or more.

**Minor Arterials** – accommodate interregional and county-to-county traffic, often in conjunction with principal arterials.

**Major Collectors** – provide service to moderate sized communities and other county-level traffic.

**Minor Collectors** – take traffic from local roads and provide links to all remaining portions of smaller communities and connect to other higher function roads listed above.

**Local Roads** – provide direct access to residential, commercial, and industrial developments.

**Table 14** Annual Average Daily Traffic at Recorded Sites  
Town of Germantown 1980-2001

	1983	1989	1995	1998	2001	2004	% Change 1983-2004
Site 1	140	120	170	230	300	170	21.4%
Site 2	660	640	1000	1100	1100	1200	81.8%
Site 3	1730	1520	3400	3500	4300	4200	142.7%
Site 4	1520	2530	3200	4100	4300	3900	156.6%
Site 5	350	800	930	760	1600	1400	300%
Site 6	1140	1720	1200	2500	2007	2400	110.5%

Source: Wisconsin Highway Traffic Volume, Department of Transportation

Site 1: County Rd. G south of County Rd. HH

Site 2: County Rd. G east of State Rd. 58

Site 3: State Rd. 58 south of County Rd. G

Site 4: State Rd. 58 south of County Rd. G (toward Buckhorn Bridge)

Site 5: County Rd. G (toward Buckhorn Bridge) east of State Rd. 58

Site 6: State Rd. 58 south of intersection with State Rd. 80

Annual average daily traffic counts (AADT) are measured and calculated every three years by the Department of Transportation (DOT) for six areas of the town. Monitoring these counts provides a way to gauge how traffic volume is changing in Germantown. Three sites monitor traffic along State Roads 80/58. Traffic has more than doubled at all of these sites

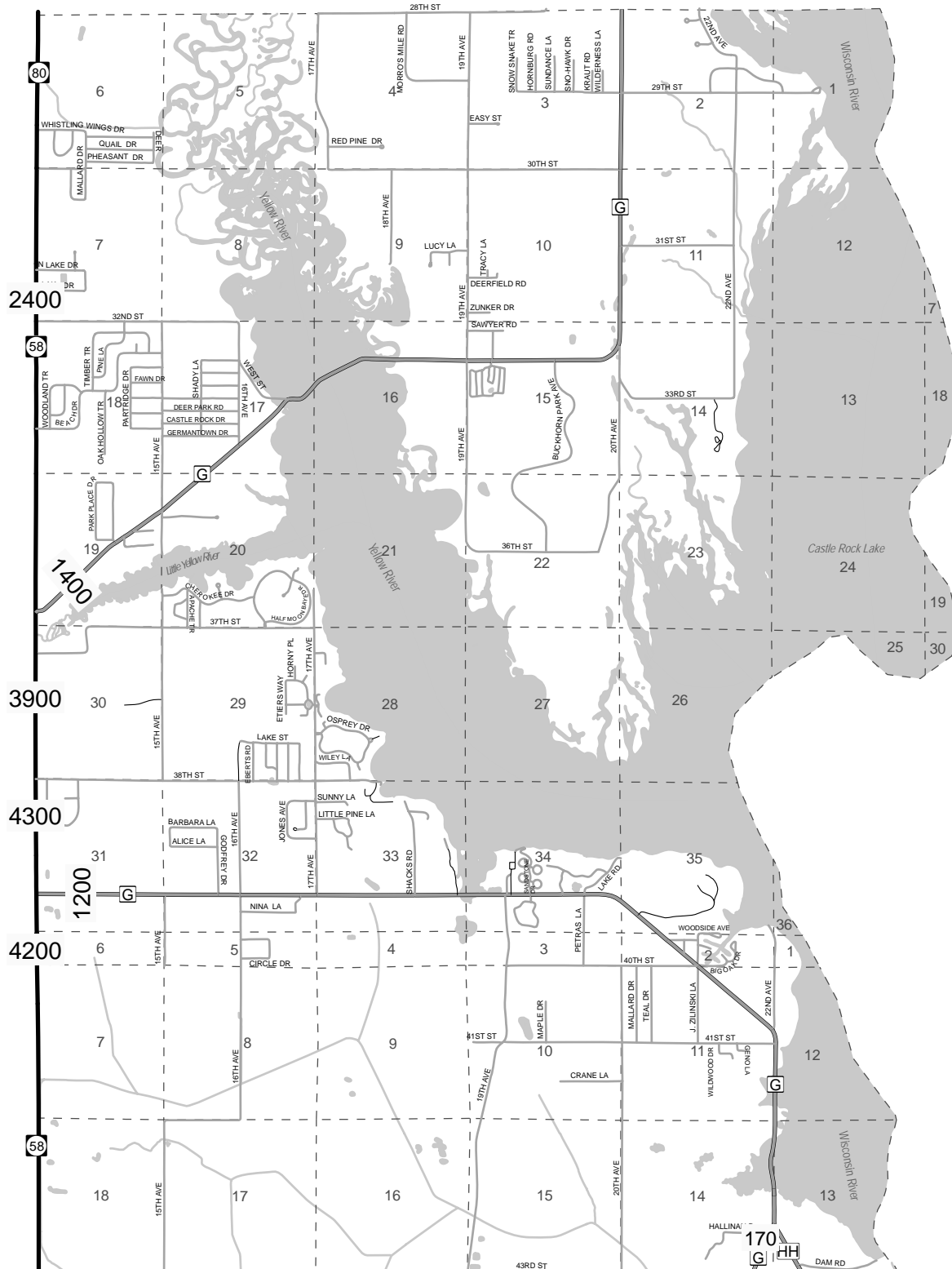


- Section Lines
- US & State Highways
- County Highways
- Local Roads
- Private / Other
- Water

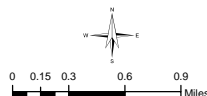
3300 Annual Average Daily  
Traffic Count, 2004

DRAFT

Map 6  
Town of  
Germantown  
Juneau County, Wisconsin  
Transportation



Prepared April 2007 By:  
**North Central Wisconsin  
Regional Planning Commission**  
210 McClellan St., Suite 210, Wausau, WI 54403 715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org



Source: WI DOT 2004, WI DNR, NCWRPC

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

over the last twenty years. The greatest increase is on County Road G headed toward Buckhorn State Park where traffic has tripled.

The interrelationships between land use and the road system makes it necessary for the development of each to be balanced with the other. Types and intensities of land-uses have a direct relationship to the traffic on roadways that serve those land-uses. Intensely developed land often generates high volumes of traffic. If this traffic is not planned for safety can be seriously impaired for both local and through traffic flows.



*County Road G at the Buckhorn Bridge causeway*

Traffic generated and attracted by any new land-use can increase congestion on the roadway system. Even without creating new access points, changes in land-uses can alter the capacity of the roadway. The new business may generate more car traffic, or farm implement traffic. Uncontrolled division of land tends to affect highways by increasing the amount of turning traffic into and out from intersecting driveways, therefore impairing safety and impeding traffic movements.

Wisconsin recognizes that a relationship between highway operations and the use of abutting lands exists. Under Chapter 233, the Department of Transportation (WisDOT) was given the authority to establish rules to review subdivision plats abutting or adjoining state trunk highways or connecting highways. Regulations enacted by the WisDOT establish the principles of subdivision review. They require new subdivisions to: (1) have internal street systems; (2) limit direct vehicular access to the highways from individual lots; (3) establish building setbacks; and (4) establish access patterns for remaining unplatted land. This rule has recently been suspended, but the four requirements are still useful in managing traffic flow.

The entire road system in the Town of Germantown is also open by state law to pedestrian and bicycle travel, although some traffic volumes may make such travel unsafe.

### **Juneau County Road Improvement Plan**

Annual road improvement plans are created and submitted to the County Board for approval.

## **2. Bicycling Opportunities**

All roads are available for bicycle travel. The Bicycle Federation of Wisconsin along with WisDOT has determined what the bicycling conditions are on all county and state highways. Roads currently suitable for bicycling and roads designated as bicycle routes in the Regional Comprehensive Plan are shown on Map 8, Transportation.

Many roads around and through the Necedah Wildlife Area have been proposed as bicycle routes in the 2004 Necedah Area Bicycle Facilities Network Plan.

### **3. Airports**

**Air Carrier/Air Cargo** airports closest to Germantown are the La Crosse Municipal Airport (LSE), the Chippewa Valley Regional Airport (EAU) in Eau Claire, and the Dane County Regional Airport (MSN) in Madison.

**Transport/Corporate** airports are intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service and small airplanes (piston or turboprop) used in commuter air service. The only difference between a transport/corporate airport and a commercial airport is that the commercial airport has scheduled passenger service.

**Utility** airports are intended to serve virtually all small general aviation single and twin-engine aircraft, both piston and turboprop, with a maximum takeoff weight of 12,500 pounds or less. These aircraft typically seat from two to six people and are now commonly used for business and some charter flying as well as a wide variety of activities including recreational and sport flying, training, and crop dusting. Mauston/New Lisbon has such an airport, as does Necedah.

### **4. Rail**

Canadian National owns the former Wisconsin Central that run north-south parallel to the Yellow River to Babcock and from there to Wisconsin Rapids. Canadian Pacific Railway is the track that Amtrak uses to provide passenger rail service, which has stations in Tomah and Wisconsin Dells.

### **5. Bus/Transit**

There are few transit systems near and within Juneau County. Shared ride taxi service is provided in Mauston. Intercity bus routes exist from Tomah to: Madison; Rockford, IL; & Milwaukee; and Tomah to Eau Claire; and Minneapolis, MN.

### **6. Transportation Facilities for Disabled**

All residents of the county age 60 and over and all ages of handicapped persons are eligible to ride free. Trip priority is given to: 1. Medical trips; 2. Nutrition sites; & 3. Grocery shopping, beauty shop, and other types of trip requests.

There are no fixed routes. Volunteer drivers provide service with their own vehicles on a demand/response basis. Drivers are available Monday through Friday, and by special arrangement on weekends and evenings. The Juneau County Aging Unit has a small bus, and a van. The bus is utilized for wheelchair accessible transportation needs. The van is used four times a week for food delivery, and is available the remaining time for passenger transport. The van has running boards for better accessibility, but is not lift-equipped.

## **7. Pedestrian Facilities**

All roads are available for pedestrian travel. Most town roads have limited shoulder areas. A motor vehicle creates a dust hazard for pedestrians on gravel roads. These conditions hamper safe pedestrian travel opportunities. Moreover, given the low-density development pattern of the town and the fact that nearly all goods and services are located several miles away in nearby cities, walking to places of work, shopping, or entertainment is not realistic for most residents. As a result, people without access to motor vehicles must arrange for other transportation.

## **8. Recreational Trails and Routes**

There are limited recreational trails and routes within Germantown. No routes or trails such as those used by four-wheeled all-terrain vehicles exist in Germantown. Snowmobile trails traverse public and private lands in the town. In the case of snowmobiles, the use of road right-of-way is permitted that provides flexibility to the recreational enthusiasts for entering and existing established trails for going from or returning to the neighborhood. Given the increase in four-wheel all-terrain vehicles for example, demand for interconnecting local and county trails and routes continues to increase especially with the lack of snow during the past number of years

## **2. Goals, Objectives & Policies**

### **Goals:**

1. Encourage community and/or individual neighborhood designs that support a range of transportation choices.
2. Provide an integrated, efficient and economical transportation system that affords mobility, multi-use, convenience and safety that meets the needs of all residents, including transit-dependent and disabled residents.
3. Encourage the use of WISLR & PASER software to inventory and rate local roads.
4. Widen and Improve existing roads where possible before constructing new roads.
5. Manage both town and private road development while and until existing infrastructure meets current established standards.
6. Encourage commercial site development in areas along state or county highways.

### **Objectives:**

1. Support and maintain a safe and efficient Town road system.
2. Promote the use of multi-use trails/routes, trail/route linkages, or wide shoulders as part of new development proposal.
3. Foster and Encourage partnerships with other adjoining towns and the County to develop recreational trails and routes utilizing both private, local town, and county properties.

