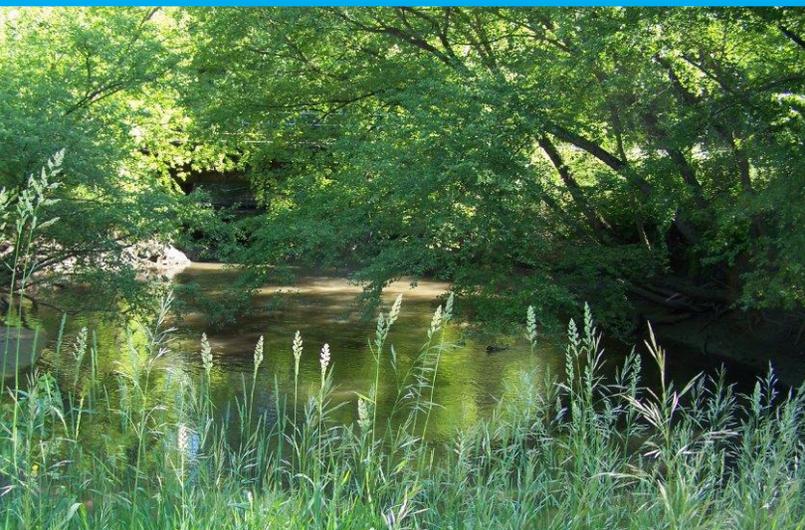




Town of Lemonweir Comprehensive Plan 2017



Town of Lemonweir

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Adopted October 2017

Photo Credits: Carin E. Leach, Zoning Administrator

Prepared by:
North Central Wisconsin Regional Planning Commission

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INTRODUCTION AND DEMOGRAPHICS

Purpose of the Plan

The Town of Lemonweir 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 Statue 60.22(3), and according to Comprehensive Planning in State Statue 66.1001 for Wisconsin.

Public Participation

An important part of any planning process is public involvement. Public involvement provides the citizens of the town with an opportunity to express their views, ideas, and opinions on issues that they would like addressed regarding the future development of their town. Local officials use this input to guide policies and decisions with greater awareness of the public's

desires and consensus. A Public Participation Plan was adopted early in the planning process to ensure the public had opportunities to engage. This Plan ensures that all meetings are posted and open to the public, all materials related to the plan are available at the Town Hall and online for public review, and that a public hearing will be held to solicit public comment prior to adoption of the Comprehensive Plan.

Community Vision Statement

The Town of Lemonweir boasts a safe, peaceful, country-style environment with many of the advantages of city living, and offers a special place in which to raise a family or retire. The Town needs to ensure its strong family farming tradition, protect and conserve its valuable resources of prime agricultural and forest lands and to protect food and livestock production. At the same time it is necessary to work with the City of Mauston to ensure that growth within the urbanized areas does not endanger the rural quality that make the Town attractive.

Demographics

Population

The Town's population has increased slightly since 2000. As shown in **Table 1**, the Town experienced a 1.1 percent population decrease between 2000 and 2010. The population then increased again by 2014. Meanwhile, the county and two neighboring communities grew much faster between 2000 and 2010. The Town of Lemonweir represents 6.7 percent of the County.

The Wisconsin Department of Administration publishes population estimates for all minor civil divisions. According to these estimates, the Town is expected to have a population of 1,815 by 2040, rising to a high of 1,845 in 2030 then decreasing slightly.

Table 1 - Population

	2000	2010	2014	2000-2010 % Change	2000-2010 Net Change
Lemonweir	1,763	1,743	1,800	-1.1%	-20
Lindina	730	718	580	-1.6%	-12
Lisbon	1,003	912	918	-9.1%	-91
Germantown	1,174	1,471	1,492	25.3%	297
Mauston	3,740	4,423	4,446	18.3%	683
Juneau County	24,316	26,664	26,607	9.7%	2,348

Source: U.S. Census

Households

The number of households in the Town grew by 7.5% between 2000 and 2010. Most other neighboring communities also experienced household growth, see [Table 2](#). The household growth rate is much higher than the population growth rate, indicating that household size is decreasing. The Wisconsin DOA projects that by 2040, the Town will have 836 households, an increase of 122 households from 2010.

Age

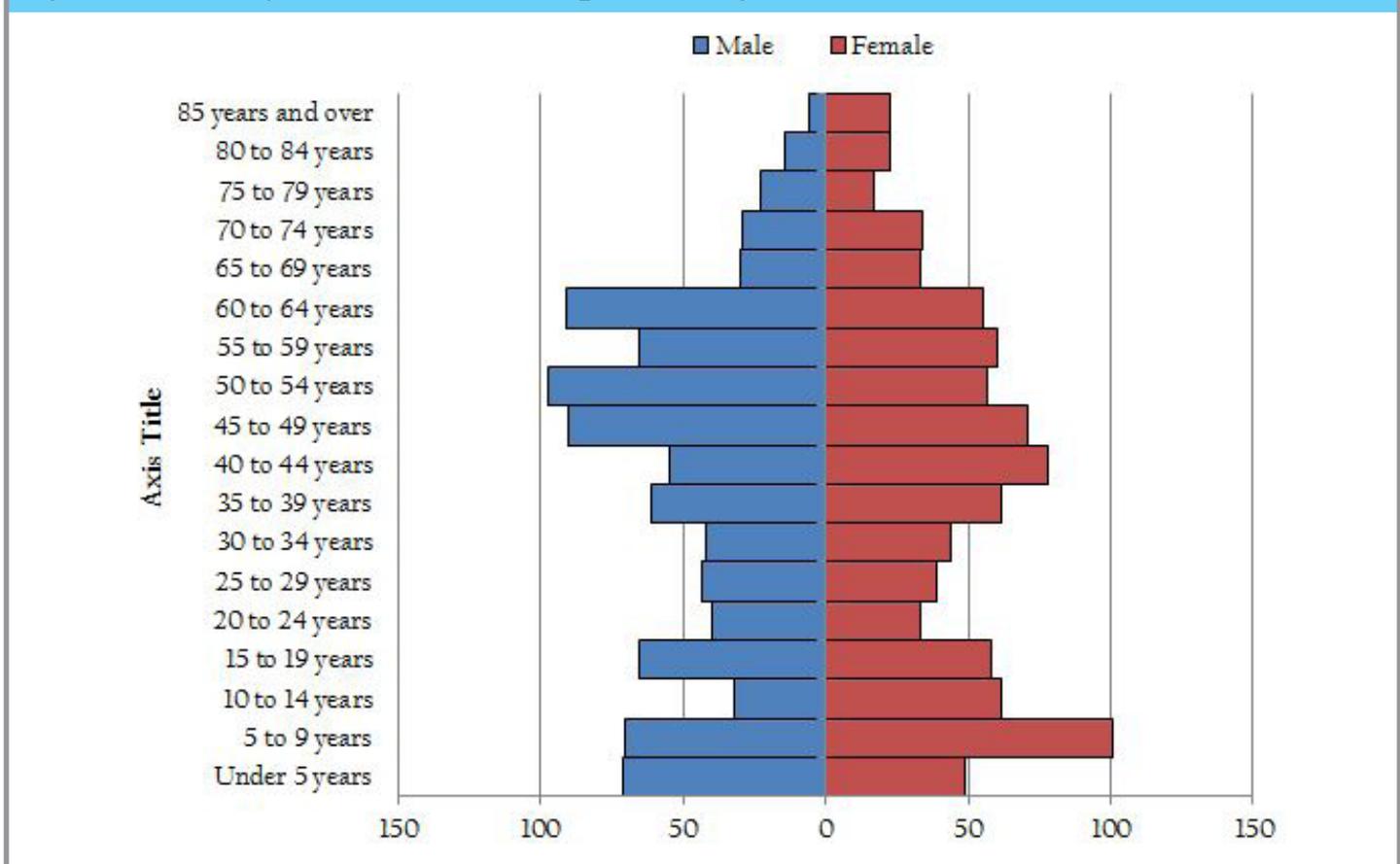
The number of males in Lemonweir increased from 891 in 2000 to 924 in 2010, and the number of females increased from 872 to 899 over the same time period. Males continue to represent a slightly larger percentage of the population than females. In 2010, the median age was 41.8, an increase from a median age of 39.4 in 2000. Lemonweir has seen an increase in the percentage of the population under the age of 5 from 5.6% in 2000 to 6.5% in 2010. [Figure 1](#) shows the distribution of the population among age cohorts.

Table 2 - Households

	2000	2010	2014	2000-2010 % Change	2000-2010 Net Change
Lemonweir	679	730	686	7.5%	51
Lindina	263	314	239	19.4%	51
Lisbon	388	386	374	-0.5%	-2
Germantown	535	744	657	39.1%	209
Mauston	1,585	1,746	1,626	10.2%	161
Juneau County	9,696	11,012	10,074	13.6%	1,316

Source: U.S. Census

Figure 1 - Town of Lemonweir 2010 Population Pyramid



Educational Attainment

Educational levels in the Town of Lemonweir are generally similar to those of Juneau County, both with a slightly lower overall education level than Wisconsin. In 2010, 84.4 percent of people in Lemonweir over the age of 25 were at least high school graduates, compared to 84.6 percent in the County and 89.3 percent across the State, see **Figure 2**. In 2010, 13.7 percent of people in the Town over the age of 25 had a bachelor's degree or higher, compared to 21.1 percent in the County and 25.7 percent across the State. All of these numbers are up from 2000 when only 78.5 percent of Town residents over 25 had a high school degree and 10 percent had a bachelor's degree or more.

Employment

The number of employed persons in Lemonweir decreased slightly between 2000 and 2010, see **Table 3**. Most of the surrounding communities saw

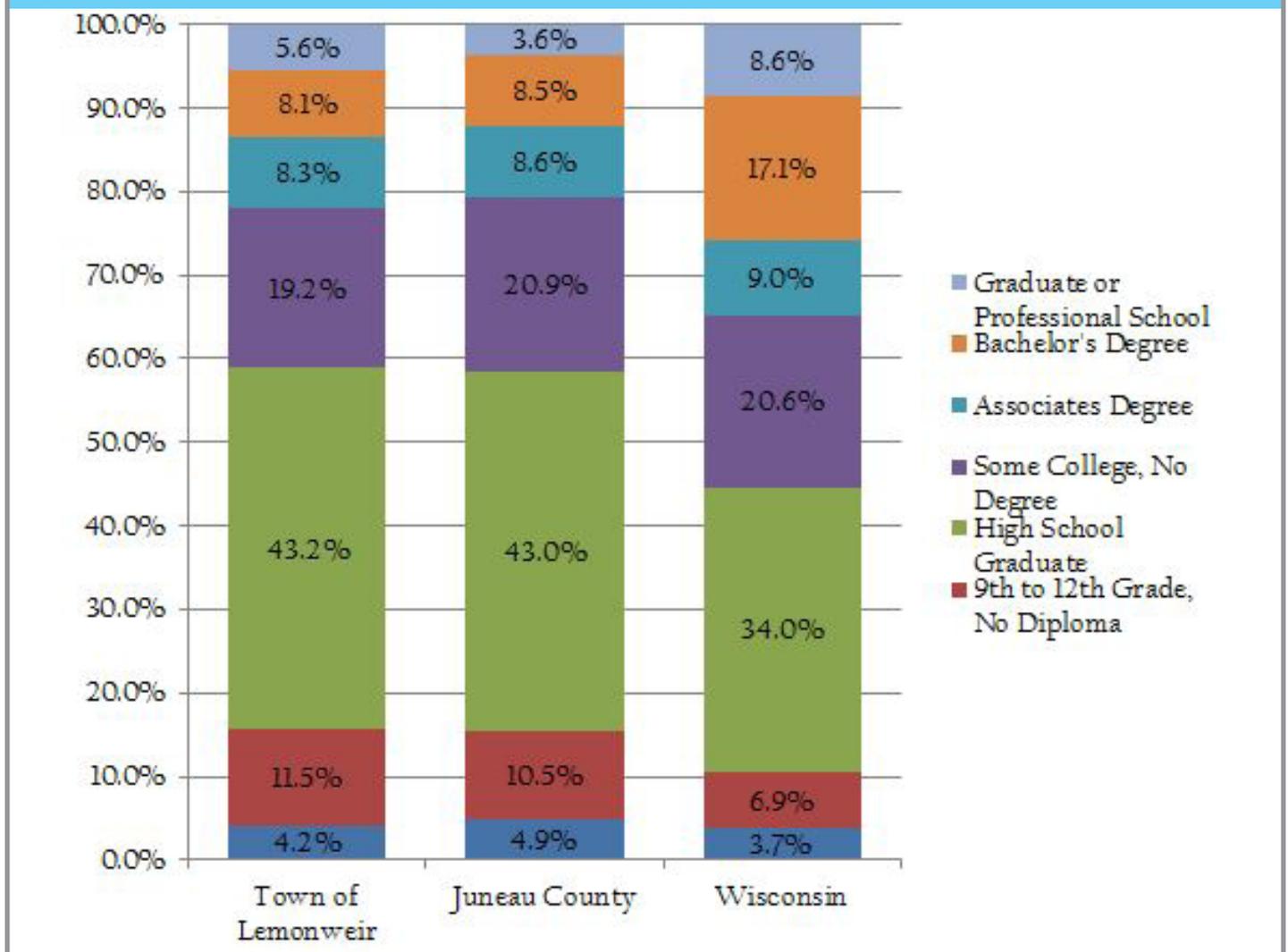
the number of employed residents increase over the same time period. The industries which employed the most Lemonweir residents in 2010 were Retail Trade; Manufacturing; and Educational Services, and Health Care and Social Assistance; and Transportation and Warehousing, and Utilities. These four industries accounted for 61.3 percent of all employment of Lemonweir residents.

Table 3 -Employed Residents

	2000	2010	% Change
Lemonweir	878	846	-3.6%
Lindina	372	414	11.3%
Lisbon	495	487	-1.6%
Germantown	469	760	62.0%
Mauston	1,813	1,926	6.2%
Juneau County	11,333	12,745	12.5%

Source: U.S. Census

Figure 2 - 2010 Educational Attainment



Household Income

The 2010 median household income in the Town was \$48,125, which was more than Juneau County, but less than the State, which were \$45,664 and \$51,598 respectively, see [Table 4](#). Of the 730 households in the Town, 174 reported incomes less than \$34,999 and 117 had an income above \$100,000. [Table 5](#) shows the per capita income, which in the Town increase at a slightly faster rate than in the County or State between 2000 and 2010.

