

# Town of Germantown Comprehensive Plan 2017



#### **Town of Germantown**

#### **Town Board**

Gregg Haunroth Jim Collis Dale Simonson Skip Barton Ray Feldman

#### **Plan Commission**

Gregg Haunroth Dale Simonson Shannon Vogele George Vukich Keith Korbein Paul Szymaszek Ken Jax

Adopted [Month] 2017

Photo Credits: Town Plan Commission

Prepared by: North Central Wisconsin Regional Planning Commission

# **TABLE OF CONTENTS**

| Demographics 1                                   |
|--|
| Natural, Agricultural, and Cultural Resources 11 |
| Housing  |
| Transportation 23                                |
| Utilities and Community Facilities 27            |
| Economic Development 31                          |
| Land Use 39                                      |
| Intergovernmental Cooperation                    |
| Implementation                                   |

Page left intentionally blank.

# **ISSUES AND OPPORTUNITIES**

#### **Purpose of the Plan**

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

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

The Town of Germantown is a large town in the central eastern side of Juneau County, Wisconsin. The Town of Necedah to the north, the Wisconsin River and Adams County to the east, the Towns of Marion and Lemonweir to the South, and the Towns of Lisbon and Clearfield to the west bound the Town. It is one of nineteen towns in the County. See Map 1, Location.

The Town is dominated by forestry and recreational uses. In recent years, more residential development has been locating in the Town. **Map 2** shows a 2015 air photo of the Town.

#### **Public Participation & Survey**

A Public Participation Plan was put together to guide the planning process in keeping the public informed about the Plan and allowing multiple opportunities for public engagement. The Public Participation Plan was adopted by the Town Board. 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 plan adoption.

#### **Survey**

The Town of Germantown conducted a survey as part of the public participation process. The survey went out with the local tax bill in January 2016. Despite the survey being distributed to all who own property within the Town, only 395 responses were received; a response rate of approximately 20 percent. Of total respondents, 61% are not Town residents, and almost three-quarters of those non-residents spend fewer than 90 days per year in the Town. Responses were evaluated two different ways, all together and distinguishing between resident and non-resident responses. Overall, only minor variation was found between resident and non-resident opinions.

The survey contained 32 questions, which can be divided into five categories: transportation, economic development, housing, public amenities, and public services. Data on survey responses is included in **Appendix B**. Below is a summary of survey responses by category.

#### **Transportation**

The majority of respondents (58%) believe traffic in Germantown is light, with residents being more likely to find traffic moderate. Most respondents feel traffic is about the same or somewhat heavier than it was five years ago. According to 79% of respondents, there is not an excessive speeding problem in the Town. The notion of expanding local roadways received mixed feedback, with 43% neutral on the topic. Road improvements, however, are strongly supported, with 63% supporting, 32% neutral, and only 5% opposed.

#### **Economic Development**

Most respondents (70%) had no opinion when asked about job opportunities in Germantown and the surrounding area. Residents were more likely to have an opinion on the topic than non-residents. Of the 30% with an opinion, most believed there was a shortage of job opportunities. There is also strong support, 75%, for encouraging new business.

#### Housing

All of the housing questions received a mixed response of supporters and those neutral or opposed. Four questions received a balanced mix of all three responses: new residential development of single family homes, more housing for low and middle income families, more high end housing, and new hospitality construction including hotels and motels. Three questions had mixed responses that leaned opposed: new condominium development, new

townhouse development, and more rental housing. Only one question had a response that leaned support: improving housing for seniors.

#### **Public Amenities**

Preserving woodlands in the Town received overwhelming support, with 93% of respondents supporting it. When asked about a variety of other public amenities, all received strong support: parks, playgrounds, beaches, public piers, senior activities, public wifi, and walking/biking paths. Increasing accessibility to Castle Rock Lake received a slightly more mixed response, but still leaned in favor of increasing accessibility.

#### **Public Services**

Questions about public services asked if respondents were satisfied, neutral, or unsatisfied. In all six public service questions a mix of satisfied and neutral responses were received with very few respondents unsatisfied. The six questions asked about paramedic ambulance service, fire service, police service, snowplowing service, public works, and groundwater quality.

#### **Demographics**

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

Profile is written in a manner that facilitates quick and easy reference for use during creation of this Plan and during revision of this Plan.