**Policies:**

1. Encourage development of a multi-year Road Improvement Plan.
2. The Town should work with the County on any project that affects Germantown.
3. Land uses, which generate heavy traffic volumes, will be discouraged on local roads that have not been constructed or upgraded for such use.
4. Roadway access will be monitored along existing Town road network to maintain safety and preserve capacity.
5. Future road locations, extensions, or connections should be a high priority when reviewing plans and proposals.
6. All town roads must accommodate access requirements for emergency services (fire, EMS, police, etc.) as well as school bus and snow removal equipment.
7. Utilize WISLR /PASER software to inventory and rate local roads

### **3. Bibliography**

WDOT – Bureau of Planning, Corridors 2020, 1988, Madison, WI

WDOT – Bureau of Planning, TransLinks 21, 1994, Madison, WI

WDOT – Bureau of Planning, Connections 2030, *in process*, Madison, WI

WDNR – Bureau of Parks and Recreation, State Trails Network Plan, 2001, Madison, WI

NCWRPC, Necedah Area Bicycle Facilities Network Plan, 2004, Wausau

## V. UTILITIES & COMMUNITY FACILITIES ELEMENT

The Town of Germantown, unlike many rural towns, offers a fairly high level of services to residents. The most notable of these services is sanitary-sewers provided not by the Town but by an independent Sanitary District. The O'Dell's Bay Sanitary District #1 was established on January 10, 1990, in the Township of Germantown by the Wisconsin River Power Company to service the new waterfront community of O'Dell's Bay. It was then deeded to the O'Dell's Bay Sanitary District #1 from Wisconsin River Power Company (WRPCO) on December 28<sup>th</sup>, 1990.

As land around the lake became available to developers, the Sanitary District expanded its lines to incorporate these developments (Half Moon Bay, Waterstone, The Timbers, Shipwreck Bay, Three Rivers). New developments around the lake are in progress and these will also be added to the Sanitary District (High Ridge, Copper Point, Stone Gate). Sanitary District #2 was established on November 1, 2003, by Castle Rock Condominium Homes LLC when the SD#1 line was extended two miles south to service Castle Rock Gardens and the new condominium development. Its Board of Commissioners was appointed on November 11, 2003.

The system is a lagoon type wastewater treatment facility located on 3.8 acres of land off of 37<sup>th</sup> Street in the Township. It was designed for 45,000 gpd (gallons per day) flow. Sanitary District #1 purchased an additional 38.04 acres adjacent to the existing system on December 15<sup>th</sup>, 2006, for future expansion. The Sanitary District is administered by a Board of Commissioners. Residents rely on individual wells for drinking water. There is no storm water system, health care facility, or library.

The Town Hall, which contains Town offices and an assembly room where meetings are held and which can be rented out for events. A fourteen-acre Town park adjacent to the Town Hall. The Town also owns a large equipment storage garage a short distance from the Town Hall, the town hall property on County Road G and 16<sup>th</sup> Avenue, and the closed Town landfill on 37<sup>th</sup> Street. There are six boat landings on Castle Rock Lake two owned and operated by the Town, four by Wisconsin River Power one in the County Park, plus a number in the State Park along with several disabled fishing facilities. There is a large County Park (Castle Rock) and State park (Buckhorn), discussed elsewhere, located in the town



*Germantown Town Hall*

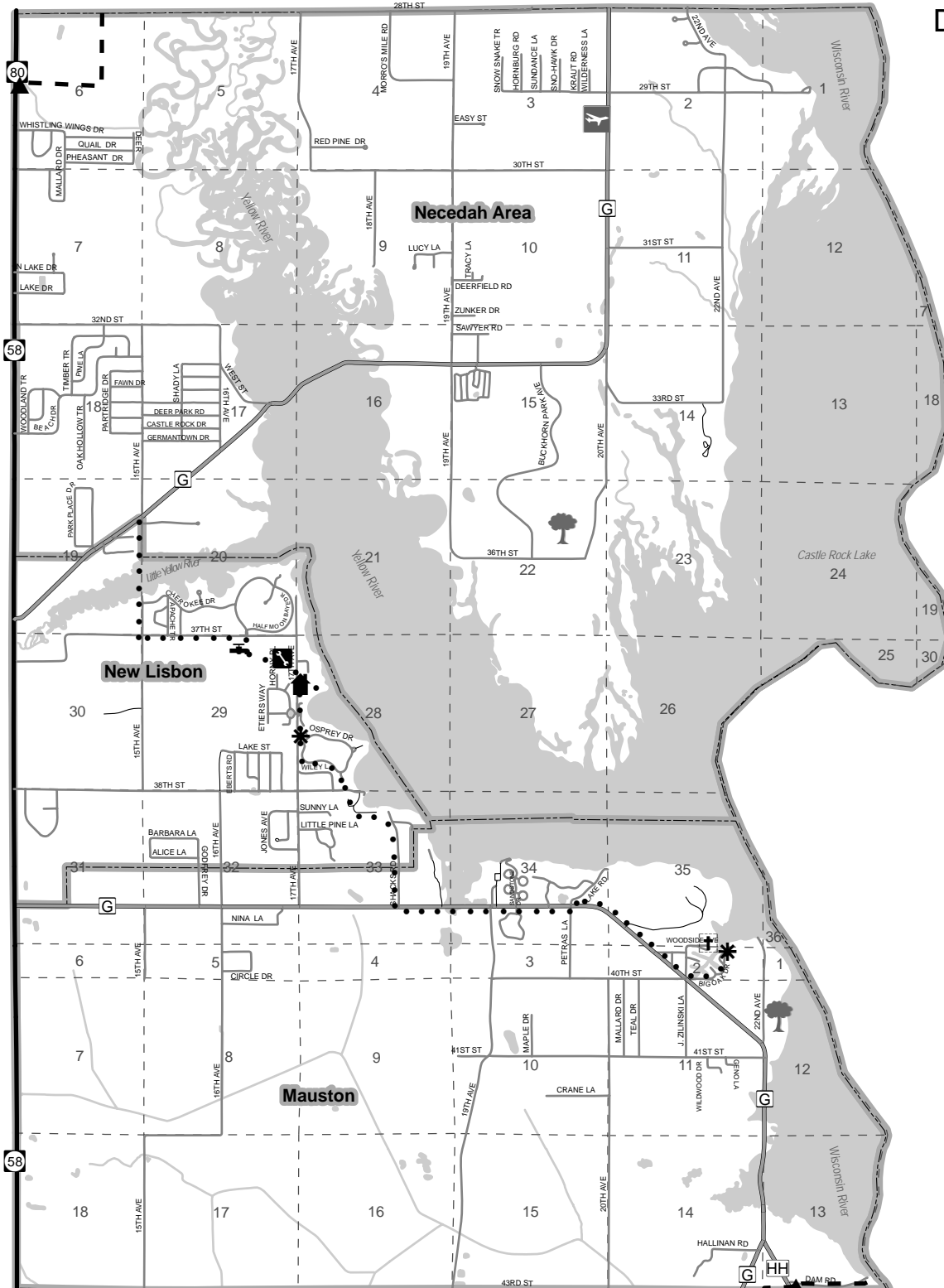
The Town is located partially in three school districts: the Mauston School District, the New Lisbon School District and in the Necedah School District.

The portion of the town south of the Little Yellow River is served by the New Lisbon Volunteer Fire Department, which provides first responders services. The northern section

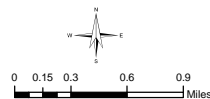
- Section Lines
- High Voltage Power Lines
- ▭ School District Boundaries
- US & State Highways
- ▲ Sub Station
- Sanitary Forcemain
- County Highways
- ▲ Town Hall
- ✱ Sanitary Lift Station
- Local Roads
- ✈ Airport
- 🚗 Town Garage
- Private / Other
- ☙ Cemetary
- 🚚 Treatment Plant
- Water
- 🌳 Parks

Map 7  
**Town of  
Germantown**  
Juneau County, Wisconsin  
**Community Facilities**

**DRAFT**



Prepared April 2007 By:  
**North Central Wisconsin  
Regional Planning Commission**  
210 McClellan St., Suite 210, Wausau, WI 54403 715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org



Source: WI DNR, NCWRPC  
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

of the Town is covered by the Necedah Volunteer Fire Department, which also provides ambulance service. The Town of Germantown contracts with the Mauston Ambulance Association to provide ambulance service to its residents. The ambulance is based at the Mauston City Hall. The Town contracts for snow-plowing and road maintenance.

The Town is a member of a ten-town intergovernmental agreement, operating under the name County Recycling Agreement for Municipalities (CRAM), which allows Town residents to drop off recyclables at the County landfill. County residents can dispose of trash at the County landfill. There is a fee for some items. Most residents contract for garbage service from private companies that utilize landfill facilities outside of the county. Most residents rely on private contractors for garbage collection.

Electric service is available throughout the town. Telephone, cable television, and broadband internet services in the town are provided by a continually-evolving number of companies. See the Utilities & Community Facilities Map 7.

## **2. Goals, Objectives & Policies**

### **Goals:**

1. Assist in the continued development of the existing sanitary sewer systems.
2. Maximize public benefits of telephone, cable, and internet franchise agreements
3. Provide information to residents about the availability of various utility services in the Town.
4. Provide additional park space in proximity to residential areas.

### **Objectives:**

1. Continue to provide support of Sanitary Districts' #1 & #2 operations by review and possible approval of the District's ordinance, rules and regulations.
2. Explore opportunities for Town benefits and considerations from utility agreements.
3. Make residents aware of available utility routes for sanitary sewer, cable and internet within the Town.

### **Policies:**

1. Review whether the continued existence of two separately administered but physically connected sanitary districts is in the best interests of the Town and its residents.
2. Develop a Town standard for financial and physical considerations from cable and internet franchises.
3. Revise Town Ordinances to specify the availability of utilities in the Town.
4. Purchase additional land for parks.
5. Consider a standing authorization to allow timely acquisition of additional land for park use.



## VI. ECONOMIC DEVELOPMENT ELEMENT

### 1. Background

As discussed in previous sections, the Town is dependent on tourism and Castle Rock Lake. There are few small businesses and one major industrial park. Most residents of Germantown have to travel outside of the town for employment.

There are a variety of County, regional, state and federal economic development programs available to businesses on their own. These programs range from grants to loans, to general assistance.

### 2. Economic Base

#### A. Juneau County

In looking at the prospects for economic development in a rural community it is best to place it in a larger context. It is most useful to look first at Juneau County as a whole in assessing the prospects for economic development in the Town of Germantown. In recent years there has been a good deal of change in the economy of Juneau County. Most significant has been the decline in manufacturing that has occurred throughout the nation as well as in the county. In order to reinvigorate the county's economic base diversification away from the traditional reliance on manufacturing will be required in order to better position the county to compete in a changing marketplace.

Many of the communities in Juneau County are located along the Interstate 90/94 Corridor making them something of a "midpoint" between the larger cities Madison and Eau Claire/La Crosse. Perhaps even more important is Juneau County's position between Chicago and Minneapolis. Manufacturers seeking to serve markets in these communities have historically found Juneau County's location to their liking. But this transportation linkage has not only impacted employers, but the ability of employees to commute as well.

**Table 15: Labor Force and Unemployment Trends, Juneau County, 1980 to 2000**

	1980	1990	2000	Change 80-00	State 2000
Labor Force	8,853	10,143	12,068	36.32%	26.77%
Employed	8,206	9,478	11,333	38.11%	29.34%
Unemployed	647	665	735	13.60%	-9.82%
Unemployment Rate	7.31%	6.56%	6.09%	-16.69%	-28.79%
Participation Rate	42.08%	46.85%	49.63%	17.94%	11.21%

Source: US Census

Economic success often hinges on the characteristics of the population. These human resources are key to the diversification of the economy in Juneau County. A diversified community requires more employees and a wider variety of skills than a "one-industry focus" community. Furthermore, these workers must be adaptable to changes in the demand for labor and be capable of quickly retraining in new vocations to meet that

demand. The county lags behind the state in educational attainment and the population is slightly older than the state as a whole. In spite of these factors, which could be considered handicaps to economic diversification, there has been steady growth in the total number of jobs within the county over the last twenty years.