In 2010, 10.9 percent of the population is below the poverty level in the Town of Lemonweir, and 8.2 percent of households have received food stamps/ SNAP benefits in the prior 12 months. In 2010, 19.7 percent of people under 18 are below the poverty level, along with 8.1 percent of people 18 to 64 years old, and 6.5 percent of people 65 or older. [Table 6](#) compares the poverty rate in the Town with the County and State for 1999 and 2010.

Table 4 - Median Household Income

	2000	2010	2014	2000-2010 % Change	2000-2010 Net Change
Lemonweir	\$39,271	\$48,125	\$52,885	22.5%	\$8,854
Lindina	\$41,250	\$51,618	\$67,750	25.1%	\$10,368
Lisbon	\$41,354	\$50,735	\$53,333	22.7%	\$9,381
Germantown	\$31,204	\$46,500	\$42,404	49.0%	\$15,296
Mauston	\$32,341	\$44,655	\$38,550	38.1%	\$12,314
Juneau County	\$35,335	\$45,664	\$45,135	29.2%	\$10,329
Wisconsin	\$43,791	\$51,598	\$52,738	17.8%	\$7,807

Source: U.S. Census

Table 5 - Per Capita Income

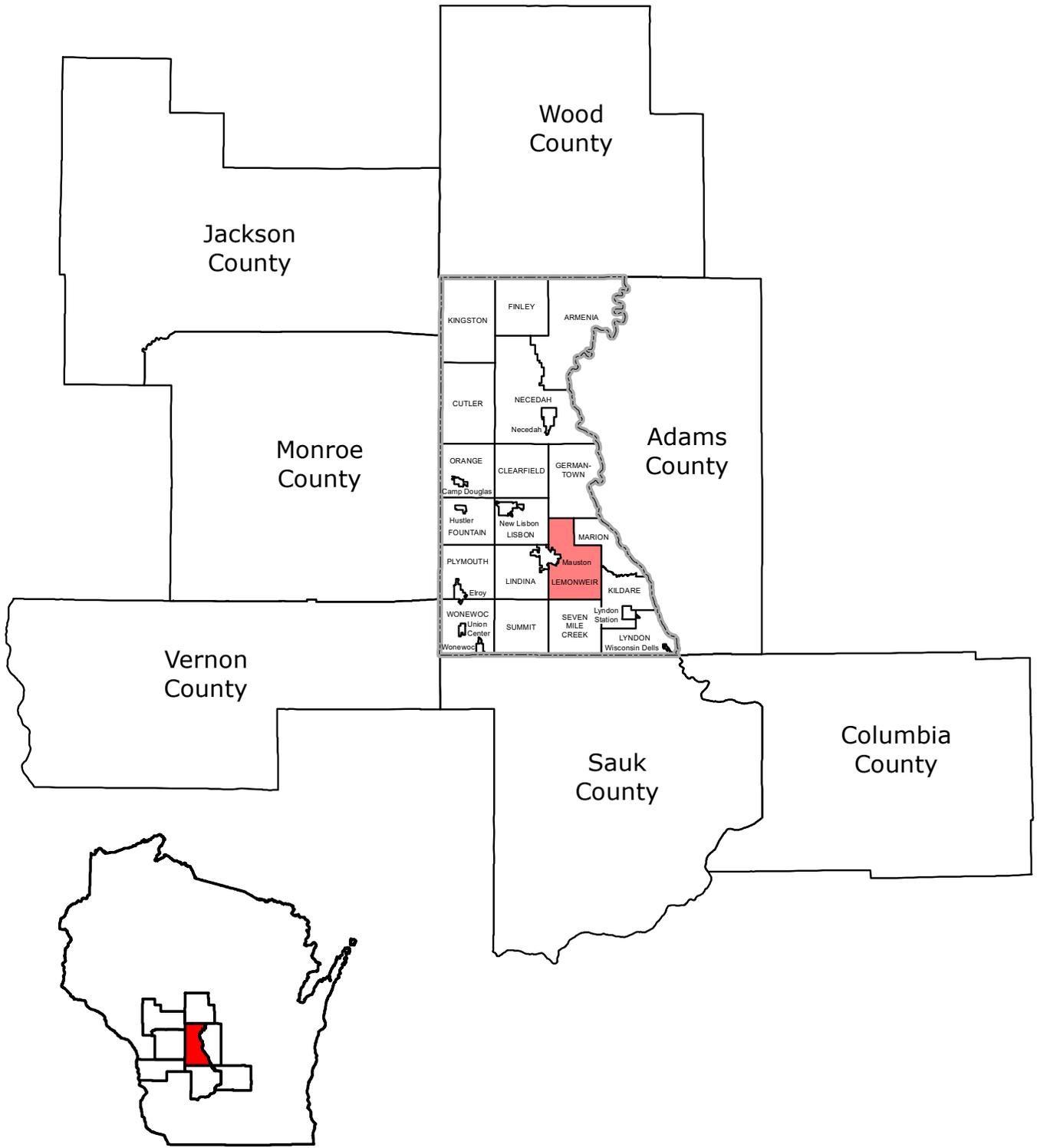
	2000	2010	2014	2000-2010 % Change	2000-2010 Net Change
Lemonweir	\$16,815	\$22,369	\$25,494	33.0%	\$5,554
Lindina	\$16,047	\$26,886	\$32,459	67.5%	\$10,839
Lisbon	\$18,231	\$22,684	\$26,533	24.4%	\$4,453
Germantown	\$17,815	\$37,625	\$24,474	111.2%	\$19,810
Mauston	\$21,640	\$20,044	\$20,259	-7.4%	-\$1,596
Juneau County	\$17,892	\$23,026	\$22,429	28.7%	\$5,134
Wisconsin	\$21,271	\$26,624	\$27,907	25.2%	\$5,353

Source: U.S. Census

Table 6 - Poverty Rate

	1999	2010
Lemonweir	8.8%	10.9%
Juneau County	7.4%	11.0%
Wisconsin	5.6%	11.6%

Source: U.S. Census



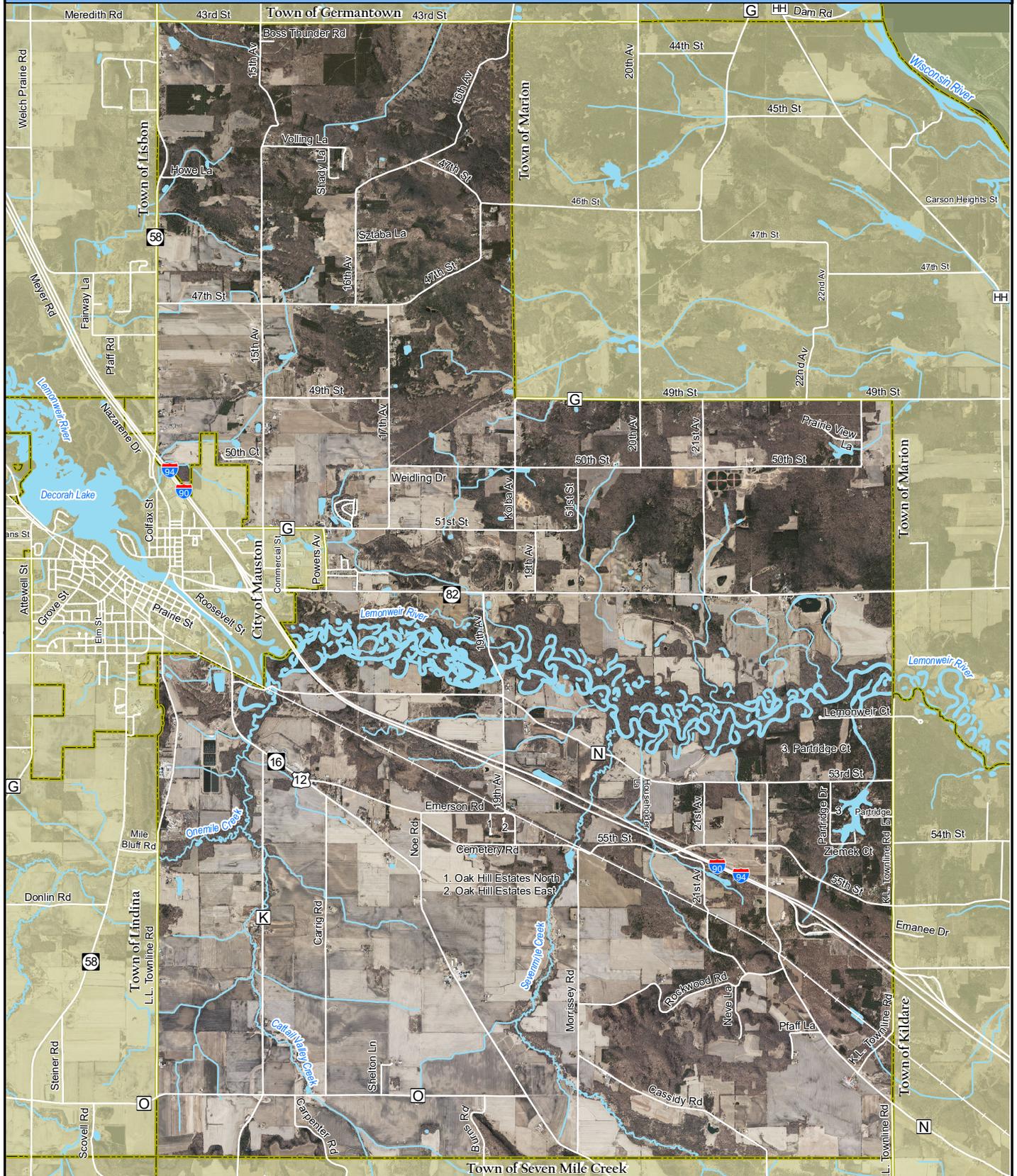
Source: WI DNR, NCWRPC, 2015 Airphoto

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— Minor Civil Divisions
— Roads
— Railroad
— Water

Source: WI DNR, NCRWPC, 2015 Airphoto
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NATURAL AND CULTURAL RESOURCES

Natural Resources

Physical Geography & Geology

The Town of Lemonweir lies primarily within physiographic province of the Central Plain. An occasional sandstone butte shows what bedrock exists under the Central Plain. These buttes rise above the basin to a height of 110 to 300 feet with a maximum elevation of 1,262 at Sheep Pasture Bluff. They are capped by resistant rock and are the remnant outlines of the retreating uplands to the southwest of the county. Land in the Town slopes toward the Lemonweir River, with elevations ranging from about 900 feet at the north and south ends to about 850 feet at the river.

The town has extensive areas of wetlands, which result in relatively flat topography, a high water table, and slowly permeable layers of silt or clay within the lake deposits. This area 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.

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.

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.



Lemonweir River

Surface Water

Together the lakes and streams total about 401.5 acres in the town, about 1.5 percent of total area. The dominant water feature in the Town of Lemonweir is the Lemonweir River. These surface water resources replenish the groundwater as part of the hydrologic cycle. See the Natural Resources Map, [Map 3](#).

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. None of the streams or rivers has been designated as trout streams, outstanding or exceptional waters, or wild/scenic rivers.

In most areas of Lemonweir 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.

Groundwater

For most users groundwater is the major source of supply, and is readily available in quantities adequate to meet domestic, agricultural, municipal, and industrial needs. Groundwater is at various depths, depending upon the general topography, the elevation above the permanent stream level, and the character of the underlying rock formation. It is in aquifers where water fills all pores and fissures in the bedrock or in unconsolidated material, such as sand. Wells drilled into these aquifers are the source of water for rural users.

Glacial lake and outwash deposits make up an aquifer that is the major source of ground water for private water supplies in the northern two-thirds of Juneau County. In the Town of Lemonweir this aquifer is less than 50 feet thick and generally produces yields of less than 50 gallons per minute.

The quality of ground water in the county is generally good for most domestic and industrial uses. The water is relatively soft in most of the county. Local differences in the quality of ground water are caused by the composition, solubility, and surface area of particles of soil and rock through which the water moves and the length of time the water is in contact with these materials. Calcium, magnesium, and bicarbonate ions derived from dolomite are present. There are considerable local differences in the quality of groundwater in Lemonweir with some residents reporting iron or lime, and others high levels of nitrites, from agricultural runoff. Minor water use problems are caused by hardness and locally by high concentrations of iron. Local water also tends to be acidic, with approximately 75% of the town having water at or below a pH of 6.5. This leads to issues with copper water pipes in homes.

Wetlands

Wetlands are defined as areas between terrestrial and aquatic systems where the water table is at, near, or above the land surface for a significant part of most years. Wetlands include marshes, wooded swamps, and wet meadows. Soils in these areas are usually saturated during the growing season within a few inches of the surface. The presence of wetlands in an area can limit the type of development that can occur in that location.

Wetlands are found in several locations throughout the Town, primarily along the waterways such as the Lemonweir River, Onemile Creek, Sevenmile Creek, and other small creeks. See the Natural Resources



Lemonweir River

Map.

Wetlands perform many indispensable roles in the proper function of the hydrologic cycle, and local ecological systems. In a natural condition, they control floodwater by moderating peak flows, and some may act as groundwater recharge sites. All wetlands have valuable water purification capabilities and make significant contributions to surface and groundwater quality. They act as settling areas for inflowing streams as well as functioning in the reduction of water nutrients through uptake of these compounds into plant tissues. They also have a buffering effect on water acidity or alkalinity and are helpful in the elimination of harmful bacteria, which may be found in surface or groundwater. They also serve as breeding and nesting grounds for waterfowl and many other animals that depend on aquatic habitats; they are an important recreational, education, and aesthetic resource. In many instances, wetlands serve as the combined roles of flood moderation, water purification and aquatic habitat, wetlands are important to the maintenance of downstream habitat as well.

Floodplains

A floodplain is an area of land that is prone to flooding, usually located adjacent to a stream or river. Floodplains in the Town are found along the Lemonweir River, and along some of the larger creeks throughout the Town. See the Natural Resources Map.