#### **Historical Population**

The Town of Germantown has experienced overwhelming growth in the last half century, but that growth has been in constant fluctuation. The town grew by nearly 200% in the 1970s and lost population during the 1980s. The growth resumed at more than 90% in the 1990s but in the 2000s slowed to 25%. However, 25% growth is still high, especially when comparing to surrounding towns, many of which have declined in population between 2000 and 2010, as shown in **Table 1**. The 2015 population estimate released by the Wisconsin Department of Administration is 1,602, indicating there is still strong growth occurring in Germantown.

#### **Population Projections**

According to population projections prepared by the Department of Administration (DOA) shown in **Table 2**, the increase in population in the Town of Germantown is expected to continue through 2035, but not at the high rate of the 1990s. The ten-year growth rate will slow to 15% by 2025, then to 13.6% by 2035.

**Figure 1** shows population trends in the Town of Germantown over a 75-year period starting in 1960. The period of highest growth was between 1990 and 2000, when the population rose by 90%. Projections call for a slowing growth rate through 2035.

#### **Population Characteristics**

In 2010, the Town of Germantown had 754 males and 717 females. Town residents reported their race in the

| Table 1 - Historic Population Trends |        |        |        |        |        |        |                       |                         |  |
|--------------------------------------|--------|--------|--------|--------|--------|--------|-----------------------|-------------------------|--|
|                                      | 1960   | 1970   | 1980   | 1990   | 2000   | 2010   | 2000-2010<br>% Change | 2000-2010<br>Net Change |  |
| Town of<br>Germantown                | 95     | 215    | 638    | 615    | 1,174  | 1,471  | 25.30%                | 297                     |  |
| Town of<br>Lemonweir                 | 1,114  | 970    | 1,317  | 1,707  | 1,763  | 1,743  | -1.13%                | -20                     |  |
| Town of Lisbon                       | 516    | 661    | 903    | 862    | 1,033  | 912    | -11.71%               | -121                    |  |
| Town of Necedah                      | 390    | 674    | 1,394  | 1,601  | 2,156  | 2,327  | 7.93%                 | 171                     |  |
| Town of<br>Clearfield                | 283    | 312    | 538    | 502    | 737    | 728    | -1.22%                | -9                      |  |
| <b>Town of Marion</b>                | 183    | 223    | 362    | 351    | 433    | 426    | -1.62%                | -7                      |  |
| Juneau County                        | 17,490 | 18,455 | 21,037 | 21,650 | 24,316 | 26,664 | 9.66%                 | 2,348                   |  |

Source: U.S. Census

Table 2 - Population Projections

| Year | Town of<br>Germantown | Juneau County |  |  |  |  |
|------|-----------------------|---------------|--|--|--|--|
| 2015 | 1,605                 | 27,305        |  |  |  |  |
| 2020 | 1,725                 | 28,130        |  |  |  |  |
| 2025 | 1,850                 | 29,080        |  |  |  |  |
| 2030 | 1,960                 | 29,790        |  |  |  |  |
| 2035 | 2,025                 | 29,805        |  |  |  |  |

Source: WI DOA

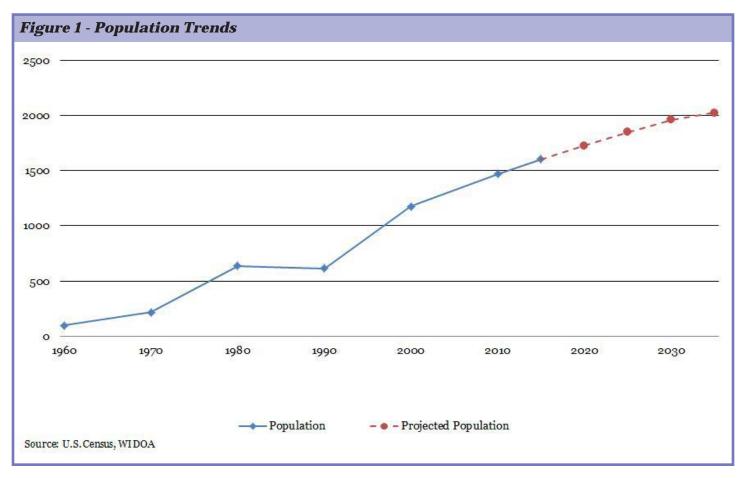
2010 U.S. Census as the following: White, non-hispanic 96.8%, 0.1% were African American, 0.5% American Indian and Alaska Native, 0.2% Asian, 0.6% reported two or more races and 1.7% reported themselves as being of Hispanic ethnicity.