Despite progress in creation of new jobs and expanding the labor force from 1980 to 2000, the number of the unemployed is growing. Juneau County has a higher unemployment rate than the state's rate of 4.7%. Though total employment has increased over the last twenty years, employment has not increased in every industry sector of the economy. Table 16 provides an inventory of the types of industry in Juneau County and their respective numbers of employees and firms.<sup>2</sup>

**Table 16: Employees and Firms by Industry, Juneau County, 2000**

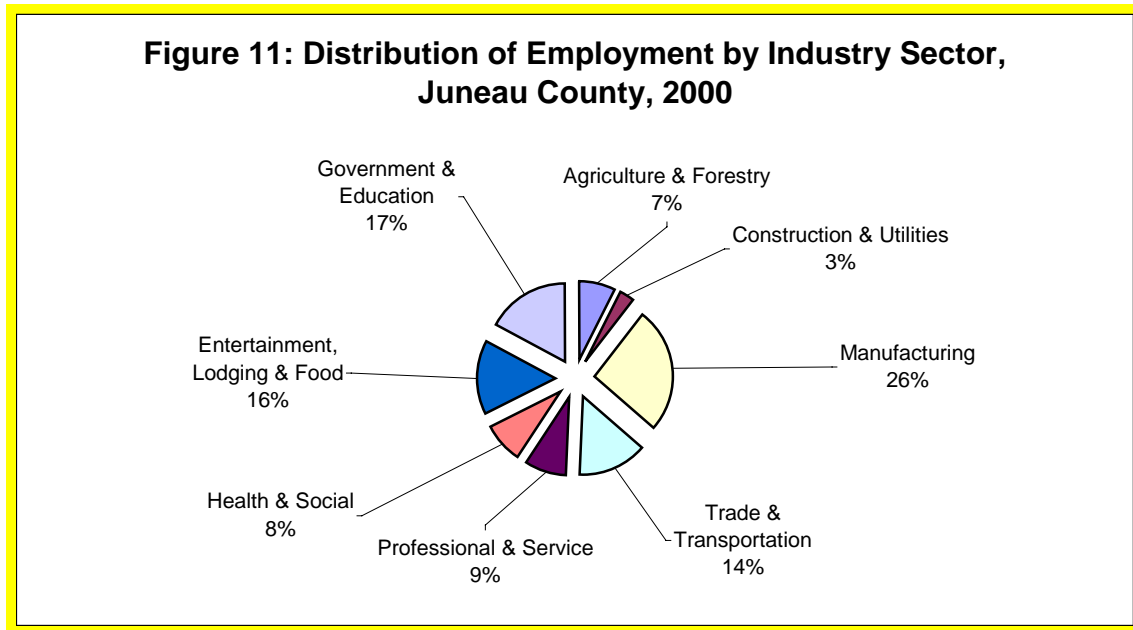
Industry Name	Employees	Firms	Percentage of Total
Agriculture, Forestry, Fishing, and Hunting	842	658	7.43
Mining	10	2	0.09
Utilities	3	1	0.03
Construction	340	73	3.00
Manufacturing	2,671	47	23.57
Wholesale Trade	156	17	1.38
Retail Trade	1,116	99	9.85
Transportation and Warehousing	333	39	2.94
Information	69	11	0.61
Finance and Insurance	184	29	1.62
Real Estate and Rental and Leasing	36	13	0.32
Professional, Scientific, and Technical Services	195	31	1.72
Management of Companies and Enterprises	16	5	0.14
Administrative and Support and Waste Management and Remediation Services	125	25	1.10
Educational Services	6	2	0.05
Health Care and Social Assistance	925	47	8.16
Arts, Entertainment, and Recreation	96	15	0.85
Accommodation and Food Services	1,665	96	14.69
Other Services (except Public Administration)	350	77	3.09
Government, Schools, Public Administration	2,195	NA	19.37
Total	11,333	1,288	100

Source: US Census, County Business Patterns

Juneau County's largest source of employment is the manufacturing industry, followed by government, schools and public administration, then accommodation and food services, and retail trade. Industries showing a large number of firms are indicative of many small

<sup>2</sup> The number of employees in this table varies from the county numbers in Tables 18 and 19. The figures in Table 16 come from the Census Business Profile, which is collected directly from businesses. The other numbers are the result of individuals reporting their own occupation and industry, and are thus different from what businesses report.

businesses or “one-person shops”. Farming is, of course, the greatest share of one-operator businesses; construction, retail, and services show large shares of total firms as well. Figure 9 summarizes the allocation of workers in Juneau County by industry. It is clear that manufacturing comprises a substantial portion of Juneau County’s employment.



Source: US Census

Areas of rapid employment growth in the US during the 1980 to 2000 period include: forestry, water transportation, transportation services, non-durable goods, building materials, hardware stores, garden supply, manufactured home dealers, home furniture & equipment stores, miscellaneous retail, security & commodity brokers, holding & investment offices, hotels, camps, lodging, business services, auto repair, miscellaneous repair shops, amusement & recreation, educational & social services, museums & art galleries, and legal services. Areas of employment decline during the same period include: leather products, membership organizations, insurance agents, brokers, eating and drinking places, general merchandise stores, apparel & other finished products made from fabric, and metal & coal mining.

How this employment mix will change over the coming years is dependent on a number of factors, but it seems likely that the dominance of manufacturing in the county will be reduced and services, health-related and knowledge-based employment will become more prominent.

## B. Major Employers

As noted, manufacturing is still the largest single source of employment in Juneau County but a look at the largest employers in the county reveals how the profile of employment is changing. Of the eleven largest employers in the county only three are involved in manufacturing. Two are involved in health-care. The other six are some form of

government enterprise. This is not to say that the trend in employment is toward more people working for the government.

Most people are employed by small business. It is significant that the third, fourth and fifth largest employment categories (as shown in Table 16) are occupations that involve a large number of firms. Much of the job growth in the future is likely to be in these industries and in these kinds of small enterprises.

**Table 17: Major Employers; Firms with 250 or More Employees, Juneau County, 2003**

Employer Name	Industry
Hess Memorial Hospital	Health-care
Walker Stainless Equipment	Manufacturing
Sandridge Treatment Facility	Health-care
Mauston Public Schools	Education
County of Juneau	General Government
New Lisbon Correctional Institution	Prison
Parker Hannifin	Manufacturing
Necedah Public School	Education
Freudenburg (Farnum/Meillor)	Manufacturing
Wisconsin Dept. of Military Affairs	Volk Field
U.S. Department of Defense	Volk Field

Source: Department of Workforce Development

Growth in services, health-care and information technology will affect the shape of the Juneau County economy in the years to come. Perhaps the greatest single factor in the future of economic development in the county will be the I-90/94 corridor that passes through it. There is certainly potential within the warehousing and transportation sector due to this advantageous location. The position of the county halfway between Chicago and the Twin Cities places it literally at the center of an axis of high-tech growth. This offers great potential for development within the county.

### C. Employment

The particulars of the labor force within the Town of Germantown can be learned from the Census. The most notable fact is that most residents work outside of the town. Thirty-one people work in the town, and 434 (93%) workers leave the town. Nearly 28% leave the county for their work. Nine residents worked at home. This compares to the City of Mauston where 45.6% of workers leave the city and 22.7% leave the county, and 1.8% work at home. In the Town of Lemonweir 84% leave the town and nearly 25% of workers leave the county for their jobs.

Of those who do not work at home 41% of workers commute between fifteen and thirty minutes to get to their jobs. Nearly a quarter have a commute less than fifteen minutes and another quarter travel between half an hour and an hour to get to work. Forty-one (9%) workers travel for more than an hour to reach their jobs.

**Table 18: Resident Occupation 2000**

Occupation	Town of Germantown		Town of Lemonweir		Juneau County		State of Wisconsin	
Management/professional	75	16%	151	17.2%	2,515	22.2%	857,205	31.3%
Service	84	17.9%	185	21.1%	2,034	17.9%	383,619	14%
Farming/forestry	6	1.3%	23	2.6%	179	1.6%	25,365	0.9%
Sales/office	116	24.7%	242	27.6%	2,494	22%	690,360	25.2%
Construction	65	13.9%	94	10.7%	1,110	9.8%	237,086	8.7%
Production/transportation	123	26.4%	183	20.8%	3,001	26.5%	540,930	19.8%
Total	469	100%	878	100%	11,333	100%	2,734,925	100%

Source: US Census Bureau &amp; NCWRPC

Table 18, above, shows the occupation of workers in the Town of Germantown and compares it with those in the Town of Lemonweir, Juneau County, and the state as a whole. The percentage of those in management or the professions is lower than Lemonweir, the county and the state. A lower percentage of workers are in service jobs as in Lemonweir, but same percentage than the state or the county. The percentage of sales and office workers is higher than the county, but lower than the state or Lemonweir. Construction workers are considerably higher than the level in Lemonweir, the state or county. The percentage of production and transport workers is about the same as the county, but higher than the level for the state, or for Lemonweir.

**Table 19: Industry by Jurisdiction, 2000**

Industry	Town of Germantown		Town of Lemonweir		Juneau County		State of Wisconsin
Agriculture/forestry/mining	14	3%	45	5.1%	602	5.3%	75,418
Construction	50	10.7%	57	6.5%	757	6.7%	161,625
Manufacturing	114	24.3%	172	19.6%	2,789	24.6%	606,845
Wholesale trade	14	3%	32	3.6%	258	2.3%	87,979
Retail trade	50	10.7%	118	13.4%	1,423	12.6%	317,881
Transport/warehouse/util.	30	6.4%	50	5.7%	623	5.5%	123,657
Information	--	--	3	0.3%	90	0.8%	60,142
Finance/insur./real estate	27	5.8%	13	1.5%	379	3.3%	168,060
Professional/management	15	3.2%	65	7.4%	393	3.5%	179,503
Education/health/soc.serv	51	10.9%	93	10.6%	1,702	15%	548,111
Arts/enter./accom/food srv.	64	13.6%	147	16.7%	1,369	12.1%	198,528
Other service	19	4.1%	41	4.7%	390	3.4%	111,028
Public administration	21	10.4	42	4.8%	558	4.9%	96,148
Total	469	100%	878	100%	11,333	100%	2,734,925

Source: US Census Bureau &amp; NCWRPC

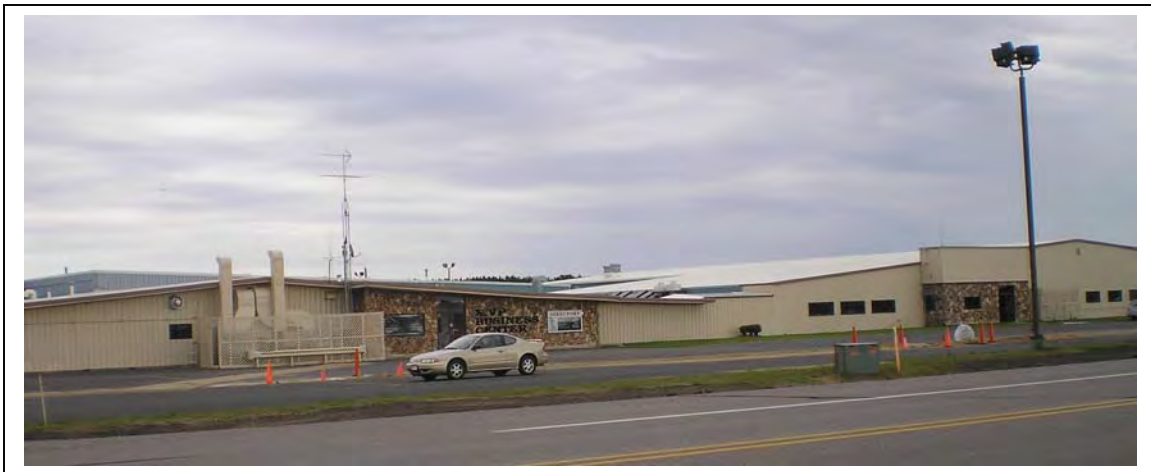
Manufacturing is the most common industry in which workers are involved. The percentage of workers in manufacturing is about the same as the county and higher than the level in Lemonweir. Arts, entertainment, accommodation and food service workers are second most

common and their level is lower than in Lemonweir, but higher than the county and nearly double the state level. Retail trade occupies a lower percentage of the workforce than Lemonweir, the county and the state. The eleven percent of workers in education, health-care and social service work is slightly higher than Lemonweir, but lower than the county and just over half the rate for the state. The percentage of workers involved in public administration is more than double Lemonweir, the county, and the state. Professional and management jobs are similar to the rate for the county but only about half the rate for the state or Lemonweir. Employment in agriculture and forestry is about the same as the state but lower than the county or Lemonweir.