Floodplains are a natural feature not conducive to development. Inappropriate location of roadways in floodplains can result in serious flood damage.

Periodic roadbed saturation and embankment washing eventually lead to an increase in road maintenance costs. In addition to roads, floodwaters can create a number of problems by damaging foundations of homes, electrical equipment, heating units, etc. Basements constructed on permeable sands and silts of floodplains are especially susceptible to damage resulting from seepage through walls. Thus, it is advisable to restrict development in such areas.

Soils

Soils are an important natural resource. To better guide development and land use within the Town, it is important to know and understand soil properties and their limitations. Soil properties affecting potential land use decisions include depth to bedrock, slope, drainage/permeability, shrink-swell potential, and flooding. Soil characteristics can vary widely across a given area, but generalizations can be made based on a soil series, which is a type of soil profile. The soil survey describes the characteristics of different types of soils including engineering properties, physical and chemical properties, and soil and water features.

As with most areas in Central Wisconsin, the Town has a variety of soil types within its boundaries. According to the USDA Web Soil Survey of Juneau County, five of the more prominent soil series identified within the Town

are Lows loam, Boone sand, Majik, Newlang Muck, and Tint sand. Soils within the Town are primarily sandy lake deposits, some with silt-loam loess caps. See the Soil Survey for more detailed information.

Agricultural Resources

Agriculture is a major industry in Juneau County, with 180,039 acres in farmland in 2012 in the County in 827 farms. These farms included over 24,000 cattle and calves and over 15,000 hogs and pigs, as well as over 73,000 acres of corn for silage, 65,000 acres of winter wheat for grain, and over 26,000 acres of soybeans.

Within the Town of Lemonweir, in 2015 approximately 10,567 acres of land were in use for agriculture, which is 39.3% of total land. This is a small decrease from 2005 when 40.5 % of the land use in agricultural use. Additionally, 42% of total land is currently woodlands, some of which may be agricultural forests.

Woodlands

Woodlands are the predominant land cover within the Town, covering nearly 11,325 acres, or approximately 42.1 percent of the Town. Forest cover provides many vital functions, which are diverse in nature; forested lands provide for recreational opportunities, scenic beauty, economic commodity (timber products), and wildlife habitat as well as protection of sensitive environmental areas. Tree cover is essential, especially for erosion control and to reduce effluent and nutrient flows into surface water bodies and courses. Woodlands are shown on Map 6, Existing Land Use.

Some woodlands in the town are being maintained through the Managed Forest Law (MFL) and the Forest Crop Law (FCL). This tax assessment program is available to landowners willing to manage their forest plot according to sound forestry practices as specified in a management plan.

The Juneau County Land, Forestry, and Parks department manages many forest units throughout the county. These include two forest units within the Town of Lemonweir, the Lemonweir Mills Unit and part of the Germantown Unit.

Rare Species & Natural Communities

Wisconsin's National Heritage Inventory program (NHI) is responsible for maintaining data on the locations and status of rare species, natural communities, and natural features throughout the State. The program's database, on the Wisconsin DNR website, identifies species and natural communities that are currently tracked by the NHI. As of May 2016,



Cornfield

NHI tracked 17 species or communities in the Town of Lemonweir. No species have an endangered status, and two have a threatened status in Wisconsin; no species in the Town have a federal status. Of the 17 species tracked by NHI 11 are communities, 3 are plants, and 3 are animals or insects.

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.

Cultural Resources

Brief Community History

Lemonweir has been described as the “Mother Town” of Juneau and Adams County the town from which all the other towns on the south side of the Lemonweir River originated. Much of the early history of the county is tied to the development of the Town of Lemonweir. When Chief Black Hawk fled his defeat at Bad Axe River in 1833 he sought refuge at Seven Mile Bluff (commonly known as Pollard's Rock) in the southeastern corner of the town. Although the actual capture of the Chief took place elsewhere, his stay at Pollard's Rock marked the beginning of the end of his flight from the Americans.

White settlement started with John Gregory in 1848, but the event that really established Lemonweir as a community was when Newell Dustin built a dam on the river in 1853 with stone quarried nearby. He built the county's first grist-mill on the site and a house that still stands. In 1864, Richard H. Davis leased the mill from Dustin and bought it two years later. The Davis family operated the mill until it was closed in 1942 and subsequently demolished.

One of the critical events in the Town's history took place when the survey team laying out the route of the Milwaukee Road railroad sought to secure land from Dustin for right-of-way. Because Dustin asked what they considered too high a price for the land, they established the rail line a mile south of the mill. According to local historians, if the railroad had taken a more northerly route “Without doubt Lemonweir Mill would have become of greater importance and Mauston would have never grown to any extent.”

An ethnic Welsh community grew up in Lemonweir attracted to the grassland because it could be farmed without having to first be cleared of trees and stumps.



Sandhill Crane

The settlers raised wheat and pastured livestock on shared “common” land. The area retained the name “Welsh Prairie” for many years.

In 1906, a brick schoolhouse was built in the area of the mill. The school operated into the 1950s. This building is today used as the Town Hall. Alterations were made to the mill in 1925 to install a powerhouse and a new coffer-dam. Wisconsin Power and Light took over ownership of the dam in 1942. The old mill building was demolished that same year by C. K. Davis, who had worked there since 1896. The dam was removed in 1992.

Historical Buildings, Archeological Sites

There are no Buildings or sites on the National Register of Historic Places in the Town of Lemonweir. However there were two buildings and the Rose Cemetery on the Architectural History Inventory. The continued existence of the house built by Newell Dustin and occupied for many years by the Davis family near the site of the Lemonweir Mill should also be noted.

Lands in the town that are 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.

In celebration of Wisconsin's agricultural heritage, long time farm and homeowners are encouraged to register for Century Farm status. To qualify as a Century Farm the property must be proven to have been in continuous family ownership for the past 150 or 100 years. No farms are listed as Century Farms in town.



Town Hall

Goals, Objectives, and Action Steps

Natural and Cultural Resources Goal: *The Town of Lemonweir manages natural and cultural resources in a balanced way for current and future generations' health, enjoyment, and benefit.*

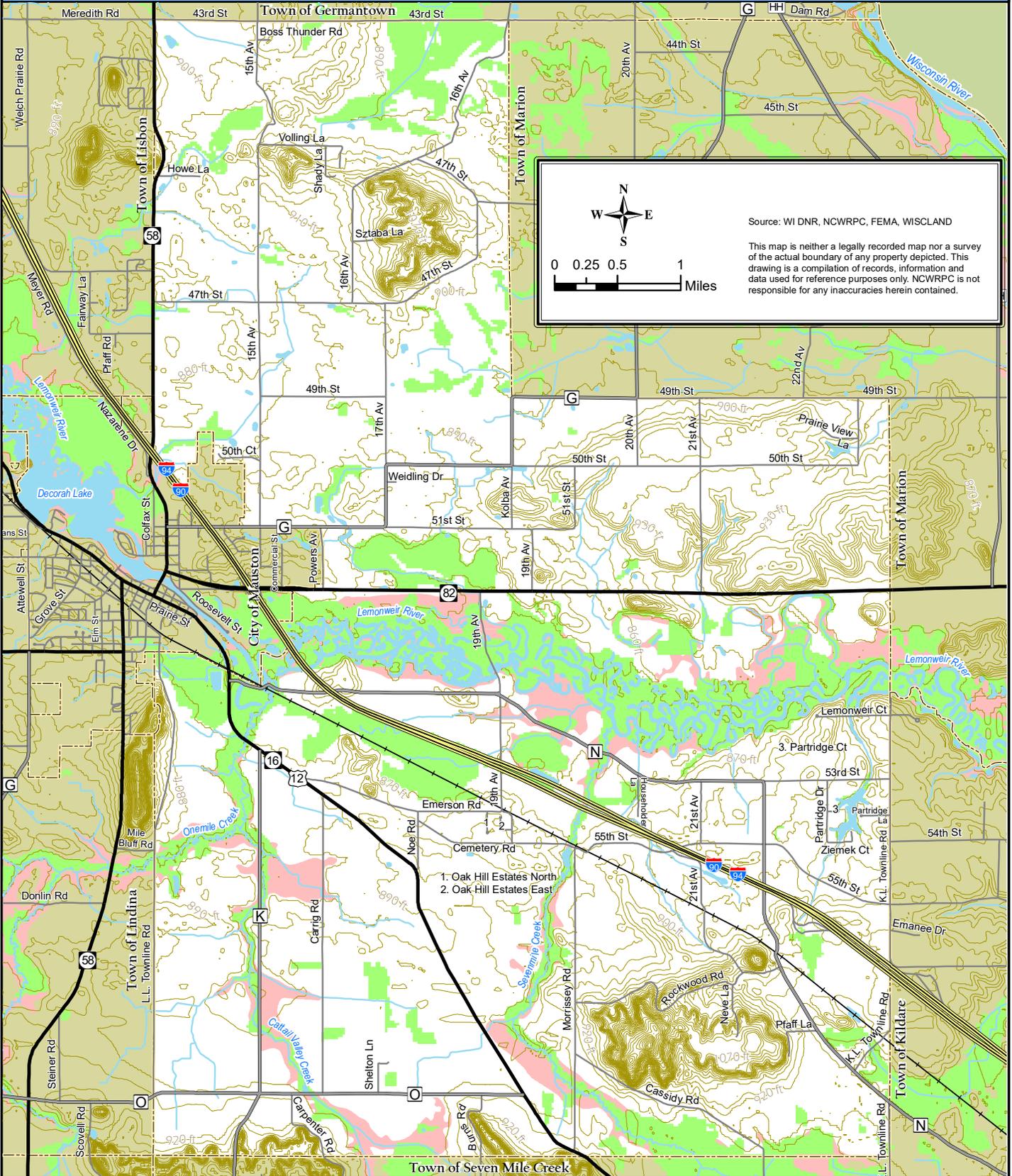
1. Protect natural areas, including wetlands, wildlife habitats, woodlands, and groundwater resources.
 - a. New development in the Town is encouraged in areas that will not negatively impact significant, local natural resources.
 - b. Consider the use of regulatory tools, such as transfer of development rights or purchase of development rights, to protect sensitive areas.
 - c. Protect and maintain high water quality standards within the Town.
 - d. Ensure that public access to the Town's surface water resources and park spaces continues in the future.
 - e. Invest in reforestation efforts within the Town, including within Town parks.
2. Preserve cultural, historic, and architecturally significant sites and buildings.
 - a. Work with the Juneau County Historical Society, tribes, and others to provide guidance in the identification and protection of historic and cultural resources.
 - b. Review development proposals to minimize potential impacts to the historical and cultural resources of the Town.

Recreational Resources

The Juneau County Outdoor Recreation Plan lists a number of recreational resources within the town. These resources include trails for hiking, biking, and snowmobiling, water trails, public access points to water bodies, public and school forests, campgrounds, parks, and conservation areas. In addition, all town roads are open to ATVs.

One County Park is located in the Town. Lemonweir Mills is a boat launch on the Lemonweir River. The site does not offer any amenities but simple access to the river for fishing, boating, and picnicking. This is often used as a launch site for the canoe and kayak trail from the dam in Mauston.

The County has planned for a system of bike paths that follow CTH-G, which will connect the town to Buckhorn State Park and an off-road trail to the Necedah National Wildlife. These are proposed future trail developments.



Source: WI DNR, NCRWPC, FEMA, WISCLAND

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0 0.25 0.5 1 Miles

<ul style="list-style-type: none"> Minor Civil Divisions US Highways State Highways County Highways Local Roads Water Contours 10ft WISCLAND Wetlands Floodplains Railroad 	<div style="display: flex; align-items: center; justify-content: center;"> <div> <p>North Central Wisconsin Regional Planning Commission</p> <p>210 McClellan St., Suite 210, Wausau, WI 54403 715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org</p> </div> </div>
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HOUSING

Housing Stock

Total Housing Units

The housing stock in the Town of Lemonweir is generally adequate for the needs of the community. The 2010 Census indicates that there were 853 housing units in the town. In 2010, 83.7 percent of housing units were occupied and 16.3 percent were vacant. The majority of the vacant units were seasonal homes. Of the occupied housing units, 85.2 percent were owner occupied and 14.8 percent were renter occupied.

Year Built

The housing stock in Lemonweir is generally slightly newer than the county's and newer than the state's, although older than the housing stock in Germantown. As of 2010, less than a quarter (23.4%) of residential buildings are more than 55 years old, a significantly lower proportion than for either the county (30.2%) or the state (38.6%), see [Table 7](#). Structures built in the 1960s to the 1980s are above the county and state percentages. Nearly one-third percent of housing units have been built since 1990, roughly equivalent to

the county and more than the state. The 1980s were a period of the growth, when 165 housing units were built, as was the 1990s when 178 units were added.

Building Type

Single-family dwellings are the most common type of housing units in the town. Numbering 596 units, they constitute 70.8 percent of the housing stock. Manufactured and mobile homes account for 28.5 percent of housing units, a higher percentage of total housing than at the county or state levels.

Tenure

Owner occupancy is the overwhelming norm in the Town of Lemonweir, with 72.5 percent of the total. This is fairly typical for a rural area. There were only 77 renters in the town in 2010. Residents of Lemonweir tend move at roughly the same rate as others in Juneau County, see [Table 8](#). Approximately a fifth of town residents have lived in the same home for more than twenty years, similar to the county and state. About half of Town residents have moved since 2000, which is a lower rate than the county and state.