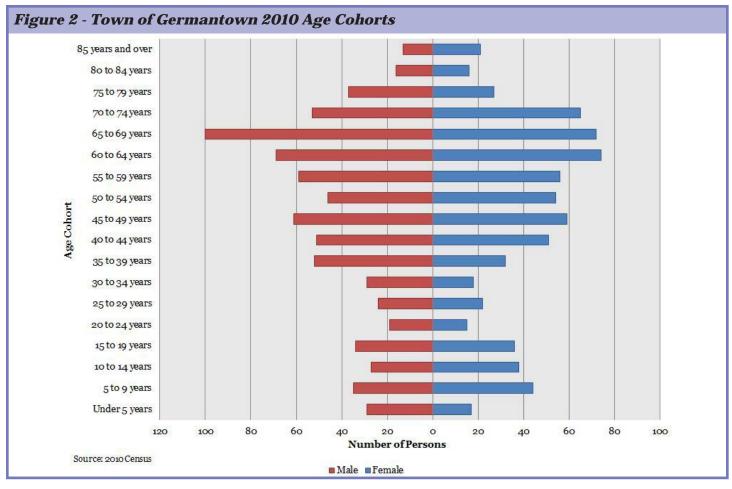
The median age of town residents in 2010 is 51.9 years old, an increase from 49.1 in 2000. In comparison, Juneau County's median age is 43.6 years old, while the State of Wisconsin's median age is 38.5. While median age has been increasing in the Town, the County, and the State, the Town's median age is significantly higher than the County and the State. **Figure 2** shows the breakdown of age cohorts in the Town of Germantown. It is clear that the largest age cohorts are those that are near retirement age, which is what drives up the median age of the town relative to the County and State. The

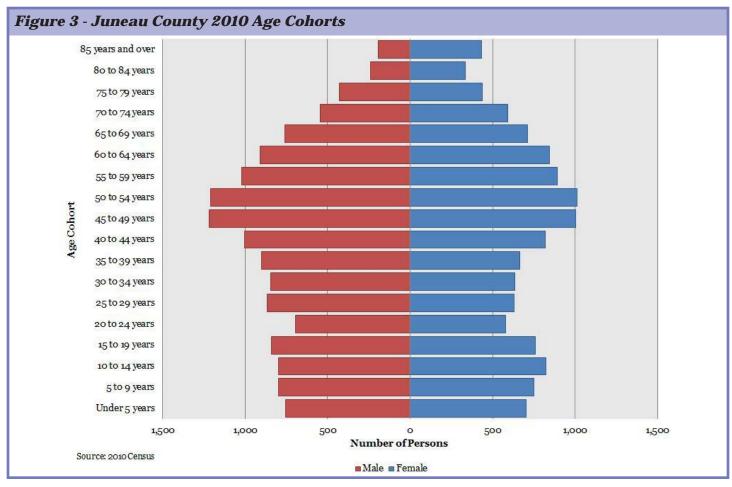
most significant change in the Town of Germantown between 2000 and 2010 is the 60% increase in people that are 65 years old or older. Those over 85 years old more than doubled. **Figure 3** shows Juneau County's population pyramid for comparison, which has a more evenly distributed range of ages.

#### **Educational Attainment**

Education levels in the Town of Germantown are generally similar to Juneau County. Educational attainment has improved between 2000 and 2010 with a higher proportion of residents graduating high school. Compared to the county and the state, a higher proportion of Germantown residents have not graduated high school compared to the County and the State. Over 78% of residents over 25 have completed high school, while 86% of County residents and 90% of State residents are high school graduates. Nearly 12% of both Juneau County and Germantown residents have received a bachelor's degree or higher, while over 26% of Wisconsin residents have received a bachelor's degree or higher. The proportion of residents that received associates degrees is similar between the county, state and the town, at just over 9%. Figure 4 shows a breakdown of educational attainment among the 25 and older population in Germantown, Juneau County, and Wisconsin.







#### **Household Characteristics**

A household includes all of the people who occupy a housing unit.

Occupants may consist of a single family; one person living alone; two or more families living together; or any other group of related or unrelated people who share a housing unit.

A housing unit is a house; apartment; mobile home; group of rooms; or single room occupied (or if vacant, intended for occupancy) as separate living quarters.