#### **D. BEST Power Plant**

This 435,000 square foot facility became vacant in 2000. Since then a number of smaller tenants have moved in, including the Juneau County Business Incubator. The goal of the incubator “is a business support process that accelerates the successful development of successful development of start-up and fledgling companies by providing entrepreneurs with an array of targeted resources and services.”

There is some discussion of extending utility service from the Village of Necedah. If the incubator is successful it will have a positive impact on employment prospects within the Town of Germantown, which have suffered since the closing of BEST Power.



*MVP Business Center formerly BEST Power*

### **3. Economic Development Programs**

There are a number of economic development programs available to businesses and local governments in Juneau County. Following is a partial list of those programs.

**Local:**

*The Juneau County Economic Development Corporation (JCEDC)*

A non-profit organization that promotes the economic development of Juneau County, Wisconsin, and its respective cities, villages, and towns. JCEDC is comprised of area businesspersons, citizens, local government, utility company representatives, state agencies and elected officials, educational institutions and other organizations essential to the growth of Juneau County. JCEDC is prepared to serve the needs of new businesses coming to our area as well as assist existing companies.

*Juneau County Development Zone*

Juneau County was recently awarded designation as a Wisconsin Development Zone in association with Adams and Marquette Counties. Known as the JAM Zone (Juneau-Adams-Marquette), Juneau County qualifies for special state incentives available to businesses that locate or expand within the Zone. Development Zone Tax Incentives for businesses locating or expanding within Juneau County. A variety of credits are available.

*Juneau County Revolving Loan Fund*

A Wisconsin Department of Commerce Economic Development Grant was awarded to Juneau County in 1998. This grant enabled Juneau County to establish a revolving loan fund in order to assist local businesses

**Regional:**

*North Central Wisconsin Development Corporation*

The North Central Wisconsin Development Corporation (NCWDC) manages a revolving loan fund designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing. It is targeted at the timber and wood products industry, tourism and other manufacturing and service industries.

*Western Wisconsin Technology Zone Tax Credits*

Juneau County has been designated a Technology Zone by the Department of Commerce. The Technology Zone program brings \$5 million in income tax incentives for high-tech development to the area. The Western Wisconsin Technology Zone offers the potential for high-tech growth in knowledge-based and advanced manufacturing clusters, among others. The zone designation is designed to attract and retain skilled, high-paid workers to the area, foster regional partnerships between business and education to promote high-tech development, and to complement the area's recent regional branding project.

*Northwest Wisconsin Manufacturing Outreach Center (NWMOC)*

The Northwest Wisconsin Manufacturing Outreach Center provides operations assessments, technology training, and on-site assistance to help firms in western Wisconsin modernize and streamline manufacturing processes.

*Alliant Energy*

Alliant Energy is a regional utility company that provides technical and consultative economic development assistance to communities within its service area.

## DRAFT

### **State:**

#### *Rural Economic Development Program*

This program administrated by Wisconsin Department of Commerce provides grants and low interest loans for small business (less than 25 employees) start-ups or expansions in rural areas, such as Wonewoc. Funds may be used for "soft costs" only, such as planning, engineering, and marketing assistance.

#### *Wisconsin Small Cities Program*

The Wisconsin Department of Commerce provides federal Community Development Block Grant (CDBG) funds to eligible municipalities for approved housing and/or public facility improvements and for economic development projects. Economic Development grants provide loans to businesses for such things as: acquisition of real estate, buildings, or equipment; construction, expansion or remodeling; and working capital for inventory and direct labor.

#### *University of Wisconsin Extension Office*

The Center for Community Economic Development, University of Wisconsin Extension, creates, applies and transfers multidisciplinary knowledge to help people understand community change and identify opportunities.

#### *The Wisconsin Innovation Service Center (WISC)*

This non-profit organization is located at the University of Wisconsin at Whitewater and specializes in new product and invention assessments and market expansion opportunities for innovative manufacturers, technology businesses, and independent inventors.

#### *Wisconsin Small Business Development Center (SBDC)*

The UW SBDC is partially funded by the Small Business Administration and provides a variety of programs and training seminars to assist in the creation of small business in Wisconsin.

#### *Other State Programs*

Technology Development grants and loans; Customized Labor Training grants and loans; and Major Economic Development Project grants and loans.

#### *Transportation Economic Assistance (TEA)*

This program, administered by the Wisconsin Department of Transportation, provides immediate assistance and funding for the cost of transportation improvements necessary for major economic development projects.

### **Federal:**

#### *Economic Development Administration (EDA)*

EDA offers a guaranteed loan program as well as public works grant program. These are administered through local units of government for the benefit of the local economy and, indirectly, private enterprise.

#### *US Department of Agriculture – Rural Development (USDA – RD)*

The USDA Rural Development program is committed to helping improve the economy and quality of life in all of rural America. Financial programs include support for such essential



public facilities and services as water and sewer systems, housing, health clinics, emergency service facilities, and electric and telephone service. USDA-RD promotes economic development by supporting loans to businesses through banks and community-managed lending pools. The program also offers technical assistance and information to help agricultural and other cooperatives get started and improve the effectiveness of their member services.

*Small Business Administration (SBA)*

SBA provides business and industrial loan programs that will make or guarantee up to 90% of the principal and interest on loans to companies, individuals, or government entities for financing in rural areas. Wisconsin Business Development Finance Corporation acts as an agent for the U.S. Small Business Administration (SBA) programs that provide financing for fixed asset loans and for working capital.

#### **4. Goals, Objectives & Policies**

**Goals:**

1. Building of community identity by revitalizing community character and enforcing building standards.
2. Industrial development must not negatively impact environmental resources or adjoining property values.
3. Promote the stabilization of the current economic base.

**Objectives:**

1. Encourage new retail, commercial and industrial development to locate in designated areas and adjacent to county and state roads.
2. Accommodate businesses that are compatible with a rural setting.
3. Encourage business to develop and create new jobs.

**Policies:**

1. Review the costs and benefits of proposed development project prior to approval.
2. Accommodate home-based businesses that do not significantly increase noise, traffic, odors, lighting, or that would otherwise negatively impact the surrounding areas.
3. Commercial and industrial development should be directed to designated planned areas consistent with the future land use map.

#### **5. Bibliography**

Department of Commerce, County Economic Profile: Juneau County, 2000, Madison

DRAFT

NCWRPC, Economic Diversification Study: Juneau County, Wisconsin, 2003, Wausau

NCWRPC, Juneau County Business Incubator Feasibility Study, 2005, Wausau

Wisconsin Department of Workforce Development, Juneau County Workforce Profile, 2001, Madison



*Access to Castle Rock Lake is a big part of the appeal of living in Germantown.*

## VII. LAND USE ELEMENT

### 1. Land Use

#### A. Background

The Town of Germantown covers about 28,851 acres in Juneau County. The Town encompasses roughly one and a half townships, although a considerable portion of this area is under water. Castle Rock Lake is the most prominent feature of the town. As an impoundment of the Wisconsin River it has backed up an estuary at the mouth of the Yellow and Little Yellow Rivers which bisects the town from its center toward its northwest corner. This creates a peninsula that is the site of Buckhorn State Park. State Roads 80 & 58 form the western boundary of the town.

#### B. Existing Land Use 2005

Knowing the existing land use patterns within a town is necessary to develop a desired future land use pattern. The Existing Land Use Map was developed using air photos from a countywide flight in 2003, with updates by local residents in 2007. Woodlands represent 46.3% of the entire area and 63.3% of lands out of water, followed by Outdoor Recreation with 14.5%. Agriculture is 1.2%, and Commercial, Governmental and Industrial are all under 1% of the total each. Residential uses are just under 4%. See the Existing Land Use Map, and Table 20.

In general, woodlands predominate in most of the town. Residential development is concentrated primarily in a number of large subdivisions. The southern part of the town is drained by a system of ditches.

The highest levels of development exist along and nearby the shoreline of Castle Rock Lake. Several mobile home parks are located in the town.

<b>Table 20 Existing Land Use, 2007</b>		
<b>Land Use Type</b>	<b>Acres</b>	<b>Percent</b>
Agriculture	343.14	1.2%
Commercial	7.04	0.024%
Governmental	16.34	0.056%
Industrial	26.18	0.09%
Residential	1,120.78	3.8%
Outdoor Recreation	4,188.51	14.5%
Open Grassland	1,160.89	4%
Transportation	801.3	2.7%
Scattered Woodlands	2,078.94	7.2%
Woodlands	11,284.76	39.1%
Water	7,725.15	26.8%
<b>Total Acres</b>	<b>28,851.25</b>	<b>100%</b>

Source: NCWRPC GIS

#### C. Future Land Use 2005-2025

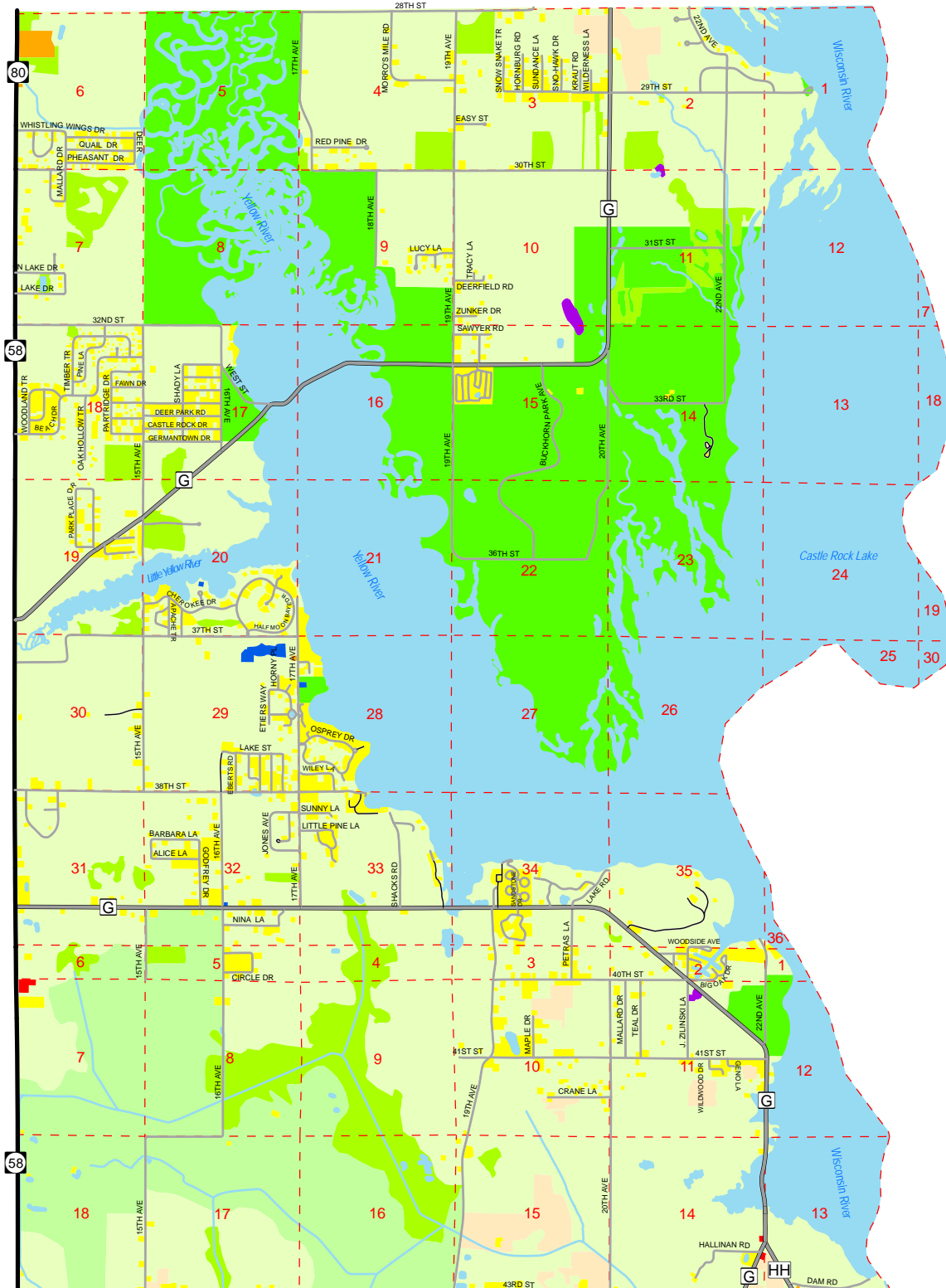
The Future Land Use Plan Map (FLUP) represents the long-term land use recommendations for all lands in the town. Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and serve as a guide for local officials to coordinate and manage future development of the town.