Table 7 - Age of Structure by Jurisdiction, 2010

Year built	Town of Lemonweir		Town of Germantown		Juneau County		State of Wisconsin	
Before 1939	112	14.00%	9	0.60%	2,841	19.40%	558,006	21.30%
1940-1949	30	3.80%	0	0.00%	600	4.10%	160,207	6.10%
1950-1959	45	5.60%	45	2.90%	978	6.70%	294,740	11.20%
1960-1969	45	5.60%	90	5.90%	1,022	7.00%	258,318	9.90%
1970-1979	163	20.40%	279	18.20%	2,468	16.80%	394,740	15.10%
1980-1989	149	18.60%	346	22.60%	2,102	14.30%	256,478	9.80%
1990-1999	136	17.00%	409	26.70%	2,417	16.50%	367,339	14.00%
2000 or later	120	15.00%	358	23.40%	2,252	15.30%	331,022	12.60%
Total	800	100.00%	1,532	100.00%	14,680	100.00%	2,620,401	100.00%

Source: U.S. Census

Table 8 - Housing Tenure by Jurisdiction, 2010

Tenure	Town of Lemonweir		Town of Germantown		Juneau County		State of Wisconsin	
Moved in 1979 or earlier	96	13.90%	58	8.20%	1,356	12.60%	269,713	11.80%
Moved in 1980-1989	52	7.50%	71	10.10%	1,082	10.00%	203,494	8.90%
Moved in 1990-1999	193	27.90%	165	23.40%	2,479	23.00%	448,682	19.60%
Moved in 2000 or later	350	50.70%	410	58.20%	5,870	54.50%	1,364,450	59.60%
Total	691	100%	704	100%	10,787	100%	2,084,544	100%

Source: U.S. Census

Value

Median home value in the Town of Lemonweir is higher than the median value for the county, and is second highest (after the Town of Lindina) of the surrounding jurisdictions, see [Table 9](#). The median home value in the Town is 82 percent of the median home value in the State. This is up from 79.8 percent in 2000.

In 2010, 26.9 percent of homeowners with a mortgage and 36.4 percent of renters in the Town spent more than thirty five percent of their income on housing, compared to 25.8 percent of homeowners and 31.6 percent of renters in the county and 24.5 percent of homeowners and 38.3 percent of renters for the state.

Housing Demand

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 Lemonweir the average household size in 2010 was 2.44 person per household, down from 2.64 in 2000. This compares to the average of 2.38 for Juneau County and the average of 2.43 for the State.

Projections

The Wisconsin Department of Administration periodically releases population projections based on trends in births, deaths and migration. These population projections show that Lemonweir is expected to continue to slowly increase in population and households through the year 2030 then decrease slightly, see [Table 9](#). Household size is projected to continue to decrease.

Population growth in the Town of Lemonweir has slowed after period of rapid growth between 1970 and 1990. DOA projects that Lemonweir will grow by 127 residents, or 7.3 percent, by 2030. At current household size this would require about 52 new housing units in the town. DOA also prepares annual population estimates based on a variety of factors. These estimates are lower than the projections. The 2016 estimate is lower than the 2015 projection.

Table 9 - Median Value of Structures, 2010

Municipality	Median Home Value	% of State Median Value
Town of Lemonweir	\$139,000	82.2%
Town of Lindina	\$160,700	95.1%
Town of Lisbon	\$125,000	74.0%
Town of Germantown	\$135,400	80.1%
City of Mauston	\$101,700	60.2%
Juneau County	\$115,500	68.3%
State of Wisconsin	\$169,000	100.0%

Source: U.S. Census



Single family house



Single family house

Table 10 - Town of Lemonweir Population Projections

Year	2010	2015	2020	2025	2030	2035	2040
Population	1,743	1,770	1,810	1,845	1,870	1,855	1,815

Source: WI DOA,

Housing Programs

The following are housing programs available to the Town:

The Wisconsin Housing and Economic Development Authority (WHEDA) administers the Federal Low Income Housing Tax Credit (LIHTC). Investors who allocate a number of units as affordable to low-income families for a certain period of time (usually 15 years) are allowed to take a credit on their income tax.

The U.S. Department of Agriculture-Rural Development (USDA-RD) is focused on rural areas. A list of available programs follows:

- 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 percent of the construction under qualified supervision.
- Section 504 Very-Low-Income Housing Repair 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 515 Multi-Family Housing Loan program supports the construction of multi-family housing for low-income residents. Under the program, which has been in operation in Wisconsin since 1969, USDA underwrites fifty-year mortgages at a one percent interest rate in exchange for an agreement to provide housing for low and very low-income residents.
- 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.



Single family house

The U.S. Department of Housing and Urban Development (HUD) administers the following programs:

- The HUD Self-Help Homeownership Opportunity Program finances land acquisition and site development associated with self-help housing for low-income families.
- 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.
- U.S. Department of Housing and Urban Development Section 8 Housing Choice Vouchers are administered locally by the Central Wisconsin Community Action Corporation (CWCAC). The program is open to any housing unit where the owner agrees to participate and where the unit satisfies the standards. Congress is considering replacing the current voucher program with a block grant to states. If enacted, eligibility criteria for the program may change.
- The Small Cities Development Block Grant (CDBG) program is the rural component of HUD's Community Development Block Grant program, which is administered by the State of Wisconsin, Department of Administration. The state CDBG program provides assistance for the development of affordable housing and economic development efforts targeted to low- and moderate-income people.

Goals, Objectives, and Action Steps

Housing Goal: *Town of Lemonweir has decent, safe, affordable housing options that meet the needs of all community members.*

- 1.** Preserve and protect environmentally sensitive natural resource areas through housing location decisions.
 - a. Encourage small lot residential in areas contiguous with existing.
 - b. Direct intensive residential development toward the Extraterritorial Zone with an eye toward the possibility of eventual utility extension.
 - c. Encourage residential development away from areas within the flood hazard boundary, areas with potential groundwater contamination, wetlands, and other sensitive areas.
- 2.** Encourage a variety of housing types as well as land for new residential development.
 - a. Support adequate affordable housing for all individuals consistent with the character of the community.
 - b. Ensure that local land use controls and permitting procedures do not discourage or prevent the provision of affordable housing options.
 - c. Support the development of senior housing within the Town.
- 3.** Promote a community friendly to seasonal housing.
 - a. Continue to encourage the development of land for seasonal residential units.
 - b. Strive for effective communication with non-resident property owners.

TRANSPORTATION

The transportation system in the town includes all the state, county and local roads. 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, rail, air or water transportation service within the town's jurisdiction.

Summary of Transportation Plans

Connections 2030

Connections 2030 is the Wisconsin Department of Transportation's (WisDOT) long-range transportation plan for the state. Adopted in 2009, the plan addresses all forms of transportation over a 20-year planning horizon: highways, local roads, air, water, rail, bicycle, pedestrian, and transit.

Regional Livability Plan

Transportation is one of four elements included in the Regional Livability Report, adopted by the North Central Wisconsin Regional Planning Commission in 2015. The Transportation Assessment Report, a component of the Plan, looks in detail at the transportation network through the 10-county region and identifies trends and issues facing transportation. The Regional Livability Plan addresses three issues: the modes of transportation to work, the age of drivers in the region, and the high transportation maintenance cost. The three transportation goals of the Plan are as follows:

- Goal 6: Provide and improve transportation access to people of all ages and abilities to ensure lifelong mobility and accessibility.
- Goal 7: Fund the maintenance and expansion of the transportation system.
- Goal 8: Enhance the regional economy by supporting airports and freight rail.

Wisconsin Trails Network Plan

The Wisconsin Department of Natural Resources (DNR) created this plan 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 governments develop, operate, and maintain the trail.

Road Network

The road system in the Town of Lemonweir plays a key role in development by providing both access to land and serving to move people and goods through the area. The interrelationship 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. See the Transportation Map, [Map 4](#).

The Town of Lemonweir road network consists of roughly 11.1 miles of federal highways, 13.5 miles of state highways, 17 miles of county highways, and 55.8 miles of local roads, of which all are paved. The Town of Lemonweir's principal arterials are STH 82, I-90/94, & USH 12. County Highway K, N, & O are major collectors, and the remaining 55.8 miles of roads in the town are local.

The Town utilizes the Wisconsin Information System for Local Roads (WISLR) to maintain an inventory of local roads and monitor conditions and improvements of its roads. This system enables the town to budget and keep track of roads that are in need of repair.

Traffic and Safety

Traffic generated and attracted by any new land use can increase the volume throughout the highway system and increase congestion on the roadway system keeping property from reaching its full potential value. Even without the creation of new access points, changes in land uses can alter the capacity of the roadway



Local road repair

because more, and possibly different, kinds of vehicles than before, enter, leave, and add to the traffic flow. Uncontrolled division of land tends to affect highways by intensifying the use of abutting lands, which impairs safety and impedes traffic movements. The majority of the road system in the Town of Lemonweir is open by state law to pedestrian and bicycle travel, although some traffic volumes may make such travel unsafe. Pedestrians and bicycles are not permitted on federal highways.

The Wisconsin DOT conducts average daily traffic counts, which show the number of vehicles expected to pass a given location on an average day of the year. Locations counted are on a rotating three-year cycle for rural locations. In the Town, local roads were last counted in 2010 or 2013. See the Transportation Map for traffic counts by location taken. Traffic counts have remained relatively flat since the 2004 traffic counts.

As development continues and land use changes, the cost of maintaining the road system must be increased. More traffic requires more maintenance and expansion of the local road system. Due to the high volume of agricultural truck traffic, the Town designated a local truck route and rebuilt the roads along the route to handle the weight and volume. The route is marked on the Transportation map.

Transportation Types

Bicycling Opportunities

All roads except I-90/94 are available for bicycle travel. USH 12 is not recommended for bicycle travel. The Bicycle Federation of Wisconsin, along with WisDOT, have determined what the bicycling conditions are on all county and state highways.

Airports

Air Carrier/Air Cargo airports closest to Lemonweir 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



Interstate 90/94

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.

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.

Bus/Transit

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

Transportation Facilities for Disabled

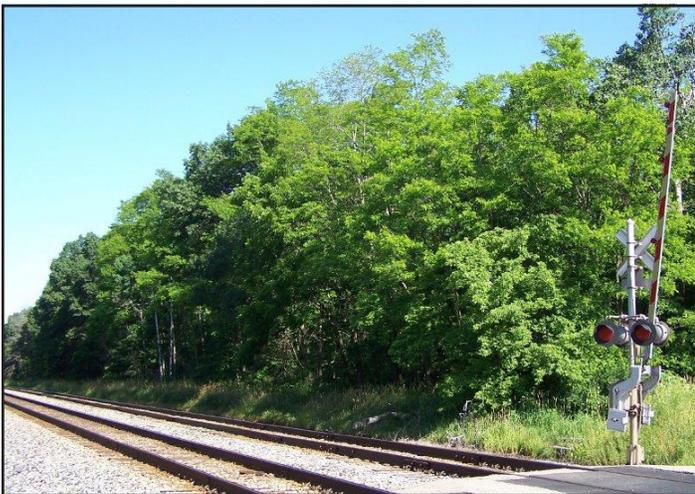
All residents of the county age 60 and over and all ages of handicapped persons are eligible to ride free. Trip priority is given to: 1, medical trips; 2, nutrition sites; & 3, grocery shopping, beauty shop, and other types of trip requests.

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.

Pedestrian Facilities

All roads except I-90/94 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 except in areas immediately adjacent to Mauston, walking to places of work, shopping, or entertainment is not realistic for most residents. This situation is not anticipated to change over the 20-year planning period. As a result, people without access to motor vehicles must arrange for other transportation.

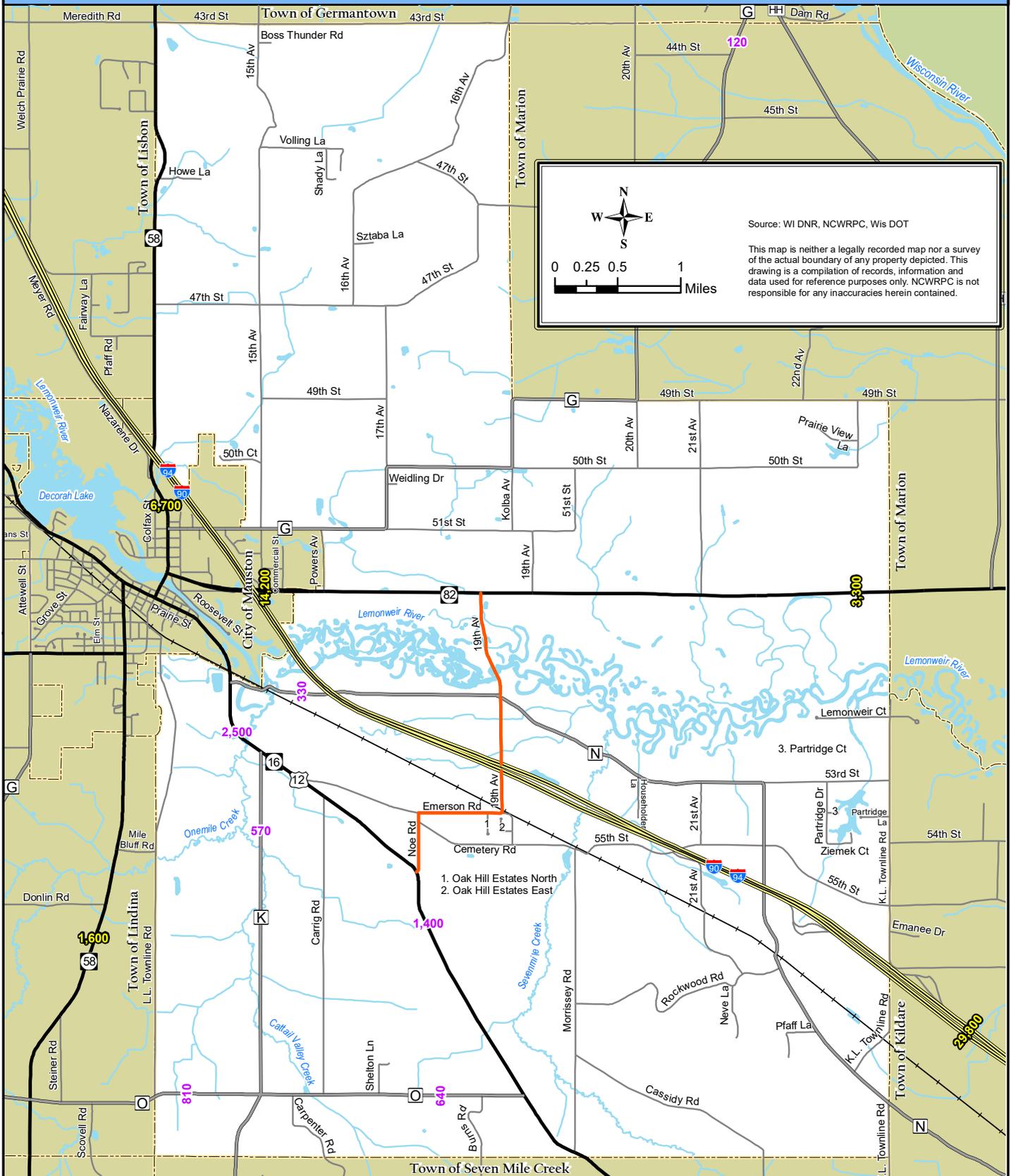


Railroad

Goals, Objectives, and Action Steps

Transportation Goal: *Town of Lemonweir maintains local transportation infrastructure to the highest standards to allow safe and efficient movement of people, goods, and services.*

1. Provide a multi-modal transportation system to meet the needs of all citizens, including those without a car and disabled citizens.
 - a. Support a county-wide transit system.
 - b. Promote the development of multi-use trails, trail linkages, or wide shoulders as part of new development proposals, where appropriate.
 - c. Foster partnerships with adjoining towns and the County to develop recreational trails and routes utilizing private, local, and county properties.
 - d. Encourage community and/or individual neighborhood designs that support a range of transportation choices.
2. Support and maintain a safe and efficient town road network.
 - a. Prepare and regularly update a 5-year Road Improvement Plan.
 - b. Work with the County on all county road projects in the Town.
 - c. Limit heavy traffic volumes and vehicles of very high weight to roads that have been constructed or upgraded for such use.
 - d. Consider future road locations, extensions, or connection when reviewing development plans and proposals.
 - e. Consider roadway access on new development proposals with a view to increase safety and preserve capacity.
 - f. Utilize WISLR to inventory and rate local roads.