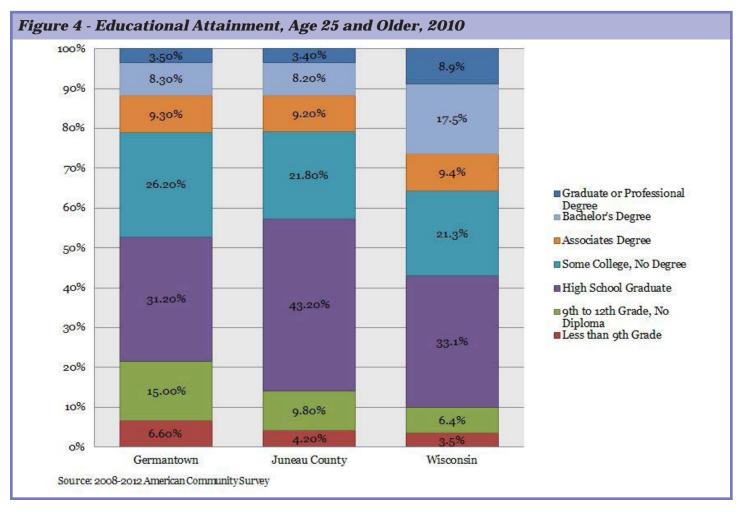
As shown in **Table 3**, married couples make up 57.4% of all households; couples with children under 18 constitute 16.8% of households, while single parent households are 5.5%. Single person households are 26.5% of the total. Over 42% of households include an individual that is 65 years of age or older, and nearly 20% include an individual that is under 18 years old.

The Town of Germantown's average household size in 1990 was 2.02 persons, while in 2000 it was 2.19 persons and in 2010 it was 2.17. The increase in average household size over the last 20 years is an anomaly amongst the widespread trend of declining household sizes.

Table 3 - Population Projections

|   | Town of<br>Germantown |
|---|-----------------------|
| Total Households  | 678                   |
| 1. Family households                                      | 456                   |
| a. Husband-wife family                                    | 389                   |
| i. With own children under<br>18 years                    | 114                   |
| b. Householder without spouse present                     | 67                    |
| <ul><li>i. With own children under<br/>18 years</li></ul> | 37                    |
| 2. Nonfamily household                                    | 222                   |
| a. Householder living alone                               | 180                   |
| b. Householder not living alone                           | 42                    |

Source: U.S. Census



#### **Household Projections**

As the size of households decreases throughout the nation and in the Town of Germantown it means that the number of households will increase at a higher rate than the population. As shown in **Table 4**, households are expected to continue to increase over the planning horizon of 2035. Projected household size is expected to continue to decline until it is 1.96 by 2035. Household growth was 26.7% between 2000 and 2010, compared to approximately 25% population growth. Household growth is expected to continue at 24% between 2010 and 2020 and 23% between 2020 and 2030.

#### **Income**

About 39% of Germantown households make over \$50,000 per year. The highest median incomes are in households headed by persons between 45 to 64 years old. **Figure 5** shows that the median household income is less in households that are older than the typical retirement age of 65.

Although median household income for the Town of Germantown is below the median for the County, on a per capita basis it exceeds the County, reflecting the predominance of small households. Germantown has lower median household incomes than all of the surrounding communities. Median income in the Town of Germantown is 78% of the state median, while per capita income is 127% of the state level, see **Table 5**. However, 17.5% of the population is below the poverty level in the Town of Germantown, which is a higher proportion than any of the surrounding towns, the state, and the county. This may indicate a higher level of income inequality in the Town.

#### **Employment Statistics**

Of the five largest employers in Juneau County three are governmental, one is non-profit, and one is private. Manufacturing jobs comprise over 22% of the jobs in the County, second to education and health services at 25.7%.

Overall, Juneau County wages are 88% of the state average, and are below state average in most sectors. 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.

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 largest industry classification that employs residents of the Town of Germantown is retail trade at nearly 20%, followed by educational services, health care and social assistance at 14%, and arts, entertainment, and recreation at 13%. Nearly 28% of employed Germantown residents are in sales and office occupations, over 23% in service occupations, and 22% are in management, business, science, and arts occupations.

The number of persons in the labor force continues to grow in the county while the labor force participation rate declined slightly over the last two decades. In 2010, Germantown's civilian labor force participation rate was 53.4% with 678 people actively working or seeking work. This is lower than Juneau County, which is to be expected due to the higher proportion of residents older than 65 in Germantown. There were 640 people employed and a 5.6% unemployment rate in 2010.