The Plan groups land uses that are compatible and separates conflicting uses. To create the Plan, nine basic future land use categories were created. Again, the classifications are not

- Section Lines
- US & State Highways
- County Highways
- Local Roads
- Private / Other
- Agricultural
- Commercial
- Governmental
- Industrial
- Open Grass Land
- Outdoor Recreation
- ROW
- Residential
- Scattered Woodlands
- Woodlands
- Water
- Quarry

**DRAFT**

# Map 8 Town of Germantown Juneau County, Wisconsin Land Use



Prepared April 2007 By:  
**North Central Wisconsin  
Regional Planning Commission**

210 McClellan St., Suite 210, Wausau, WI 54403 715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org



0 0.15 0.3 0.6 0.9 1.2  
Miles

Source: WI DNR, Airphoto Interpretation 2005, NCWRPC  
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

zoning districts and do not have the authority of zoning. However, the preferred land use map and classifications are intended for use as a guide when making land use decisions.

These land use classifications that are designed to be similar to those embodied in the Town's zoning ordinance. A future land use map drawn with the broad categories that can easily be translated into zoning districts. The vision that is embodied in the future land use map can act as a guide for whatever land use controls are implemented.

#### **D. Land Use Classifications**

A general description of each land use classification follows:

##### **1. Residential**

Identifies areas recommended for residential development typically consisting of smaller lot sizes.

##### **2. Rural Residential**

Identifies areas that are recommended for less dense residential development, consisting of larger minimum lot sizes than the residential category. These areas will also allow a mixture of residential uses, and provide a good transition from more dense development to the rural countryside.

##### **3. Commercial**

Identifies areas recommended for commercial development, as well as existing commercial establishments located throughout the Town.

##### **4. Industrial/Mixed Use**

Identifies areas recommended for industrial development, particularly the redevelopment of the BEST Power site, which contains a mix of commercial and industrial uses.

##### **5. Governmental/Public/Institutional**

Identifies existing or planned governmental/public/institutional facilities within the Town, including recreational facilities.

##### **6. Agricultural Areas**

Identifies areas to be preserved for the purpose of general crop farming or the raising of livestock.

**7. Forestry Areas**

Identifies areas of large woodlands within the Town.

**8. Transportation Corridors**

Identifies the existing road network along with the recommendations for improved and safe traffic movement in the town, including airports and rail facilities.

**9. Preservation & Open Space**

Contains sensitive environmental areas, such as 100-year floodplains as defined by the Federal Emergency Management Agency, DNR wetlands, steep slopes of 12% or greater, and open water. This could include endangered species habitat or other significant features or areas identified by the Town.

Using these categories the Smart Growth Committee and Planning Commission participated in a mapping exercise to identify the desired land use. Committee and Commission members were asked to indicate their thoughts on a map by drawing shapes or circles to place these different land uses on a map. Specifically, they used their broad knowledge of the town, the series of maps that were prepared as part of the Smart Growth planning process, and their interpretation of the current trends. The goal was to produce a generalized land use plan map to guide the town's growth in the coming decades. The Year 2025 Land Use Plan Map represents the desired arrangement of preferred land uses for the future. Individuals may own land in more than one land use area. Allowed uses of land are determined by the Zoning Ordinance and other land use regulations, not by the classification of land in the FLUP.

**E. Future Land Use Plan Map Overview**

The future land use plan map has identified the following (acreages are approximate):

- 2,540 acres of land for forestry.
- 7,475 acres of land for preservation & open space.
- 260 acres of land for government/public/institutional development.
- 6,210 acres for residential development.
- 3,439 acres for rural residential development.
- 245 acres in commercial use.
- 116 acres in industrial/mixed use.
- 7,715 acres are water.

The largest single "land use" in the FLUP is Water, a result of the amount of land of the original township of Germantown that is flooded under Castle Rock Lake. Following Water is Preservation/Open Space which consists primarily of Buckhorn State Park, Castle Rock County Park, a large wetland tract south of County Road G, and several isolated parcels generally held as open space of one kind or another. The next largest, and by far the most

significant use, is Residential which occupies 6,210 acres and Rural Residential (density greater than one dwelling per three acres) with 3,439. Taken together the FLUP envisions 9,650 acres in some form of residential use. Transportation use (road right-of-way) occupies 875 acres. Commercial and Industrial/Mixed Use together occupy about 360 acres.

Higher density Residential is focused on the Town Center area between CTH G and the Little Yellow River, east of Shacks Road, and areas north of the Little Yellow River are also seen in higher density residential use. There are scattered areas of Commercial near the entrance to Buckhorn Park along County Road G, along the shoreline of Castle Rock Lake within the Town Center, and along State Road 58 around the intersections with County Road G and 38<sup>th</sup> Street. The Industrial/Mixed Use is around the former BEST Power building. There are scattered areas of Forestry use, primarily in the southern part of the town with one area north of Buckhorn Park. Rural Residential uses are concentrated in the area north of Buckhorn Park, and in the southeastern part of the town in the area around 40<sup>th</sup> and 41<sup>st</sup> Streets and along 19<sup>th</sup> Avenues. There are several other scattered small areas of Rural Residential use as well.

**Table 21: Land Use Projections**

	2000	2005	2010	2015	2020	2025
Residential	1,128	1,291	1,481	1,663	1,822	1,974
Commercial	7	7.7	8.9	9.8	10.7	11.9
Industrial/Mixed Use	26	29.5	33	36.4	40	43.4

Source: U.S. Census, DOA, NCWRPC

The 6,210 acres set aside for residential use in the Future Land Use Plan is sufficient to accommodate the demand for residential land, based on the twenty-years growth trend and the fact that the Wisconsin River Power Company has recently sold large tracts of land in highly desirable locations within the township. Along with the 3,440 acres of rural residential the projected need for residential land is more than adequately met.

The 245 acres for commercial development is twenty times the projected demand, but this is based on a very low base of commercial use that could well expand at a faster rate than the general economy. Most of the commercial land envisioned by the FLUP is along State Road 58 and a significant expansion of this highway as a commercial corridor is possible. The Industrial/Mixed Use land is all associated with the former BEST Power site. The 116 acres of industrial use is more than double the demand projected for 2025, but it is the success of the current operation of this facility that will determine demand for industrial land. No other industrial development is envisioned in the town.

The goal of this land use plan is to balance individual private property rights with the Town's need to protect property values community-wide, minimize the conflicts between land uses and keep the cost of local government as low as possible. An essential characteristic of any planning program is that it be ongoing and flexible. Periodic updates to the plan are needed to maintain that it is reflective of current trends.

DRAFT

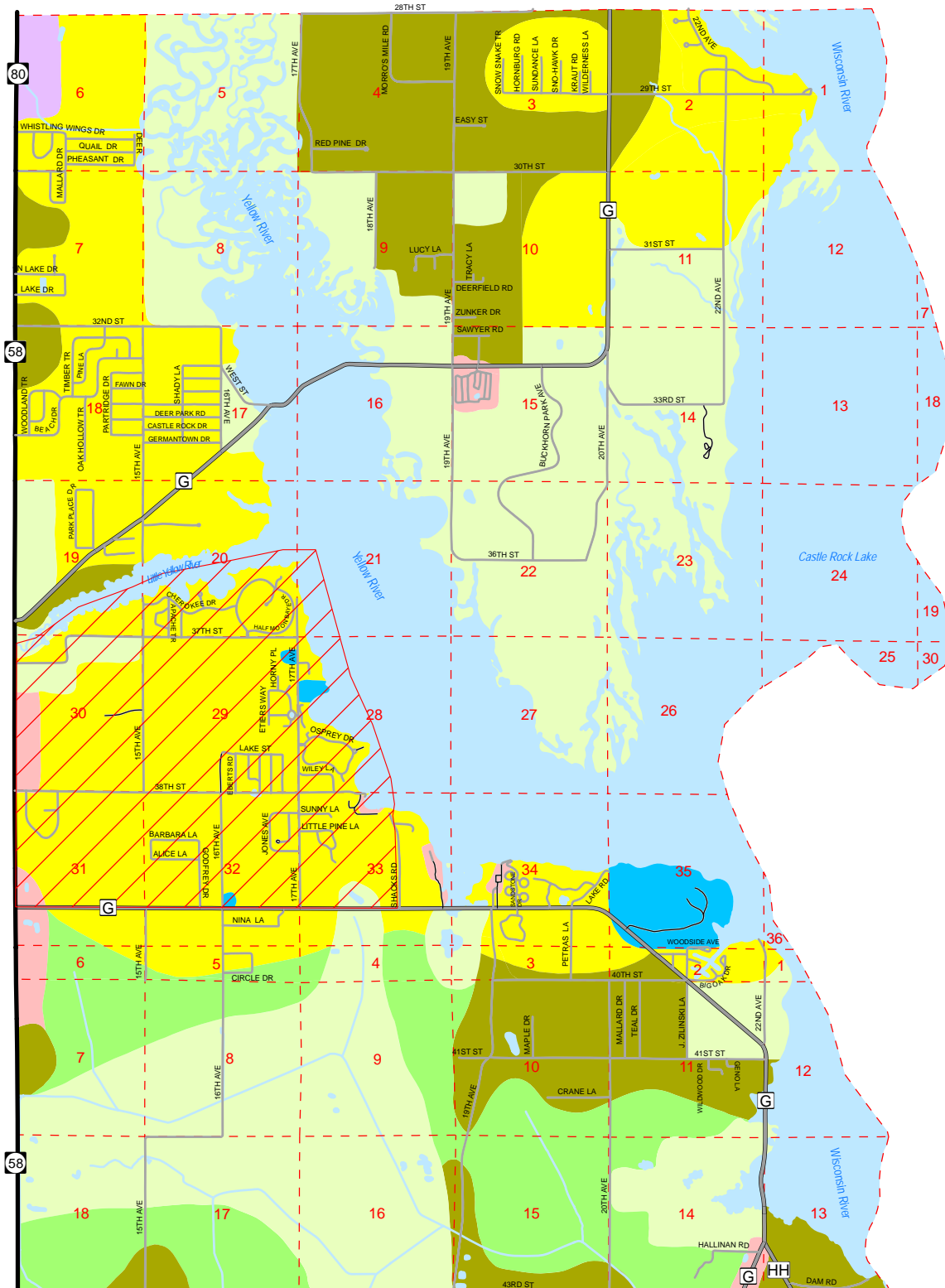
Map 9

# Town of Germantown

Juneau County, Wisconsin

## Future Land Use

- |                       |                           |                   |
|-----------------------|---------------------------|-------------------|
| --- Section Lines     | Commercial                | Residential       |
| — US & State Highways | Forestry Areas            | Rural Residential |
| — County Highways     | Governmental              | Transportation    |
| — Local Roads         | Industrial / Mixed Use    | Water             |
| — Private / Other     | Preservation / Open Space | Town Center       |



Prepared January 2008 By:  
**North Central Wisconsin  
Regional Planning Commission**

210 McClellan St., Suite 210, Wausau, WI 54403 715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org



0 0.15 0.3 0.6 0.9 1.2  
Miles

Source: WI DNR, NCWRPC

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



## **F. Private Ownership of Land**

As stated in Section C Future Land Use 2005-2025, The Future Land Use Plan is advisory and is meant to serve as a guide for local officials to coordinate and manage future development of the Town. Permitted use of land is determined by the Zoning Ordinance and other land use regulations, not determined by the classification of the land in the FLUP.