Source: WI DNR, NCWRPC, Wis DOT

This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

- Minor Civil Divisions
- US Highways
- State Highways
- County Highways
- Local Roads
- Railroad
- Truck Route
- Water
- 500 Daily Average Traffic Count, 2010
- 500 Daily Average Traffic Count, 2013



North Central Wisconsin Regional Planning Commission

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UTILITIES AND COMMUNITY FACILITIES

Utilities and community facilities, provided by either public or private entities, are critical for community development. Utilities include electrical service, natural gas, telephone service, and cable communications, among others. Community facilities include local governmental buildings, libraries, educational institutions, and maintenance and storage facilities, as well as services like police service, fire protection, and emergency medical services.

As a primarily rural town relatively few utilities exist. There is no sanitary sewer, storm water systems, water supply, wastewater facilities, power plants, major transmission lines, health care facilities, or libraries. The Town is located in the Mauston School District. The nearest public library is located in Mauston.

The Town is a member of the Towns Rural Fire Association (TRFA), a consortium of six towns with the City of Mauston. The Fire Association owns two tankers, one fire engine, one pick-up truck, and one rescue unit, all of which are based at the Mauston Fire Hall. The Volunteer Fire Department has operating costs split between the Towns (57%) and the City (43%). The Volunteer Fire Department also provides first responder services. The Town of Lemonweir contracts with the Mauston Ambulance Association to provide ambulance service to its residents.

A rest stop on I-90/94, operated by WisDOT, is located within the Town of Lemonweir. There is also a boat landing on the Lemonweir River near the former site of the Lemonweir mill and dam, owned and operated by the County.

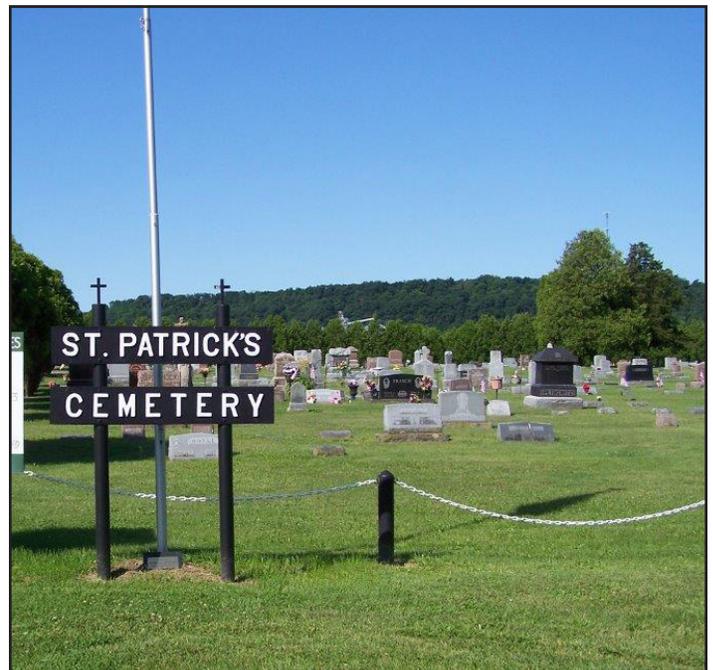
The Town contracts with private companies for snow-plowing and road maintenance. The Town Hall, which is the old Lemonweir Mills School building, is the only property owned by the Town. Town residents are able to drop off trash and recyclables at the County landfill. The Town has a recycling ordinance in effect.

Electric service is provided by Alliant, with some outlying areas served by Oakdale Electric Co-op. Alliant also provides natural gas service to some areas of the town especially along US 12, STH 82 and CTH G. Phone service in most of the town comes from Frontier, with some areas in the western edge of the town coming from Lemonweir Valley Telephone Co-op. DSL Internet lines are available in parts of the Town, with plans to expand. Very limited cable TV services are available in some parts of the Town.

See the Utilities & Community Facilities Map, [Map 7](#).



Town Hall



St Patrick's Cemetery



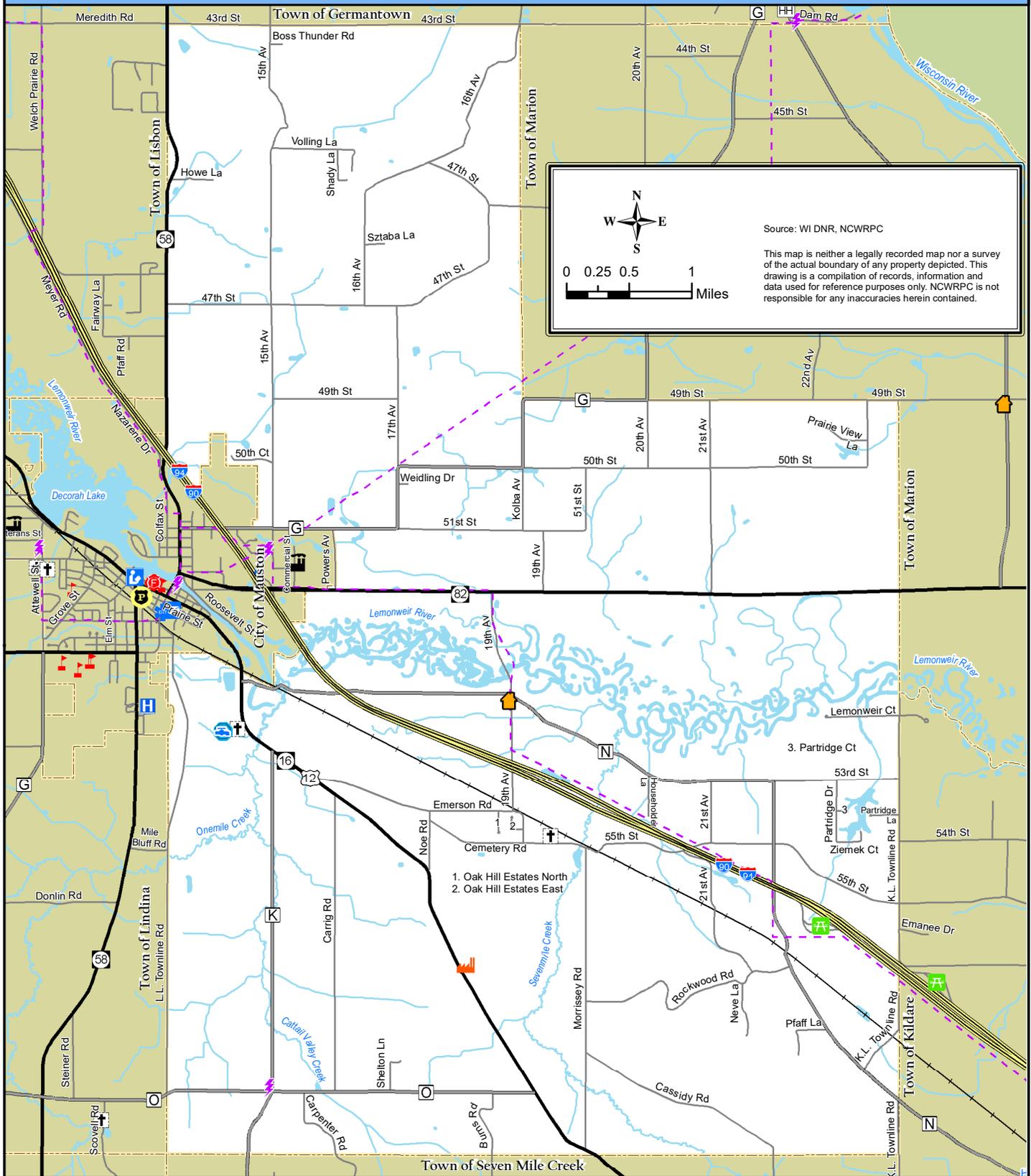
Rose Cemetery

Goals, Objectives, and Action Steps

Utilities and Community Facilities Goal: Town of Lemonweir provides adequate utility infrastructure and community facilities to meet existing and future market demand for residential, commercial, and industrial uses.

- 1.** Ensure utility infrastructure is safe and sufficient to meet the needs of the community.
 - a.* Develop and maintain a Capital Improvement Plan for major equipment purchases.
 - b.* Continue to provide ambulance, volunteer fire, and first responder services to residents.
 - c.* Consider sharing equipment and services across town boundaries to increase coverage and reduce costs.
 - d.* Assist in the continued development of existing sanitary sewer systems.
 - e.* Consider the feasibility of wastewater collection and treatment systems in new developments and the impacts they will have on water quality.
 - f.* Encourage concentrated residential and other developments to consider the feasibility and water quality impacts of wastewater collection and treatment systems.

- 2.** Provide facilities and services to support a strong, healthy community.
 - a.* Continue to open the Town Hall as a multi-purpose building for community functions.
 - b.* Explore opportunities to develop integrated, multi-use trail systems and recreational facilities.
 - c.* Consider a standing authorization to allow timely acquisition of additional land for park use.
 - d.* Encourage new development with amenities for residents, including bike and pedestrian trails, ponds for swimming and fishing, swimming pools, recreational clubhouses, play facilities for children, golf courses, ATV trails, etc.



Source: WI DNR, NCWRPC

This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

0 0.25 0.5 1 Miles

- Minor Civil Divisions
- US Highways
- State Highways
- County Highways
- Local Roads
- Railroad
- High Voltage Powerline
- Substations
- Public Water Supply
- Waste Water Treatment Plant
- Sheriff's Department & Courthouse
- Ambulance Service
- Biodiesel Plant
- Technical College
- Industrial Park
- Town and Village Hall
- Fire & Police Station
- Cemeteries
- Rest Areas
- Hospital
- Library
- Schools
- Water

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ECONOMIC DEVELOPMENT

The economic development chapter provides an overview of the local and county economy and workforce. The economy includes all activity related to production, consumption, and trade of goods and services in an area. The workforce is all the people engaged in or available for work in an area.

Previous Studies

Regional Livability Plan

Economic Development is one of four elements included in the Regional Livability Report, adopted by the North Central Wisconsin Regional Planning Commission (NCWRPC) in 2015. The Economic Development Assessment Report, a component of the Plan, looks in detail at the economic health of the 10-county region and identifies trends and issues facing the local economy. The Regional Livability Plan addresses three issues: the disparity between the available labor force and employment, the need for a living wage, and broadband internet access. The four economic development goals of the Plan are as follows:

- Goal 2: Ensure the future availability of a skilled and flexible workforce.
- Goal 3: Support and develop a diverse economic base ensuring economic growth and resiliency.
- Goal 4: Support infrastructure needed for economic development.
- Goal 5: Develop tourism and the knowledge-based economy into leading economic sectors.

Comprehensive Economic Development Strategy (CEDS)

Juneau County is one of ten counties included in the

North Central Wisconsin Economic Development District as designated by the U.S. Department of Commerce, Economic Development Administration. The NCWRPC is the agency that is responsible for maintaining that federal designation. As part of maintaining that designation, the NCWRPC annually prepares a Comprehensive Economic Development Strategy report. The report serves to summarize and assess economic development activities of the past year and present new and modified program strategies for the upcoming year. Key components of this regional plan include an inventory of the physical geography of the region and its resident population. Labor, income, and employment data are reviewed as well as an in-depth analysis of the economic status of the region.

Town of Lemonweir

The particulars of the labor force within the Town of Lemonweir can be learned from the Census. The mean travel time to work for Lemonweir residents is 18.2 minutes, a shorter mean commute than for residents of Germantown, Juneau County, and the State of Wisconsin.

The most notable fact is that most residents work outside of the town. In 2014, 236 people were employed within the town. Of those 236, 14 people were town residents and 222 people commuted into the town for work. However, in 2014, 548 workers lived in the town and 534 of them commuted outside the town for work.

Table 11 shows the occupation of workers in the Town of Lemonweir and compares it with those in the Town of Germantown, Juneau County, and the state as a whole. The percentage of those in natural resources

Table 11 - Resident Occupation, 2010

Occupation	Town of Lemonweir		Town of Germantown		Juneau County		State of Wisconsin	
Management, business, science, and arts	201	23.70%	141	22.00%	2,900	23.90%	961,679	33.70%
Service	132	15.60%	150	23.40%	2,566	21.20%	475,342	16.60%
Sales/office	224	26.40%	178	27.80%	2,781	22.90%	683,794	23.90%
Natural resources, construction and maintenance	97	11.40%	59	9.20%	1,249	10.30%	251,171	8.80%
Production/transportation and material moving	194	22.90%	112	17.50%	2,626	21.70%	484,332	17.00%
Total	848	100%	640	100%	12,122	100%	2,734,925	100%

Source: U.S. Census

and construction, and production/transportation is higher than in Germantown, the county and the state. Lemonweir has a lower percentage of workers are in service jobs compared to Germantown, the county, and the state.

Retail trade is the most common industry in which workers are involved, followed by manufacturing and education/health care, see [Table 12](#). Lemonweir has a higher proportion of workers in the manufacturing industry than Germantown, but lower than the County and state. Lemonweir has a higher proportion of workers in the agricultural/forestry/mining industry, wholesale trade industry, and the transport/warehouse/utilities industry than Germantown, the County, and the state.



Walsh Grain

Juneau County Inventory and Trends

Due to the amount of economic activity which takes place exclusively within the Town and the truth that the local workforce is primarily employed outside the Town, this section will look at the economic activity within Juneau County. 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

Table 12 - Workers in Industry by Jurisdiction, 2010

Industry	Town of Lemonweir		Town of Germantown		Juneau County		State of Wisconsin	
	Workers	%	Workers	%	Workers	%	Workers	%
Agriculture/forestry/mining	50	5.90%	20	3.10%	477	3.90%	69,929	2.40%
Construction	49	5.80%	54	8.40%	706	5.80%	159,488	5.60%
Manufacturing	138	16.30%	62	9.70%	2,428	20.00%	524,289	18.40%
Wholesale trade	45	5.30%	3	0.50%	236	1.90%	78,915	2.80%
Retail trade	143	16.90%	126	19.70%	1,687	13.90%	325,089	11.40%
Transport/Warehouse/Utilities	84	9.90%	15	2.30%	541	4.50%	127,572	4.50%
Information	4	0.50%	--	--	75	0.60%	51,519	1.80%
Finance/Insurance/Real Estate	16	1.90%	43	6.70%	365	3.00%	178,649	6.30%
Professional/Scientific/Management/Waste Management	56	6.60%	21	3.30%	449	3.70%	225,068	7.90%
Education/Healthcare/Social. Asst.	128	15.10%	91	14.20%	2,301	19.00%	653,542	22.90%
Arts/Recreation/Entertainment/Accommodation/Food Service	65	7.70%	85	13.30%	1,481	12.20%	242,999	8.50%
Other Service	33	3.90%	40	6.30%	473	3.90%	117,852	4.10%
Public Administration	37	4.40%	80	12.50%	903	7.40%	101,407	3.60%
Total	848	100%	640	100%	11,333	100%	2,734,925	100%

Source: U.S. Census

on manufacturing will be required 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.

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. **Table 13** shows some characteristics of the labor force in Juneau County

Despite progress in expanding the labor force and an increase in the number of employed residents from 1990 to 2010, the number of the unemployed is growing. Juneau County has a higher unemployment rate than the state’s rate of 7.5%. **Table 14** provides an inventory of the types of industry in Juneau County and their respective numbers of employees and firms, excluding self-employed individuals and other workers that are exempt from unemployment insurance.

Juneau County’s largest source of employment is the manufacturing industry, although there has been

significant decline between 2000 and 2010. This is followed health care and social assistance, public administration, retail trade and accommodation and food service. Industries showing a large number of firms are indicative of many small businesses or “one-person shops.” These include retail trade followed closely by accommodation and food service. The largest numeric increases in employment were in health care and social assistance and public administration.

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.

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.



Habitat for Humanity ReStore

Table 13 - Labor Force and Unemployment Trends, Juneau County

	1990	2000	2010	Change 1990-2010	State Change 1990-2010
Civilian Labor Force	10,143	12,068	13,489	11.77%	22.63%
Employed	9,478	11,333	12,122	6.96%	19.69%
Unemployed	665	735	1,230	67.35%	76.19%
Unemployment Rate	6.6%	6.1%	9.2%	50.82%	44.23%
Participation Rate	62.3%	63.9%	61.8%	-3.29%	1.48%

Source: U.S. Census, NCWRPC

Table 14 - Employees and Firms by Industry, Juneau County

Industry Name	NAICS Code	Employees		Firms	
		2000	2010	2000	2010
Agriculture, Forestry, Fishing, and Hunting	11	117	181	24	24
Mining, Quarrying and Oil and Gas Extraction	21	0	0	0	0
Utilities	22	S	20	S	3
Construction	23	327	285	61	61
Manufacturing	31-33	2,934	1,855	54	53
Wholesale Trade	42	170	172	24	21
Retail Trade	44-45	996	803	92	86
Transportation and Warehousing	48-49	232*	384	36*	44
Information	51	42	S	6	S
Finance and Insurance	52	200	175	26	28
Real Estate and Rental and Leasing	53	23	40	10	12
Professional and Technical Services	54	72	S	21	S
Management of Companies and Enterprises	55	11	S	3	S
Administrative and Support and Waste Management and Remediation Services	56	64	81	14	20
Educational Services	61	690	682	13	16
Health Care and Social Assistance	62	1,044	1,633	38	39
Arts, Entertainment, and Recreation	71	73	76	12	11
Accommodation and Food Services	72	769	783	78	72
Other Services (except Public Administration)	81	184	190	53	56
Public Administration	92	725	1,141	44	46
Unclassified establishments	99	0	S	0	S
Total		8,754	8,717	622	622

S = Suppressed for confidentiality. *NAICS 49 information is suppressed for confidentiality. Source: WI DWD

Table 15 - Top Employers in Juneau County, 2013

Employer Name	Product or Service	Employment Size Range
Department of Health Services	Psychiatric and substance abuse hospitals	500-999
Walker Stainless Equipment Co LLC	Plate work manufacturing	250-499
Mile Bluff Medical Center Inc.	General medical and surgical hospitals	250-499
Department of Corrections	Correctional institutions	250-499
Necedah Public School	Elementary & secondary schools	100-249
Dept. of Defense	National security	100-249
Festival Foods	Supermarkets and other grocery stores	100-249
Department of Military Affairs	National Security	100-249
Leer Inc.	AC, refrigeration, and forced air heating	100-249
School District of New Lisbon	Elementary and secondary schools	100-249

Source: WI DWD

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 businesses. It is significant that the fourth and fifth largest employment industries (as shown in **Table 15**) are industries 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.

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 at the center of an axis of high-tech growth. This offers great potential for development within the county.

Overall, Juneau County wages are 88% of the state average, and are below state average in most sectors, see **Table 16**. The County exceeds the state average wages in manufacturing and natural resources, and comes close to the state average in other services. Most other industries in Juneau County show wages lower than the state average. Wages in construction, financial activities, and public administration have shown decline over the short term. The highest wage growth over the one year period was manufacturing, with a 20.4% increase in average wages.

Figure 3 shows the number of employees and the total payroll as a proportion of all employees and wages by industry sector. Manufacturing comprises 32% of the total payroll in Juneau County and 22% of the employees. The next largest proportion of total payroll is the education and health sector with 28%, which also has the largest share of employees at 26%.

The number of persons in the labor force in Juneau County continues to grow while the labor force participation rate declined slightly over the last two decades, see **Table 15**. Unemployment has increased, similar to the state increase.

Table 17 - Juneau County Labor Force

	1990	2000	2010
Civilian Labor Force	10,143	12,068	13,489
Employed	9,478	11,333	12,122
Unemployed	665	735	1,230
Unemployment Rate	6.6%	6.1%	9.2%
Participation Rate	62.3%	63.9%	61.8%

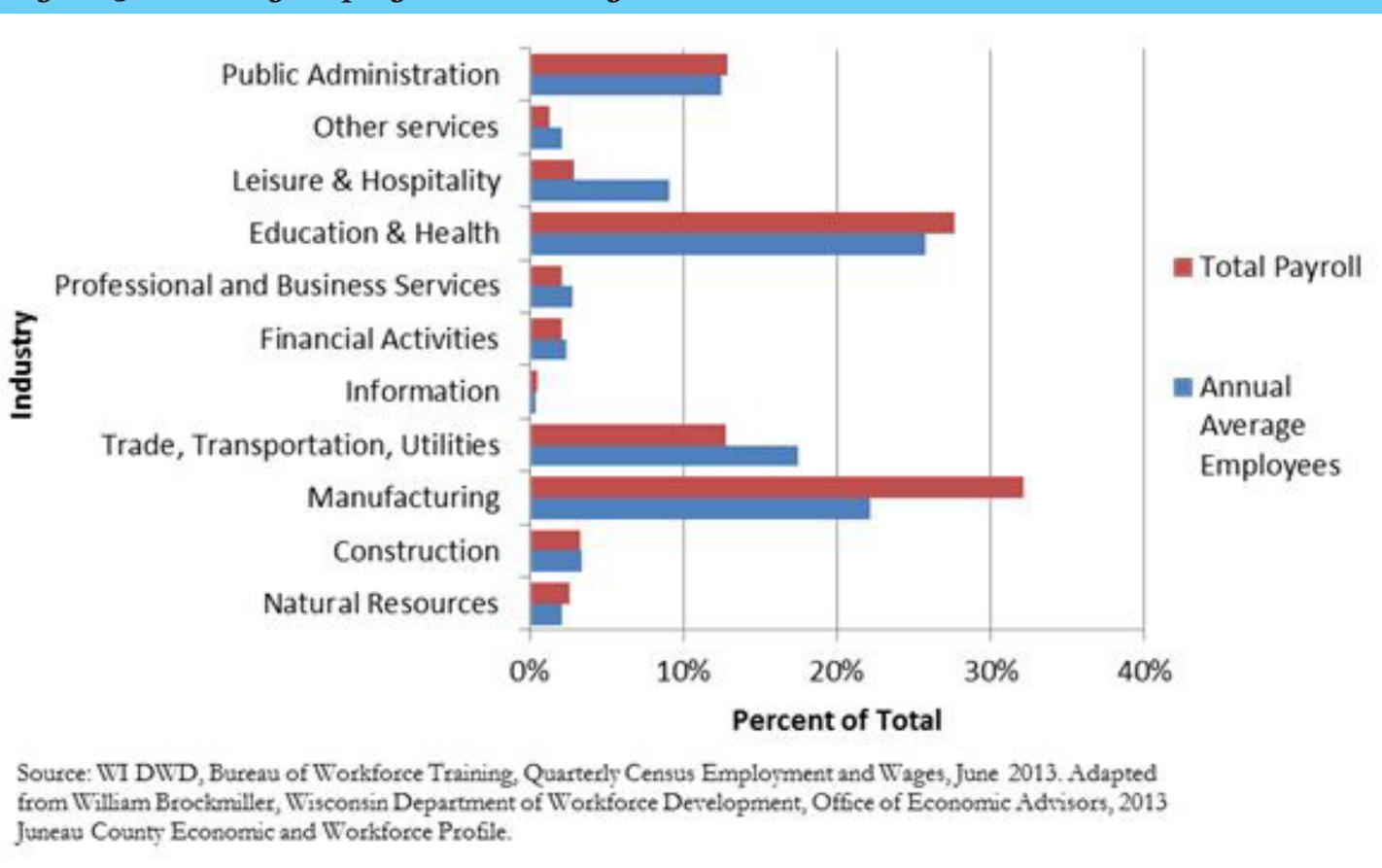
Source: U.S. Census, NCWRPC

Table 16 - Annual Average Wage by Industry Division, 2012, Juneau County

	County	State	County as % of State	1-year % Change
All Industries	\$37,003	\$41,985	88.1%	7.4%
Natural Resources	\$45,773	\$33,047	138.5%	4.2%
Construction	\$35,332	\$51,670	68.4%	-2.7%
Manufacturing	\$53,620	\$52,413	102.3%	20.4%
Trade, Transportation & Utilities	\$27,131	\$35,946	75.5%	1.8%
Information	\$40,202	\$56,015	71.8%	4.6%
Financial Activities	\$32,480	\$58,493	55.5%	-0.4%
Professional & Business Services	\$27,143	\$49,451	54.9%	9.2%
Education & Health	\$39,688	\$43,781	90.7%	2.5%
Leisure & Hospitality	\$11,907	\$15,221	78.2%	6.3%
Other Services	\$23,315	23,598	98.8%	9.7%
Public Administration	\$38,262	\$42,198	90.7%	-2.0%

Source: WI Department of Workforce Development, Workforce Training, QCEW, June 2013. Adapted from William Brockmiller, Wisconsin Department of Workforce Development, Office of Economic Advisors, 2013 Juneau County Economic and Workforce Profile.

Figure 3 - Industry Employment and Wages



Economic Development Programs

There are a variety of county, regional, state and federal economic development programs available to businesses in the Town. These programs range from grants to loans, to general assistance.

County

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 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.

This loan fund is actively recruiting new businesses to locate or expand in Juneau County. If you know anyone interested in starting or expanding a business in the area who might be interested in a loan program, please contact the Juneau County Clerk or Juneau County UW-Extension Office to get started.

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.

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.

State

Wisconsin Economic Development Corporation (WEDC)

WEDC is the State’s primary department for the delivery of integrated services to businesses. Their purpose is 1) to foster retention of and creation of new jobs and investment opportunities in Wisconsin and 2) to foster and promote economic business, export, and community development.

Business Development Tax Credit Program

The Business Development Tax Credit Program is a WEDC program that supports job creation, capital investment, training, and the location or retention of corporate headquarters by providing companies with refundable tax credits that can help to reduce their Wisconsin state income tax liability or provide a refund.

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.

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

U.S. Dept. of Commerce - Economic Development Administration (EDA)

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

U.S. 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.



Woodside Sports Complex

Goals, Objectives, and Action Steps

Economic Development Goal: Town of Lemonweir has a diverse economy that is a place of opportunity where people and businesses can grow and be successful.

- 1.** Promote a diverse, healthy economic base.
 - a. Encourage new businesses, especially those that are compatible in a rural setting.*
 - b. Develop and maintain a list of available sites and buildings for new businesses.*
 - c. Encourage home-based businesses that do not significantly increase noise, traffic, odors, lighting, or would otherwise negatively impact the surrounding areas.*
 - d. Pursue grant funding to clean-up possible contaminated commercial locations.*
 - e. Review the costs and benefits of a proposed development project prior to approval.*
 - f. Consider developing new ordinances that establish minimum aesthetic standards to eliminate commercial, industrial, and agricultural property with excessive debris, blighted property, and dilapidated buildings.*
- 2.** Encourage commercial and industrial development to locate adjacent to county or state highways.
 - a. Direct new commercial and industrial development to areas designated on the Future Land Use Map.*
 - b. Establish appropriate minimum/maximum lot sizes for commercial development, taking parking requirements into consideration.*

LAND USE

The Town of Lemonweir covers an area of 26,912 acres in eastern Juneau County. To the north are the Towns of Germantown and Marion. To the south is the Town of Seven Mile Creek. To the east are the Towns of Marion and Kildare. To the west, are the Towns of Lisbon and Lindina and the City of Mauston. The broad, winding Lemonweir River runs west to east bisecting the Town. The land north of the River tends to be more heavily forested with several large wetlands scattered throughout. The land south of the River is primarily devoted to agriculture.