## **2. Land Use Controls**

### **A. Zoning**

#### **1. Town Zoning**

The Town has general zoning authority. The Zoning Ordinance was adopted in 1989. The Town administers the ordinance. The ordinance provides for a total of six districts, including two overlay districts.

- Agriculture/Residential/Open Space District (ARO) intended for low-density areas of the town.
- Commercial District and a Recreational Development District to accommodate business.
- The Planned Unit Development (PUD) District is the one that has been applied to many of the recent, large-scale developments that have taken place in the town in recent years.

The two overlay districts impose additional restrictions to particular areas while allowing the underlying zoning to remain in effect.

- The Shoreland Overlay provides for setbacks that exceed those in state statute and allow for the required 100-foot conservancy strip that calls for public access on some properties, and other provisions.
- The Town Center Overlay applies standards to development within a designated Town Center area. The overlay permits single-family residential uses on existing lots. Up to four residential structures can be approved as a conditional use. All other development must be approved through the PUD process. The overlay specifically restricts mobile homes or mobile home parks in the Town Center.

There are no permitted uses in either the Commercial or Recreation Development Districts. All uses are conditional. Although this system works well in most cases it poses a dilemma in at least one case. The former BEST Power factory, zoned Commercial, has been converted into a business incubator and mixed-use facility. There are a number of tenants including light manufacturing, warehousing, office and commercial users. There is a strong case to make that the BEST Power site should be dealt with as a PUD, but there are provisions – specifically 3.08(2)(c) of the Zoning Ordinance – that prevent such treatment. Consideration should be given to adjusting these standards, or adding some permitted uses.

The Town has other tools that could be used to implement some of the recommendations from the Comprehensive Plan. Those tools include such things as purchase of land, easements or development rights; subdivision ordinance; mobile/manufactured home restrictions; nuisance regulations; design review for commercial and industrial developments, infrastructure improvements (sewer and water, utilities), road construction and maintenance, and public services, among others.

## **2. County Shoreline Jurisdiction**

All water bodies in Germantown are covered under the County's shoreland zoning. Those zoning regulations apply only to areas within 1000 feet of a navigable waterway.

### **B. Subdivision Ordinance**

The Town of Germantown has a Land Subdivisions Ordinance that was adopted in 2001. The ordinance also provides for approval procedures, design standards, road dedication, inspections, sureties, and penalties.

The County administers a Public Road Access and Mapping Standards ordinance, which requires minimum road frontage (40 feet) and a certified survey map for any newly created lot of less than fifteen acres.

### **C. Other Ordinances**

The Town of Germantown also has adopted a Master Use Plan and ordinances governing the regulation of campgrounds (Ordinance 8), building permits (Ordinance 9), and signs (Ordinance 23).

### **D. Managed Forest Tax Law**

Owners of private timberlands can participate in deferred tax programs under Wisconsin tax laws. Voluntary participation in these programs requires that private landowners follow "sound forestry practices" as prescribed in a formal management plan or, as in the case of industrially owned lands, a management commitment. Lands in the Managed Forest Law (MFL) are committed to a management period of 25 or 50 years. Participants in the program have the right to keep some land closed to public use, but the rest is open to hunting, fishing, cross country skiing, hiking and sightseeing. Some activities not permitted under the law include motorized vehicles, permanent tree stands, picking berries or mushrooms and trapping.

### **3. Goals, Objectives & Policies**

#### **Goals:**

1. Balance individual property rights with community interests and goals.
2. Plan and develop land uses that create or preserve the rural community.
3. Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government and utility costs.
4. Promote a quiet and peaceful community with open space and scenic landscapes.

#### **Objectives:**

1. Maintain orderly, planned growth which promotes the health, safety and general welfare of residents and makes efficient use of land and efficient use of public services, facilities and tax dollars.
2. Promote and manage new economic development.
3. New development should not negatively impact the natural environment or existing properties.
4. Encourage appropriate densities to allow for residential uses, home occupations, open space, and conservation uses in the appropriate areas of the Town of Germantown.
5. Promote and manage new land development that is consistent with this plan.
6. Encourage development with amenities for residents, including bike & walking trails, ponds for swimming & fishing, swimming pools, recreational clubhouses, play facilities for children, golf courses, ATV trails, etc.

#### **Policies:**

1. Encourage conservation easements and other tools to protect environmentally sensitive and unique resources.
2. Update existing land use regulations to be consistent with this Plan.
3. Require open space/green space in all PUD developments.
4. Allow property owners the option of extending sanitary sewer to appropriate areas, allowing more dense development.
5. Development should include open/green space along existing roads and abutting subdivisions whenever possible.
6. Require multi-family development to go through the Planned Unit Development process.
6. Coordinate between the Town and the Sanitary District so each is aware of the expansion and future plans of the other.

## **VIII. INTERGOVERNMENTAL COOPERATION ELEMENT**

### **1. Background**

Governmental relationships can best be described as “vertical” relationships, such as those between federal, state and local units (county/city/town) and are relatively well established in law. Unfortunately, there is little public policy in Wisconsin law that requires, horizontal governmental relationships such as town to town and municipality to county or town. The result is that towns, municipalities, and counties act more as adversaries than as partners.

Wisconsin Statute s.66.30, entitled "Intergovernmental Cooperation", does enable local governments to jointly do together whatever one can do alone. Typically, intergovernmental cooperation and coordination refers to the management and delivery of public services and facilities. It is also dependent upon a defined geographic area within which cooperation and coordination may be feasible. Often the area is a central city and its surrounding area, or several similar towns. It is a collection of local communities in which the citizens are interdependent in terms of their employment, residence, health, and medical care, education, recreation and culture, shopping and other experiences.

A variety of other factors, some long-standing and some of fairly recent origin, are combining to force citizens and local governments in both urban and rural area to confer, cooperate, and in some cases, to join together in a search for better ways to deliver public services in their respective areas. These factors include:

- population settlement patterns;
- local government structure, finance, and politics;
- high population mobility;
- economic and environmental interdependence; and
- high cost, capital-intensive functions.

#### **Adjoining Units of Government**

The Town of Germantown is involved with several surrounding units of government. It belongs to two separate associations that provide fire fighting services, and first responders. The area north of the Little Yellow River is served by the Necedah Volunteer Fire Department, which also provides ambulance service. South of the Little Yellow River, fire and first responder service is provided by the New Lisbon Volunteer Fire Department. Ambulance service in this area is provided by the Mauston Ambulance Association.

The Town is a member of a ten-town partnership with the County (CRAM) to provide recycling services. Germantown has also entered into an agreement with the County to assign a sheriff's deputy halftime to the Town. This will replace the two constables that formerly served the Town.

The children in the Town attend schools in one of three districts: the Mauston School District, the New Lisbon School District, or the Necedah School District.

## **2. Goals, Objectives & Policies**

### **Goals:**

1. Encourage coordination and cooperation among nearby units of government.

### **Objectives:**

1. Provide communication with other units of government, including adjoining Towns, the County, the State, and federal government
2. Join together with other units of government to provide services in a more cost effective manner.

### **Policies:**

1. Periodically review existing shared service agreements, and explore additional agreements.
2. Regularly meet with other units of government to discuss issues of mutual concern.
3. Coordinate planning efforts with the Sanitary District so that residential expansion within the Township does not outstrip the capacity of the Sanitary District, either physically or financially

## IX IMPLEMENTATION

### Background

Implementation of this plan depends on the willingness of local officials, both Town and County, to use it as a guide when making decisions that affect growth and development in the Town. It is also important that local citizens and developers become aware of the plan.

The tools and techniques recommended to implement the comprehensive plan are as follows:

The Town Board should adopt the plan and use it as a guide in decisions that affect development in the Town. The Town's Planning Commission should become very knowledgeable of the plan and use it when making recommendations to the Town Board on development issues.

The Town should develop and adopt a town road ordinance concerning minimum acceptable road construction standards as well as a public roadway buffer strip.

The Town should encourage citizen awareness of the Town's comprehensive plan by making copies available and conducting public informational meetings.

Additional tools and approaches can be utilized by the Town to achieve the goals of the plan. These include but are certainly not limited to the following: fee simple land acquisition, easements (purchased or volunteered), deed restrictions, land dedication, and ordinances or programs regulating activities such as impact fees, land division, erosion control, mobile homes, etc.

An essential characteristic of any planning program is that it be ongoing and flexible. Periodic updating of the plan is necessary for continued refinement and course correction in the planning program to insure that it reflects the desires of the Town's citizens.

State law requires that a Comprehensive Plan be updated every ten years. The Town should re-examine the Plan, at least every five years, and determine if more complete review is required to bring it into line with changed conditions or altered priorities within the Town. Annual amendments to the Plan are one way of ensuring that that changes in local conditions are reflected in the Plan. The release of information from the 2010 Census may provide a useful opportunity to update the data contained in the Plan and assess whether the vision and policies embodied in it are still appropriate to the Town's needs. Amendments to the Plan can be enacted as part of that process. In approving amendments to the Plan the same procedure should be followed as in adopting the Plan.

ATTACHMENT A

2000 CENSUS PROFILE

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

Geographic area: Germantown town, Juneau County, Wisconsin

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

Subject	Number	Percent	Subject	Number	Percent
<b>Total population.....</b>	<b>1,174</b>	<b>100.0</b>	<b>HISPANIC OR LATINO AND RACE</b>		
<b>SEX AND AGE</b>			<b>Total population.....</b>	<b>1,174</b>	<b>100.0</b>
Male.....	609	51.9	Hispanic or Latino (of any race).....	15	1.3
Female.....	565	48.1	Mexican.....	5	0.4
Under 5 years.....	53	4.5	Puerto Rican.....	6	0.5
5 to 9 years.....	55	4.7	Cuban.....	2	0.2
10 to 14 years.....	57	4.9	Other Hispanic or Latino.....	2	0.2
15 to 19 years.....	62	5.3	Not Hispanic or Latino.....	1,159	98.7
20 to 24 years.....	32	2.7	White alone.....	1,127	96.0
25 to 34 years.....	106	9.0	<b>RELATIONSHIP</b>		
35 to 44 years.....	148	12.6	<b>Total population.....</b>	<b>1,174</b>	<b>100.0</b>
45 to 54 years.....	170	14.5	In households.....	1,174	100.0
55 to 59 years.....	117	10.0	Householder.....	535	45.6
60 to 64 years.....	111	9.5	Spouse.....	322	27.4
65 to 74 years.....	169	14.4	Child.....	221	18.8
75 to 84 years.....	79	6.7	Own child under 18 years.....	176	15.0
85 years and over.....	15	1.3	Other relatives.....	42	3.6
Median age (years).....	49.1	(X)	Under 18 years.....	19	1.6
18 years and over.....	970	82.6	Nonrelatives.....	54	4.6
Male.....	504	42.9	Unmarried partner.....	31	2.6
Female.....	466	39.7	In group quarters.....	-	-
21 years and over.....	942	80.2	Institutionalized population.....	-	-
62 years and over.....	327	27.9	Noninstitutionalized population.....	-	-
65 years and over.....	263	22.4	<b>HOUSEHOLD BY TYPE</b>		
Male.....	141	12.0	<b>Total households.....</b>	<b>535</b>	<b>100.0</b>
Female.....	122	10.4	Family households (families).....	386	72.1
<b>RACE</b>			With own children under 18 years.....	105	19.6
One race.....	1,164	99.1	Married-couple family.....	322	60.2
White.....	1,141	97.2	With own children under 18 years.....	69	12.9
Black or African American.....	2	0.2	Female householder, no husband present.....	42	7.9
American Indian and Alaska Native.....	16	1.4	With own children under 18 years.....	26	4.9
Asian.....	4	0.3	Nonfamily households.....	149	27.9
Asian Indian.....	-	-	Householder living alone.....	126	23.6
Chinese.....	-	-	Householder 65 years and over.....	57	10.7
Filipino.....	2	0.2	Households with individuals under 18 years.....	120	22.4
Japanese.....	2	0.2	Households with individuals 65 years and over.....	184	34.4
Korean.....	-	-	Average household size.....	2.19	(X)
Vietnamese.....	-	-	Average family size.....	2.52	(X)
Other Asian <sup>1</sup> .....	-	-	<b>HOUSING OCCUPANCY</b>		
Native Hawaiian and Other Pacific Islander.....	-	-	<b>Total housing units.....</b>	<b>1,344</b>	<b>100.0</b>
Native Hawaiian.....	-	-	Occupied housing units.....	535	39.8
Guamanian or Chamorro.....	-	-	Vacant housing units.....	809	60.2
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander <sup>2</sup> .....	-	-	occasional use.....	773	57.5
Some other race.....	1	0.1	Homeowner vacancy rate (percent).....	3.9	(X)
Two or more races.....	10	0.9	Rental vacancy rate (percent).....	4.0	(X)
<b>Race alone or in combination with one</b>			<b>HOUSING TENURE</b>		
<b>or more other races: <sup>3</sup></b>			<b>Occupied housing units.....</b>	<b>535</b>	<b>100.0</b>
White.....	1,151	98.0	Owner-occupied housing units.....	487	91.0
Black or African American.....	5	0.4	Renter-occupied housing units.....	48	9.0
American Indian and Alaska Native.....	21	1.8	Average household size of owner-occupied units.....	2.19	(X)
Asian.....	5	0.4	Average household size of renter-occupied units.....	2.25	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	2	0.2			