Previous Plans and Studies

Regional Livability Plan

Land Use is one of four elements included in the Regional Livability Report, adopted by the North Central Wisconsin Regional Planning Commission in 2015. The Land Use Assessment Report, a component of the Plan, looks in detail at the land uses through the 10-county region and identifies trends and issues facing land use. The Regional Livability Plan addresses two issues: housing density and farmland preservation. The two land use goals of the Plan are as follows:

- Goal 9: Preserve and protect the region’s landscape, environmental resources, and sensitive lands while encouraging healthy communities.
- Goal 10: Manage and reduce vacant land and structures.

Land Use Inventory

The Town of Lemonweir covers about 26,912 acres in Juneau County, in an L-shaped configuration, bisected by the Lemonweir River and the I-90/94 corridor. The land is generally flat, with scattered rocky outcroppings and fairly extensive wetlands. The Lemonweir River cuts across the town from west to east. The river is extremely winding, has a broad floodplain and encompasses several large wetlands. The land north of the River tends to be more heavily forested with several large wetlands scattered throughout. The land south of the River is primarily devoted to agriculture. Two tributaries of the Lemonweir, Sevenmile Creek and Onemile/Cattail Valley Creek, flow north into it. Along its western boundary the Town surrounds the eastern section of the City of Mauston.

Existing Land Use 2015

The existing land use patterns gives a snapshot of the town at a particular point in time. The Existing Land Use Map was developed using air photos from



Agricultural Use

Table 18 - Existing Land Use, 2015

Land Use Type	Acres	Percent
Agriculture	10,567	39.2%
Commercial	128	0.5%
Governmental / Institutional	66	0.2%
Industrial	38	0.1%
Mobile Home Park	33	0.1%
Open Lands	2,714	10.1%
Outdoor Recreation	52	0.2%
Quarry	24	0.1%
Railroad	35	0.1%
Residential	757	2.8%
Transportation	784	2.9%
Water	413	1.5%
Woodlands	11,323	42.0%
Total Acres	26,934	100.0%

Source: NCWRPC GIS

a countywide flight in 2015. Woodlands are the most prominent land use with about 42 percent of the area, followed by agriculture with 39 percent, see [Table 18](#).

Woodlands and open lands are found mostly in the northern and eastern parts of the Town, see [Map 6](#). Most of the south, central, and western parts of the Town are predominantly agriculture. Residential uses make up just under 3 percent of total land, and are scattered across the Town. The Lemonweir River divides the Town in two, cutting a swath of water and woodlands through the Town.

Future Land Use

The Future Land Use Map 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 co-locates 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 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.

A general description of each land use classification follows:

Agriculture

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

Commercial

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

Governmental, Public, Institutional

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

Industrial

Identifies areas recommended for industrial development and which contain a mix of commercial and industrial uses.

Residential

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

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



Brenner Tank

rural countryside.

Transportation

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

Water

Identifies areas of surface water within the Town.

Woodlands

Identifies areas of large woodlands within the Town.

The goal of the Future Land use Map is to provide a generalized land use map to guide the town’s growth in the next decade. The Future Land Use Map represents the desired arrangement of preferred land use for the future, see [Map 7](#). Table 19 shows the acres and percent of total land under each category in the Future Land Use Map. Agriculture is the largest use with

Table 19 - Future Land Use

Land Use Type	Acres	Percent
Agriculture	12,084	44.9%
Commercial	1,094	4.1%
Governmental	157	0.6%
Industrial	164	0.6%
Residential	1,209	4.5%
Rural Residential	3,132	11.6%
Transportation	1,052	3.9%
Water	413	1.5%
Woodlands	7,629	28.3%
Total Acres	26,934	100.0%

Source: NCWRPC GIS



Woodlands

44.9 percent of the area, followed by Woodlands and Rural Residential with 28.3 percent and 11.6 percent respectively.

Private Ownership of Land

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 Future Land Use Map.

Land Use Conflicts

Any plan should seek to avoid or minimize potential future land use conflicts through controlled development, planned use-buffers, and public information and education components. In order to attain that outcome, it is important to identify the existing or potential conflicts between land uses in the Town. There may be some degree of undesirability between many land use combinations, such as a residential development in close proximity to a particular industrial or commercial development that might conflict with sight, sound, odor, or other undesirable characteristics. Another example could be a new residential neighborhood in proximity to a working farm, where farm equipment, odors, and sounds may not be compatible with dense residential development.

Land Use Controls

Town Zoning

The Town has general zoning authority. The Zoning Ordinance was adopted in 1997, and is administered by the Town. The ordinance provides for a total of twenty

districts, fifteen of which are in use. The districts are divided into three general categories: preservation districts, development districts and overlay districts.

The first of the preservation districts is an Agriculture district, which can be applied to Farmland Preservation or to other agriculture uses. There are two Rural Residential districts, a Single-Family Residential district, a Mobile Home Park district, a Wetlands Conservancy district, and two Business districts. There are also eight overlay districts: seven of these overlay districts are in use. The current ordinance has functioned fairly well for the Town.

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.

County Shoreline Jurisdiction

All water bodies in Lemonweir are covered under the County’s shoreland zoning. Those zoning regulations apply only to areas within 300 feet of a stream or river and within 1000 feet of a pond or lake.

Subdivision Ordinance

The Town of Lemonweir has a Land Divisions Ordinance that was adopted in 1996. The ordinance calls for Town approval of all land division that creates parcels smaller than 35-acres. The ordinance also provides for approval procedures, design standards, road dedication, inspections, sureties, and penalties.

The County administers a Road Access and Land Division ordinance, which requires minimum road frontage (40 feet) and a certified survey map for any newly created lot of less than fifteen acres. It also specifies road standards for any road that is to be accepted for dedication as part of any subdivision.

Extraterritorial Zoning

The Town of Lemonweir has had an extraterritorial zoning agreement with the City of Mauston since 1991. Within the extraterritorial area, a one and a half mile wide zone surrounding the City, a separate zoning ordinance applies. The districts within this area conform generally to districts in the City. Administration of zoning in the extraterritorial area is

handled by the City.

Annexation

A significant amount of land annexed from the Town of Lemonweir into the City of Mauston over the years, and there is a good chance that more annexation will occur in the future. A boundary agreement was concluded between the Town and the City when extraterritorial zoning was implemented in 1991, and was updated in 2002.

Wisconsin's annexation laws generally favor the property owner. Under current law what is called direct annexation must be initiated by the property owner. From the Town's point of view annexation usually represents a loss of tax-base with no redeeming benefit. Many municipalities, including Mauston, that provide sewer and water service are required by ordinance to annex any territory before this service can be extended.

Cooperative Boundary Agreements

The Town of Lemonweir has entered into a cooperative boundary agreement with the City of Mauston to control the effects of annexation, and to create an orderly process by which it will take place. This agreement requires that the City to negotiate with the Town from which the land is to be detached. The cooperative agreement lays-out a planning period during which a schedule is established for how services will be extended to the annexed land, a timetable for when the boundary will be changed, and how such a change will serve the public interest. This agreement was approved by the Department of Commerce in September 2002 and adopted as an ordinance by both the Town and the City, along with a separate zoning ordinance that just covers the extra-territorial area.

Exclusive Agricultural Zoning

The County administers a Farmland Preservation program. The Town's Agriculture District meets the standards of exclusive agricultural zoning, including a 35-acre minimum lot size and restrictions on the kind of residential uses that are allowed, however all Farmland Preservation in the county is based on individual agreements. There is a provision in the district that allows for smaller lots in properties not enrolled in the Farmland Preservation program.



Water Use

In order to participate and receive the tax benefits available the property owner must enter into an agreement with DATCP. These agreements prescribe conservation practices and land uses compatible with agriculture, meant to foster the long-term viability of agriculture on the land. The agreements can run for from ten to twenty-five years, and qualifies participants to a farmland preservation tax credit, although only at eighty percent of the rate available in areas where there is exclusive agriculture zoning.

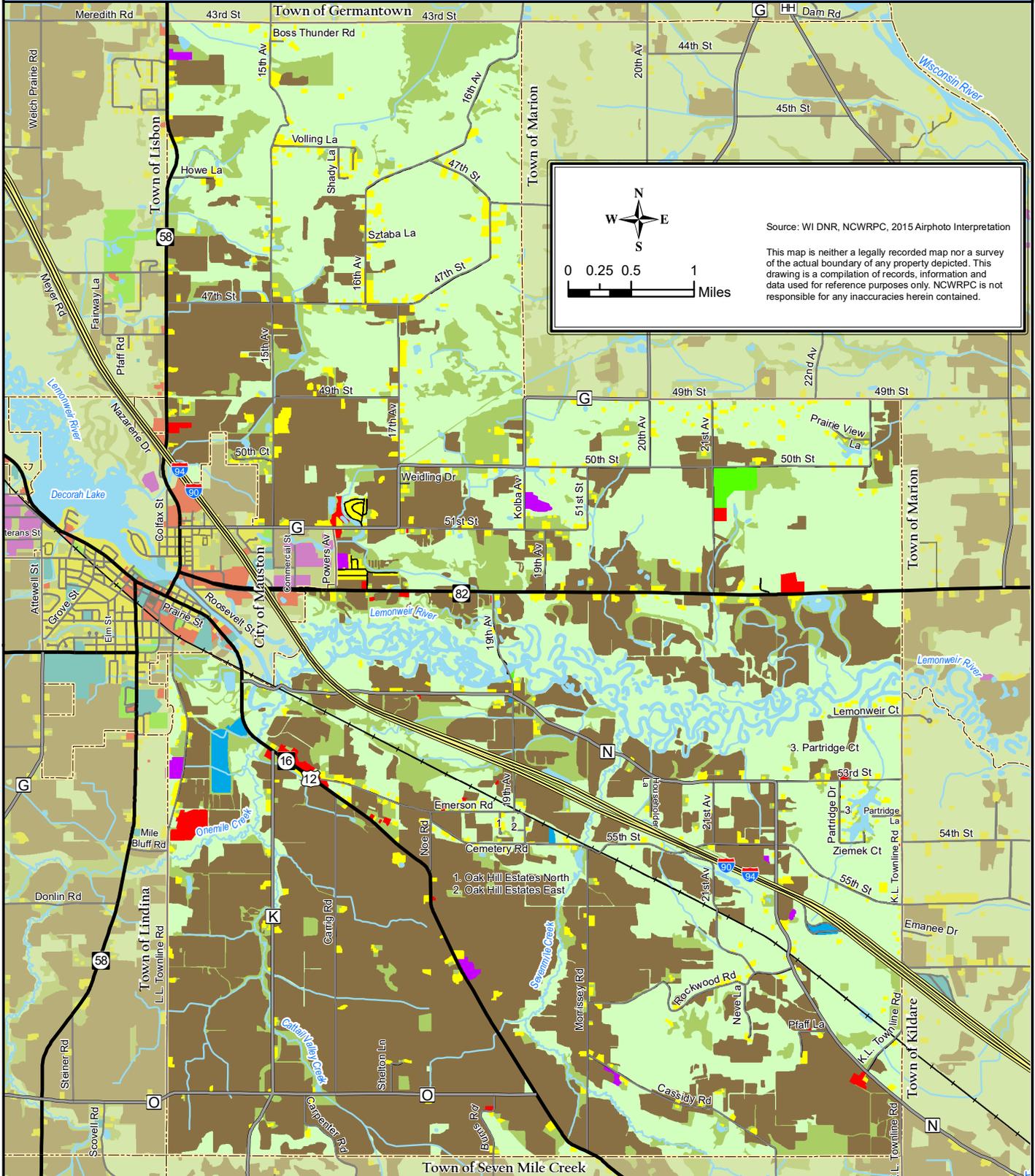
Managed Forest Tax Law

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 choice to keep some land closed to public use, or for some to be open to public 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.

Goals, Objectives, and Action Steps

Land Use Goal: *Town of Lemonweir makes sound land use decisions to balance the diverse needs of the community and to wisely maximize the land's potential.*

1. Promote efficient development patterns.
 - a. Promote new development consistent with the Future Land Use Plan.
 - b. Minimize scattered development and preserve rural character.
 - c. Promote a quiet and peaceful community with open space and scenic landscapes.
 - d. Require open space/green space in all PUD developments.
 - e. Require multi-family development to go through the Planned Unit Development process.
 - f. Promote the redevelopment of land with existing infrastructure.
 - g. Allow property owners the option of extending sanitary sewer to appropriate areas, allowing more dense development.
 - h. Discourage new developments that would negatively impact the natural environment or existing property.
 - i. Minimize the loss and/or fragmentation of productive farmland and forest land.
2. Provide tools for managing and coordinating growth and development.
 - a. Maintain the Comprehensive Plan to serve as a guide for future land use decisions.
 - b. Participate in zoning and subdivision review decisions at the County level that affect the Town.
 - c. Encourage conservation easements and other tools to protect environmentally sensitive or unique resources.

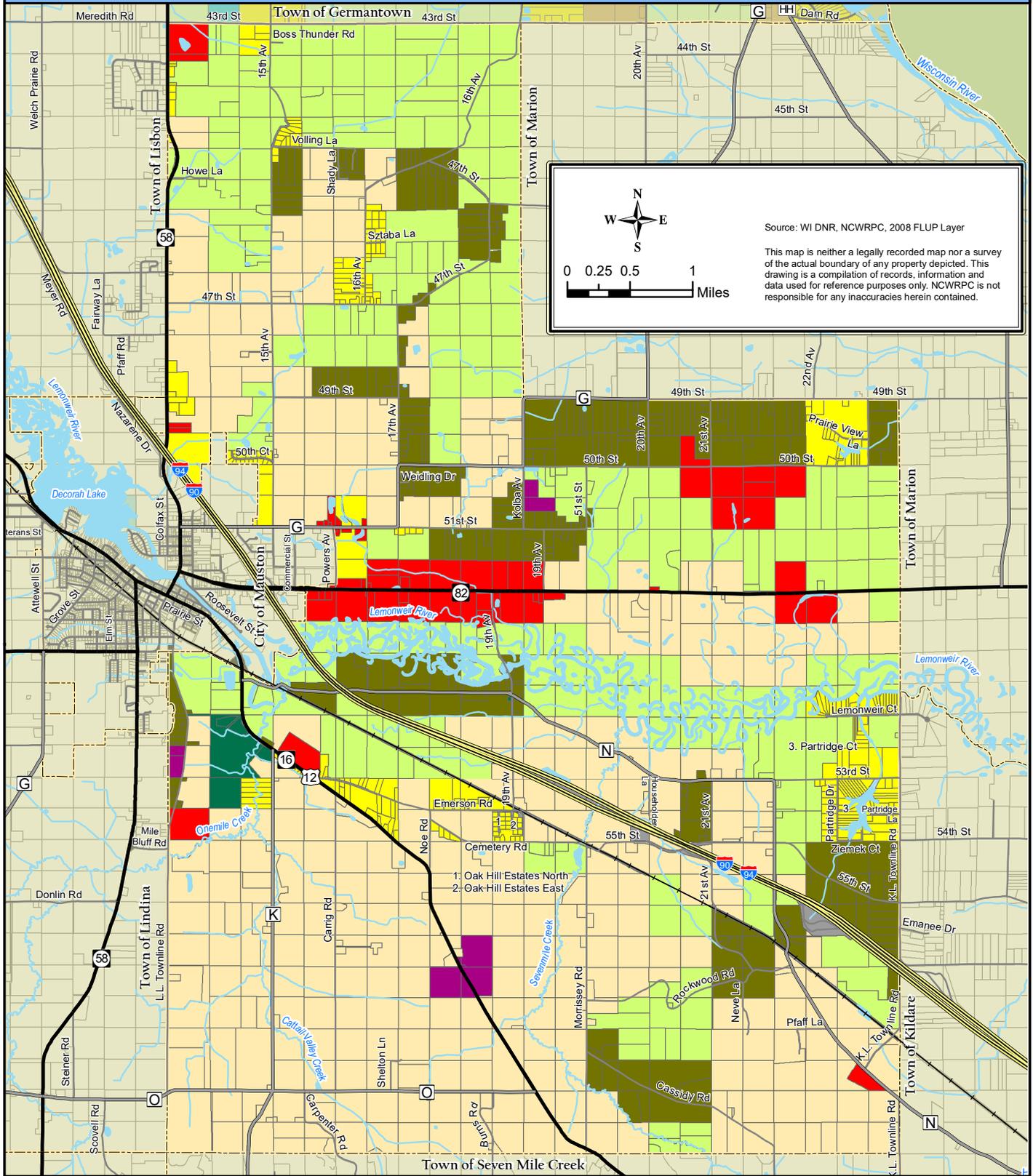


0 0.25 0.5 1 Miles

Source: WI DNR, NCWRPC, 2015 Airphoto Interpretation

This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

<ul style="list-style-type: none"> Minor Civil Divisions US Highways State Highways County Highways Local Roads Railroad 	<ul style="list-style-type: none"> Agriculture Commercial Governmental / Institutional Industrial; Quarry Open Lands 	<ul style="list-style-type: none"> Outdoor Recreation Residential Transportation Water Woodlands 	<div style="text-align: center;"> <p>North Central Wisconsin Regional Planning Commission</p> <p>210 McClellan St., Suite 210, Wausau, WI 54403 715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org</p> </div>
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Source: WI DNR, NCRWPC, 2008 FLUP Layer

This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCRWPC is not responsible for any inaccuracies herein contained.

0 0.25 0.5 1 Miles

<ul style="list-style-type: none"> US Highways State Highways County Highways Local Roads Railroad Minor Civil Divisions 	<ul style="list-style-type: none"> Parcel Lines <all other values> Agricultural Areas Commercial Governmental 	<ul style="list-style-type: none"> Industrial Residential Rural Residential Transportation Woodlands
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North Central Wisconsin Regional Planning Commission

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INTERGOVERNMENTAL COOPERATION

The issue of intergovernmental cooperation is increasingly important; since many issues cross over political boundaries, such as watersheds, labor force, commuter patterns, and housing. Communities are not independent of each other, but rather dependent on each other. The effects from growth and change on one spill over to all surrounding communities and impact the region as a whole.

Wisconsin Statutes 66.30, entitled “Intergovernmental Cooperation”, does enable local governments to jointly do together whatever one can do alone. Unfortunately, there is little public policy in Wisconsin law that encourages, let alone 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.

State-wide, Wisconsin has over 2,500 units of government and special purpose districts. Having so many governmental units allows for local representation, but also adds more players to the decision making process. In general terms, intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions coordinate plans, policies, and programs to address and resolve issues of mutual interest. It can be as simple as communication and information sharing, or it can involve entering into formal intergovernmental agreements and sharing resources such as equipment, buildings, staff, and revenue.

As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another’s needs and priorities. They can better anticipate problems and work to avoid them. Intergovernmental cooperation makes sense for many reasons including trust, cost savings, consistency, and ability to address regional issues. Cooperation can lead to positive experiences and results that build trust between jurisdictions. It can save money by increasing efficiency and avoiding unnecessary duplication. It can lead to consistency of goals, objectives, plans, policies, and actions of neighboring communities. Finally, by communicating and coordinating their actions and working with regional and state jurisdictions, local communities are able to address and resolve issues that are regional in nature.

The major beneficiary of intergovernmental cooperation is the local resident. They may not understand, or even care about, the details of a particular intergovernmental issue, but residents can appreciate their benefits, such



Agriculture

as cost savings, provision of needed services, a healthy environment, and a strong economy.

A variety of factors, some long-standing and others more recent, have brought the issue of intergovernmental cooperation to the forefront. Some of these factors include:

- Local government’s financial situation;
- Opportunity to reduce costs by working together;
- Elimination of duplication of services;
- Population settlement patterns and population mobility; and
- Economic and environmental interdependence.

In addition, as more jurisdictions create and implement comprehensive plans and share them with surrounding communities, new opportunities for intergovernmental cooperation will be identified.

Adjoining Units of Government

The Town of Lemonweir has relationships with all of the surrounding municipalities. The Town shares boundaries with six towns and one city: The Town of Germantown, Kildare, Lindina, Lisbon, Marion, and Seven Mile Creek, and the City of Mauston. The Town of Lemonweir also has relationships with various departments at the state level and federal level. The Town also interacts with the Ho-Chunk Nation, which owns land within the Lemonweir.

The Town of Lemonweir is also involved in several intergovernmental associations. The Town is a

member municipality of the North Central Wisconsin Regional Planning Commission, which provides a variety of planning and mapping services. The Town is also a member of the Wisconsin Towns Association, in District #1.

School districts are one of the most common intergovernmental organizations, as they cross traditional local municipal boundaries. The Town is in the Mauston School District.

Joint Service Agreements

The Town of Lemonweir belongs to two separate associations that provide fire fighting services, ambulance and first responders. The Town relies on the Rural Fire Association, a consortium of the City of Mauston and six Towns, for fire protection and the Mauston Ambulance Association (which covers ten towns) for ambulance services. Informal road maintenance agreements also exist with the Towns of Kildare, Germantown, Lindina and Marion.

Extraterritorial Zoning

The most notable intergovernmental relationship for the Town is with the City of Mauston. The existence of extraterritorial zoning and a cooperative boundary agreement between the Town and the City is evidence of an extraordinary level of coordination between the two governments. The current agreement was reached when the extraterritorial zoning was updated in 2002. At that time the boundary lines were “cleaned up” and made more regular: areas along Roosevelt Street and around the Carr Valley cheese factory were taken inside the city, and land along the Lemonweir River, zoned for conservancy, was made part of the town. There were a number of properties that had on-site sewage disposal systems and some that kept horses. These issues, and providing services to the Carr Valley cheese factory, must be addressed over time. The boundary agreement lays out criteria for further annexation. There must be a plan for how services will be extended to annexed territory; the City must demonstrate the financial ability to extend the services and the land must be at least 12.5 percent developed. If land is annexed the agreement calls for a 5-year phasing of the loss of property tax revenues to the Town.

The long-standing extraterritorial zoning relationship with the City of Mauston provides the basis for other kinds of intergovernmental cooperation. Since the City administers the ordinance governing the extraterritorial area, the ordinance does not put an administrative burden on the Town but it requires a continuing level of communication between the two

entities.

Conflict Resolution Between Governments

Occasionally, issues occur between Lemonweir and the City of Mauston in extraterritorial zoning and land use matters. Lemonweir will work to minimize any issues by striving to provide clear communication to the City.

Lemonweir will cooperate with all levels of government on issues of mutual concern, including resource protection, transportation, land use, education, and human services. Cost sharing or contracting with neighboring towns or the county will continue to provide services or public utilities efficiently.

There are no other existing or potential conflicts with other governmental units known at this time.

Goals, Objectives, and Action Steps

Intergovernmental Cooperation Goal: *Town of Lemonweir is a cooperative and collaborative partner with other units of government and organizations to most effectively and efficiently provide services to residents.*

1. Establish and maintain good working relationships with other units of government, including adjoining towns, Juneau County, the State of Wisconsin, and the federal government.
 - a. Promote communication between the Town and other governmental entities.
 - b. Periodically review existing shared service agreements and explore additional agreements which would benefit the Town.
 - c. Pursue cooperative agreements regarding boundary agreements, annexation, expansion of public sewer and water services, and growth management agreements where appropriate.
 - d. Consider the feasibility of establishing local zoning in conjunction with other neighboring towns and sharing administrative staff.
 - e. Coordinate between the Town and the Sanitary District so each is aware of the expansion and future plans of the other.

IMPLEMENTATION

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

The Implementation chapter includes the tools and techniques recommended to implement the Comprehensive Plan's recommendations.

Town Decision Making

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

Adoption of Ordinances

The Town should develop and adopt a Town street ordinance concerning minimum acceptable road construction standards as well as sidewalks and public roadway buffer strip. The Town should also incorporate the changes to its Zoning Ordinance contained in this Plan

Citizen Participation/Education

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

Tools for Implementation

Zoning

The Town of Lemonweir is currently under Town zoning. Zoning is the major implementation tool to achieve proposed land uses by regulating the use of all structures, lands, and waters in the Town. Zoning districts provide primarily regulations for land use within the district by use type and the zoning map provides the locations of the districts. See the Zoning Ordinance for more information.

Land Division

The Juneau County Land Division Ordinance outlines procedures for land division, technical requirements, design standards for plats and certified maps, and outlines required improvements. The county ordinance also includes provisions for cluster developments, but provides little guidance for such development design and objectives. Local units of government may elect to have a separate land division ordinance if it is more restrictive than the county ordinance.

Other Tools

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, building permits, erosion control, etc.

Plan Amendments

Periodic amendments can be made to this Plan. Amendments are generally defined as minor changes, such as slight changes to the text or maps. Frequent changes to accommodate specific development proposals should be avoided. The Comprehensive Planning Law requires that the same process used to adopt the Plan be used to amend the Plan.

Plan Review and Update

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

State law requires that a Comprehensive Plan be updated every ten years.

APPENDIX A: ADOPTION RESOLUTION

66.1001 (4) (b) * Resolution by plan commission to recommend adoption of updated comprehensive plan.

RESOLUTION 1-CP-201709 TO RECOMMEND ADOPTION OF UPDATED COMPREHENSIVE PLAN FOR THE TOWN OF LEMONWEIR

STATE OF WISCONSIN
Town of Lemonweir
Juneau County

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

Adoption of the updated Town of Lemonweir Comprehensive Plan.

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

All maps and other materials noted and attached as exhibits to the Town of Lemonweir Comprehensive Plan are incorporated into and made a part of the updated Town of Lemonweir 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 Lemonweir Plan Commission.

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

Adopted this 11th day of September, 2017, by the Town of Lemonweir Plan Commission.

Maia Hulsch
John Ryan
David R. Miller
Kevin Seeg

Diana A. Madero

Attest: Court Leach Planning Commission Clerk

ADOPTION ORDINANCE

STATE OF WISCONSIN
Town of Lemonweir
Juneau County

TOWN OF LEMONWEIR COMPREHENSIVE PLAN ORDINANCE 10-10-17

SECTION I – TITLE/PURPOSE

The title of this ordinance is the Town of Lemonweir Comprehensive Plan Ordinance. The purpose of this ordinance is for the Town of Lemonweir 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 Lemonweir, Juneau County, Wisconsin has authority under its village powers under s. 60.22 Wis. Stats., to appoint a town plan commission under ss. 60.62 (4) and 62.23 (1), Wis. Stats., and under s 66.1001 (4) adopt or amend this ordinance. The Comprehensive Plan of the Town of Lemonweir 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 Lemonweir, 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 Lemonweir to adopt its Comprehensive Plan under s. 66.1001 (4), Wis. Stats.

SECTION IV – PUBLIC PARTICIPATION

The town board of the Town of Lemonweir 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 Lemonweir, 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 amended Town of Lemonweir Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. Stats.

SECTION VI – PUBLIC HEARING

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

SECTION VII – ADOPTION OF TOWN COMPREHENSIVE PLAN

The town board of the Town of Lemonweir, by the enactment of this ordinance, formally adopts the amended document entitled Town of Lemonweir 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 provision 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 amended ordinance as required under ss. 60.80, Wis. Stats., and a copy of the ordinance and the comprehensive plan, shall be filed with at least all of the entities specified under s. 66.1001 (4) (b), Wis. Stats.

Adopted this 10th day of October, 2017.

Town Board:

Chairman: Marvin Havlik
Marvin Havlik, Chairman

Supervisors: Lyle A. Peterson
Lyle A. Peterson

Jim Butler
Jim Butler

(absent)
Carl B. Miller

Cindi Kingsbury
Cindi Kingsbury

Attest: Carin E. Leach
Carin E. Leach, Town Administrator

**Town of Lemonweir
Comprehensive Plan
2017**