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

<sup>1</sup> Other Asian alone, or two or more Asian categories.<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

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



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

Geographic area: Germantown town, Juneau County, Wisconsin

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

Subject	Number	Percent	Subject	Number	Percent
<b>SCHOOL ENROLLMENT</b>			<b>NATIVITY AND PLACE OF BIRTH</b>		
Population 3 years and over enrolled in school .....	195	100.0	Total population .....	1,140	100.0
Nursery school, preschool .....	15	7.7	Native .....	1,103	96.8
Kindergarten .....	12	6.2	Born in United States .....	1,103	96.8
Elementary school (grades 1-8) .....	99	50.8	State of residence .....	636	55.8
High school (grades 9-12) .....	45	23.1	Different state .....	467	41.0
College or graduate school .....	24	12.3	Born outside United States .....	-	-
<b>EDUCATIONAL ATTAINMENT</b>			Foreign born .....	37	3.2
Population 25 years and over .....	877	100.0	Entered 1990 to March 2000 .....	2	0.2
Less than 9th grade .....	71	8.1	Naturalized citizen .....	21	1.8
9th to 12th grade, no diploma .....	178	20.3	Not a citizen .....	16	1.4
High school graduate (includes equivalency) .....	337	38.4	<b>REGION OF BIRTH OF FOREIGN BORN</b>		
Some college, no degree .....	184	21.0	Total (excluding born at sea) .....	37	100.0
Associate degree .....	22	2.5	Europe .....	24	64.9
Bachelor's degree .....	56	6.4	Asia .....	2	5.4
Graduate or professional degree .....	29	3.3	Africa .....	-	-
Percent high school graduate or higher .....	71.6	(X)	Oceania .....	-	-
Percent bachelor's degree or higher .....	9.7	(X)	Latin America .....	4	10.8
<b>MARITAL STATUS</b>			Northern America .....	7	18.9
Population 15 years and over .....	970	100.0	<b>LANGUAGE SPOKEN AT HOME</b>		
Never married .....	119	12.3	Population 5 years and over .....	1,092	100.0
Now married, except separated .....	650	67.0	English only .....	1,012	92.7
Separated .....	14	1.4	Language other than English .....	80	7.3
Widowed .....	67	6.9	Speak English less than "very well" .....	14	1.3
Female .....	50	5.2	Spanish .....	34	3.1
Divorced .....	120	12.4	Speak English less than "very well" .....	7	0.6
Female .....	48	4.9	Other Indo-European languages .....	33	3.0
<b>GRANDPARENTS AS CAREGIVERS</b>			Speak English less than "very well" .....	7	0.6
Grandparent living in household with one or more own grandchildren under 18 years .....	2	100.0	Asian and Pacific Island languages .....	2	0.2
Grandparent responsible for grandchildren .....	2	100.0	Speak English less than "very well" .....	-	-
<b>VETERAN STATUS</b>			<b>ANCESTRY (single or multiple)</b>		
Civilian population 18 years and over ..	934	100.0	Total population .....	1,140	100.0
Civilian veterans .....	203	21.7	Total ancestries reported .....	1,282	112.5
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			Arab .....	6	0.5
Population 5 to 20 years .....	186	100.0	Czech <sup>1</sup> .....	39	3.4
With a disability .....	26	14.0	Danish .....	15	1.3
Population 21 to 64 years .....	644	100.0	Dutch .....	20	1.8
With a disability .....	137	21.3	English .....	76	6.7
Percent employed .....	46.7	(X)	French (except Basque) <sup>1</sup> .....	43	3.8
No disability .....	507	78.7	French Canadian <sup>1</sup> .....	2	0.2
Percent employed .....	66.7	(X)	German .....	406	35.6
Population 65 years and over .....	262	100.0	Greek .....	8	0.7
With a disability .....	90	34.4	Hungarian .....	1	0.1
<b>RESIDENCE IN 1995</b>			Irish <sup>1</sup> .....	128	11.2
Population 5 years and over .....	1,092	100.0	Italian .....	51	4.5
Same house in 1995 .....	660	60.4	Lithuanian .....	8	0.7
Different house in the U.S. in 1995 .....	422	38.6	Norwegian .....	115	10.1
Same county .....	177	16.2	Polish .....	138	12.1
Different county .....	245	22.4	Portuguese .....	-	-
Same state .....	124	11.4	Russian .....	-	-
Different state .....	121	11.1	Scotch-Irish .....	31	2.7
Elsewhere in 1995 .....	10	0.9	Scottish .....	15	1.3
			Slovak .....	4	0.4
			Subsaharan African .....	-	-
			Swedish .....	25	2.2
			Swiss .....	14	1.2
			Ukrainian .....	-	-
			United States or American .....	29	2.5
			Welsh .....	4	0.4
			West Indian (excluding Hispanic groups) .....	-	-
			Other ancestries .....	104	9.1

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

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

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

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

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

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

Geographic area: Germantown town, Juneau County, Wisconsin

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

Subject	Number	Percent	Subject	Number	Percent
<b>Total housing units</b> .....	<b>1,232</b>	<b>100.0</b>	<b>OCCUPANTS PER ROOM</b>		
<b>UNITS IN STRUCTURE</b>			<b>Occupied housing units</b> .....	<b>512</b>	<b>100.0</b>
1-unit, detached .....	682	55.4	1.00 or less .....	504	98.4
1-unit, attached .....	32	2.6	1.01 to 1.50 .....	6	1.2
2 units .....	15	1.2	1.51 or more .....	2	0.4
3 or 4 units .....	34	2.8			
5 to 9 units .....	28	2.3	<b>Specified owner-occupied units</b> .....	<b>237</b>	<b>100.0</b>
10 to 19 units .....	-	-	<b>VALUE</b>		
20 or more units .....	-	-	Less than \$50,000 .....	18	7.6
Mobile home .....	438	35.6	\$50,000 to \$99,999 .....	114	48.1
Boat, RV, van, etc .....	3	0.2	\$100,000 to \$149,999 .....	30	12.7
			\$150,000 to \$199,999 .....	39	16.5
<b>YEAR STRUCTURE BUILT</b>			\$200,000 to \$299,999 .....	24	10.1
1999 to March 2000 .....	31	2.5	\$300,000 to \$499,999 .....	9	3.8
1995 to 1998 .....	200	16.2	\$500,000 to \$999,999 .....	3	1.3
1990 to 1994 .....	150	12.2	\$1,000,000 or more .....	-	-
1980 to 1989 .....	347	28.2	Median (dollars) .....	94,600	(X)
1970 to 1979 .....	316	25.6			
1960 to 1969 .....	118	9.6	<b>MORTGAGE STATUS AND SELECTED</b>		
1940 to 1959 .....	47	3.8	<b>MONTHLY OWNER COSTS</b>		
1939 or earlier .....	23	1.9	With a mortgage .....	143	60.3
			Less than \$300 .....	2	0.8
<b>ROOMS</b>			\$300 to \$499 .....	11	4.6
1 room .....	5	0.4	\$500 to \$699 .....	32	13.5
2 rooms .....	19	1.5	\$700 to \$999 .....	48	20.3
3 rooms .....	65	5.3	\$1,000 to \$1,499 .....	25	10.5
4 rooms .....	382	31.0	\$1,500 to \$1,999 .....	14	5.9
5 rooms .....	446	36.2	\$2,000 or more .....	11	4.6
6 rooms .....	189	15.3	Median (dollars) .....	850	(X)
7 rooms .....	65	5.3	Not mortgaged .....	94	39.7
8 rooms .....	30	2.4	Median (dollars) .....	279	(X)
9 or more rooms .....	31	2.5			
Median (rooms) .....	4.8	(X)	<b>SELECTED MONTHLY OWNER COSTS</b>		
			<b>AS A PERCENTAGE OF HOUSEHOLD</b>		
<b>Occupied housing units</b> .....	<b>512</b>	<b>100.0</b>	<b>INCOME IN 1999</b>		
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>			Less than 15.0 percent .....	75	31.6
1999 to March 2000 .....	78	15.2	15.0 to 19.9 percent .....	58	24.5
1995 to 1998 .....	154	30.1	20.0 to 24.9 percent .....	23	9.7
1990 to 1994 .....	108	21.1	25.0 to 29.9 percent .....	26	11.0
1980 to 1989 .....	118	23.0	30.0 to 34.9 percent .....	20	8.4
1970 to 1979 .....	42	8.2	35.0 percent or more .....	32	13.5
1969 or earlier .....	12	2.3	Not computed .....	3	1.3
<b>VEHICLES AVAILABLE</b>			<b>Specified renter-occupied units</b> .....	<b>49</b>	<b>100.0</b>
None .....	17	3.3	<b>GROSS RENT</b>		
1 .....	156	30.5	Less than \$200 .....	-	-
2 .....	227	44.3	\$200 to \$299 .....	7	14.3
3 or more .....	112	21.9	\$300 to \$499 .....	33	67.3
			\$500 to \$749 .....	5	10.2
<b>HOUSE HEATING FUEL</b>			\$750 to \$999 .....	2	4.1
Utility gas .....	9	1.8	\$1,000 to \$1,499 .....	-	-
Bottled, tank, or LP gas .....	397	77.5	\$1,500 or more .....	-	-
Electricity .....	53	10.4	No cash rent .....	2	4.1
Fuel oil, kerosene, etc .....	11	2.1	Median (dollars) .....	416	(X)
Coal or coke .....	-	-			
Wood .....	42	8.2	<b>GROSS RENT AS A PERCENTAGE OF</b>		
Solar energy .....	-	-	<b>HOUSEHOLD INCOME IN 1999</b>		
Other fuel .....	-	-	Less than 15.0 percent .....	14	28.6
No fuel used .....	-	-	15.0 to 19.9 percent .....	9	18.4
			20.0 to 24.9 percent .....	8	16.3
<b>SELECTED CHARACTERISTICS</b>			25.0 to 29.9 percent .....	-	-
Lacking complete plumbing facilities .....	2	0.4	30.0 to 34.9 percent .....	-	-
Lacking complete kitchen facilities .....	2	0.4	35.0 percent or more .....	11	22.4
No telephone service .....	4	0.8	Not computed .....	7	14.3

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

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

ATTACHMENT B

PUBLIC PARTICIPATION PLAN

## Public Participation Resolution

Town of Germantown

# 2005-09

WHEREAS, the Town of Germantown is required to prepare and adopt a Comprehensive Plan as outlined in Wisconsin State Statutes; and

WHEREAS, public participation is critical for the development of a sound plan; and

WHEREAS, it is necessary for the Town of Germantown to approve a process to involve the public in the planning process; and

NOW, THEREFORE, BE IT RESOLVED, that the Town of Germantown does approve and authorize the Public Participation Plan as presented.

ADOPTED on the 8<sup>th</sup> day of November, 2005

ATTEST:   
Clerk/Treasurer

The governing body of the Town of Germantown has authorized this resolution, dated today

ATTEST:   
Chairman

## **Public Participation Plan**

### **I. Background**

The Town of Germantown recognizes the need to engage the public in the planning process. This plan sets forth the techniques the county and its local units of government will use to meet the goal of public participation. Therefore, this Public Participation Plan forms the basic framework for achieving an interactive dialogue between citizens, local decision makers, staff, and the NCWRPC.

The creation of the Public Participation Plan is a task required in meeting the requirements of Wisconsin's Comprehensive Planning Legislation (1999 Wisconsin Act 9 and its technical revisions). The Town of Germantown will comply with the Plan as appropriate to the situation. As the planning process develops, it should be expected that deviations from the plan may occur.

### **II. Objectives**

The following is a list of objectives for public participation that the Town of Germantown would like to achieve throughout the development and subsequent adoption of the Town of Germantown Comprehensive Plan and local plans:

- That the residents of Town of Germantown become fully aware of the importance of participating in the development of the Town of Germantown Comprehensive Plan.
- That the public participation process be designed to engage all aspects of the Town.
- That the public have opportunities to provide their input (both formally and informally) to the Town, and its governing body.
- That the public have access to all technical information and any analyses performed throughout the planning process.
- That members of the Town have input from the broadest range of perspectives and interests in the community possible.
- That input is elicited through a variety of means (electronic, printed, and oral) in such a way that it may be carefully considered and responded to.
- That this process of public involvement strengthens the sense of community present in the Town of Germantown.

The goal will be to inform, consult and involve the public and the communities served during each phase of the planning process. Hopefully, this will help balance the issues related to private property rights.

### **III. Techniques**

The public participation plan for the comprehensive planning process will incorporate the following:

1. All meetings for the planning process will be open to the public and posted. A large open house will be held mid-way and near the end of the process.
2. Periodic press releases to the media and local counties will occur to promote the open house meetings.
3. Via the NCWRPC NEWS newsletter all interested parties and adjoining governments will be informed of the planning process.
4. Planning meeting summaries and handouts will be maintained in the office and on the website [www.ncwrpc.org](http://www.ncwrpc.org).
5. All planning meetings will have comment sheets available. All website comments will be included in the record as well.

Throughout the plan process, the Town of Germantown Planning Commission will meet to monitor the development of the plan.

ATTACHMENT C

NATURAL HERITAGE INVENTORY MAP



Juneau County

AQUATIC OCCURRENCES

Animal

Osprey, Pandion haliaetus, 1992  
Bald Eagle, Haliaeetus leucocephalus, 2002  
Black Tern, Chlidonias niger, 1999  
Weed Shiner, Notropis texanus, 1973  
Wood Turtle, Clemmys insculpta, 1986  
Little Shrew, Sorex arcticus, 1986  
Prairie Dog, Cynomys ludovicianus, 1995  
Least Bitter, Icthyophaga mississippiensis, 1999  
Sand Skink, Ophiogomphus smithi, 1998  
Trumpeter Swan, Cygnus bucinator, 1999  
American Bittern, Botaurus lentiginosus, 1999  
Warpaint Emerald, Somatochlora incurvata, 1998  
Blanding's Turtle, Emydoidea blandingii, 2004  
Ringed Boghaunter, Williamsonia innerti, 2002  
Salamander Mussel, Simpsonias ambigua, 1987  
Red-shouldered Hawk, Buteo lineatus, 1992  
Two-spotted Skipper, Euphyes bimacula, 1998  
Western Sand Darter, Etheostoma caeruleum, 1973  
Louisiana Waterthrush, Seiurus motacilla, 1999  
Russet-tipped Clubtail, Stylurus plagiatius, 1995  
White-spangled Skimmer, Libellula cyanea, 1981  
Midwestern Fen Buckmoth, Hemileuca sp. 3, 1996  
Blanchard's Cricket Frog, Acris crepitans blanchardi, 1983  
A Predaceous Diving Beetle, Agabus bicolor, 2004  
Yellow-crowned Night-heron, Nyctanassa violacea, 1984  
Eastern Massasauga Rattlesnake, Sistrurus catenatus, 2005

Plants

Boo Fern, Thelypteris simulata, 1998  
Long Sedge, Carex folliculata, 1998  
Vasey Rush, Juncus vaseyi, 1964  
Straw Sedge, Carex straminea, 1999  
Whip Nutsedge, Scleria triglomerata, 1936  
Drooping Sedge, Carex prasina, 1993  
Grassleaf Rush, Juncus marginatus, 1959  
Water-purslane, Didiplis diandra, 1973  
Wolf Spikerush, Eleocharis wolffii, 1995  
Clustered Sedge, Carex cumulata, 1997  
Prickly Hornwort, Ceratophyllum echinatum, 1998  
Spotted Pondweed, Potamogeton pulcher, 1938  
Torrey's Bulrush, Scirpus torreyi, 1998  
Vasey's Pondweed, Potamogeton vaseyi, 1969  
Yellow Screwstem, Bartonis virginica, 1998  
Crossleaf Milkwort, Polygala cruciata, 1998  
Algae-like Pondweed, Potamogeton confervoides, 1975  
Engelmann Spike-rush, Eleocharis engelmannii, 1967  
Water-thread Pondweed, Potamogeton diversifolius, 1997  
Virginia Meadow-beauty, Rhexia virginica, 2001  
Fawcett's Water-milfoil, Myriophyllum farwellii, 1997  
Slim-stem Shail-reedgrass, Calamagrostis stricta, 1964  
Shredder-rooted Bladderwort, Utricularia gemmispata, 1998  
Sweet-scented Indian-plantain, Eupatorium suaveolens, 1981  
Northern Yellow Lady's-slipper, Cypripedium parviflorum var. makasin, 1959

Natural Communities

Shrub-carr, Shrub-carr, 1982  
Alder Thicket, Alder thicket, 1981  
Emergent Marsh, Emergent marsh, 1979  
Central Poor Fen, Central poor fen, 1998  
Floodplain Forest, Floodplain forest, 2000  
Northern Wet Forest, Northern wet forest, 1982  
Northern Sedge Meadow, Northern sedge meadow, 1982  
Southern Sedge Meadow, Southern sedge meadow, 1981  
Tamarack (Poor) Swamp, Tamarack (poor) swamp, 1997  
Stream--Fast, Hard, Cold, Stream--fast, hard, cold, 1981  
Stream--Slow, Hard, Cold, Stream--slow, hard, cold, 1977  
Stream--Slow, Hard, Warm, Stream--slow, hard, warm, 1981  
White Pine-Red Maple Swamp, White pine-red maple swamp, 1998  
Springs and Spring Runs, Hard, Springs and spring runs, hard, 1995  
Springs and Spring Runs, Soft, Springs and spring runs, soft, 1981

TERRESTRIAL OCCURRENCES

Animal

Kärner Blue, Lycaidea melissa samuelis, 2004  
Pygmy Shrew, Sorex hoyi, 1975  
Bird Rookery, Bird Rookery, 1986  
Prairie Vole, Microtus ochrogaster, 1974  
Frosted Elf, Calophrys ius, 1988  
A Tiger Beetle, Cicadella patula huberi, 1999  
Belted Kingfisher, Halcyon leucorhynchos, 2000  
Carle's Warbler, Dendroica carleii, 1989  
Northern Goshawk, Accipiter gentilis, 1997  
Regal Tiliary, Spizella idalia, 1981  
Leonard's Skipper, Hesperia leonardus, 1982  
Loggerhead Shrike, Empidonax virens, 1992  
Acadian Flycatcher, Empidonax virens, 1992  
Persius Dusky Wing, Erynnis persius, 1990  
Little White Tiger Beetle, Cicadella lepida, 1998  
Western Slender Glass Lizard, Ophisaurus attenuatus, 2001  
Speckled Rangeland Grasshopper, Arphia conspersa, 1998

Plants

Musk-root, Adoxa moschatellina, 1980  
Marbleseed, Onosmodium molle, 1959  
Bushy Aster, Aster dumosus var. strictior, 1967  
Calf Cudweed, Graphalium obtusilobum var. saxicola, 1999  
Rock Cudweed, Ruperzia propinqua, 1995  
Noddy Pungent, Polytaenia nuttallii, 1991  
Prairie Parsley, Polytaenia nuttallii, 1990  
Woolly Milkweed, Asclepias lanuginosa, 1940  
Autumn Coral-root, Corallorhiza odoratissima, 1991  
Pale Green Orchid, Platanthera flava var. herbicola, 1987  
Shadow Goldenrod, Solidago sciaphila, 1995  
Roundstem Foxglove, Agalinis gattingeri, 1997  
Bird's-eye Primrose, Pimula mississinica, 1995  
Rocky Mountain Sedge, Carex backii, 1981  
Maidenhair Spleenwort, Asplenium trichomanes, 2000  
One-flowered Broomrape, Orobanche uniflora, 1994  
Arrow-headed Rattle-box, Crotalaria sagittalis, 1973  
Yellow Evening Primrose, Calyophus serrulatus, 1948  
Small-flowered Woolly Bean, Strophostyles leiosperma, 1997

Natural Communities

Dry Cliff, Dry cliff, 2002  
Dry Prairie, Dry prairie, 1981  
Mud Cliff, Mud cliff, 1982, 1997  
Oxbow Marsh, Oxbow marsh, 1999  
Pine Barren, Pine barren, 1997  
Pine Barrens, Sand barrens, 1979  
Mesic Prairie, Mesic prairie, 1989  
Hemlock Relict, Hemlock relict, 1995  
Dry-mesic Prairie, Dry-mesic prairie, 1999  
Northern Dry Forest, Northern dry forest, 1998  
Southern Dry Forest, Southern dry forest, 1999  
Northern Mesic Forest, Northern mesic forest, 1981  
Southern Mesic Forest, Southern mesic forest, 1981  
Northern Dry-mesic Forest, Northern dry-mesic forest, 1997  
Southern Dry-mesic Forest, Southern dry-mesic forest, 2002  
Central Sands Pine-Oak Forest, Central sands pine-oak forest, 1998



This map represents the known occurrences of rare species and natural communities that have been recorded in the Wisconsin Natural Heritage Inventory (NHI). Colored sections indicate the presence of one or more occurrences within that section. Hatched townships indicate one or more occurrences reported only at the township level. The date following the names above notes the most recent year the occurrence was recorded in the county.

Map generated using NHI data from: 12/18/2006  
Copyright 2003, WDNR-Bureau of Endangered Resources  
This map may not be reproduced without prior written permission.



ENDANGERED  
RESOURCES

SPECIES and/or  
NATURAL COMMUNITY

Aquatic

Terrestrial

Both

Township  
Occurrences

Watershed  
Boundaries

State

Natural Area

## ATTACHMENT D

### ACRONYMS

## ACRONYMS

AADT	Average Annual Daily Traffic Count
ARO	Agricultural/Residential/Open Space
CDBG	Community Development Block Grant
CRAM	County Regional Agreement for Municipalities
DNR	Department of Natural Resources
DOA	Department of Administration
EAD	Chippewa Valley Regional Airport
EDA	Economic Development Administration
FERC	Federal Energy Regulatory Commission
FLUP	Future Land Use Plan
ISTEA	Intermodal Surface Transportation Efficiency Act
HUD	Housing and Urban Development
JAM	Juneau, Adams, Marquette Counties
JCEDC	Juneau County Economic Development Corporation
LSE	LaCrosse Municipal Airport
MFL	Managed Forest Land
MSN	Dane County Regional Airport
NCWDC	North Central Economic Development Corporation
NCWRPC	North Central Wisconsin Regional Planning Commission
NWMOC	Northwest Wisconsin Manufacturing Outreach Center
PASER	Pavement Surface Evaluation & Rating
PUD	Planned Unit Development
SBA	Small Business Administration
SBDC	Small Business Development Center
SWOT	Strengths, Weaknesses, Opportunities and Trends
TEA	Transportation Economic Assistance
USDA-RD	U.S. Department of Agriculture-Rural Development
WISC	Wisconsin Innovation Service Center
WisDOT	Wisconsin Department of Transportation
WISLR	Wisconsin Information System for Local Roads
WRPCO	Wisconsin River Power Company