See the Economic Development chapter for more detail.

Table 4 - Historic Houshold Count 1980-2010 & Household Projections 2015-2035

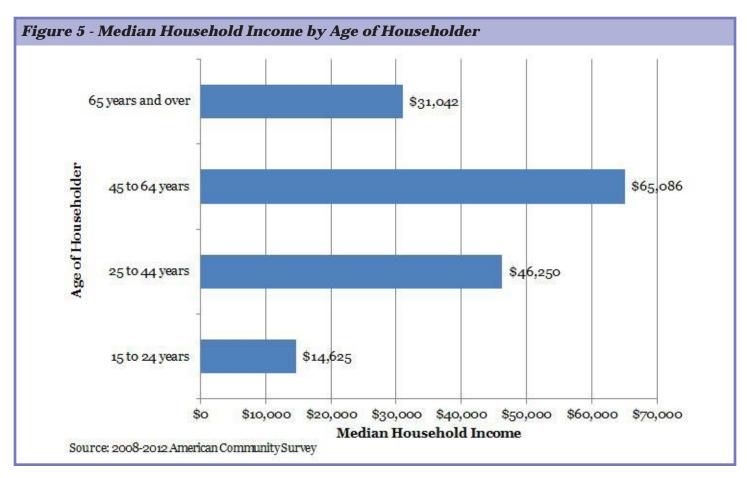
2.8%

| Town of<br>Germantown | 1980 | 1990 | 2000 | 2010 | 2015 | 2020 | 2025 | 2030  | 2035  |
|-----------------------|------|------|------|------|------|------|------|-------|-------|
| Households            | 269  | 304  | 535  | 678  | 766  | 841  | 917  | 1,035 | 1,070 |

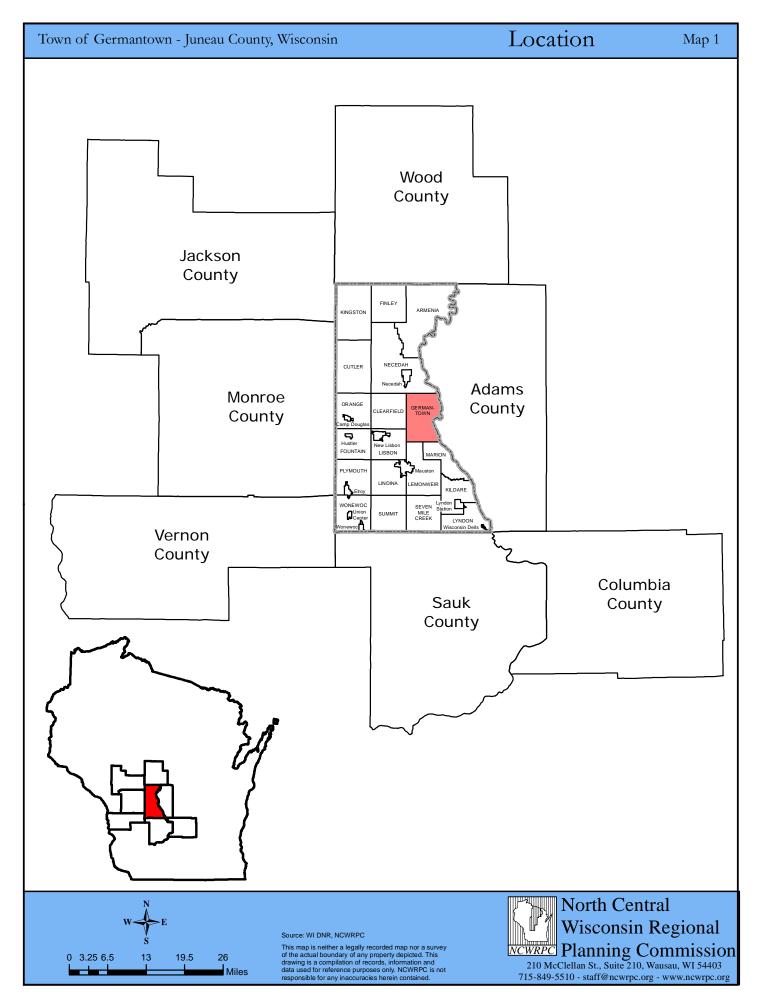
Source: U.S. Census & WI DOA

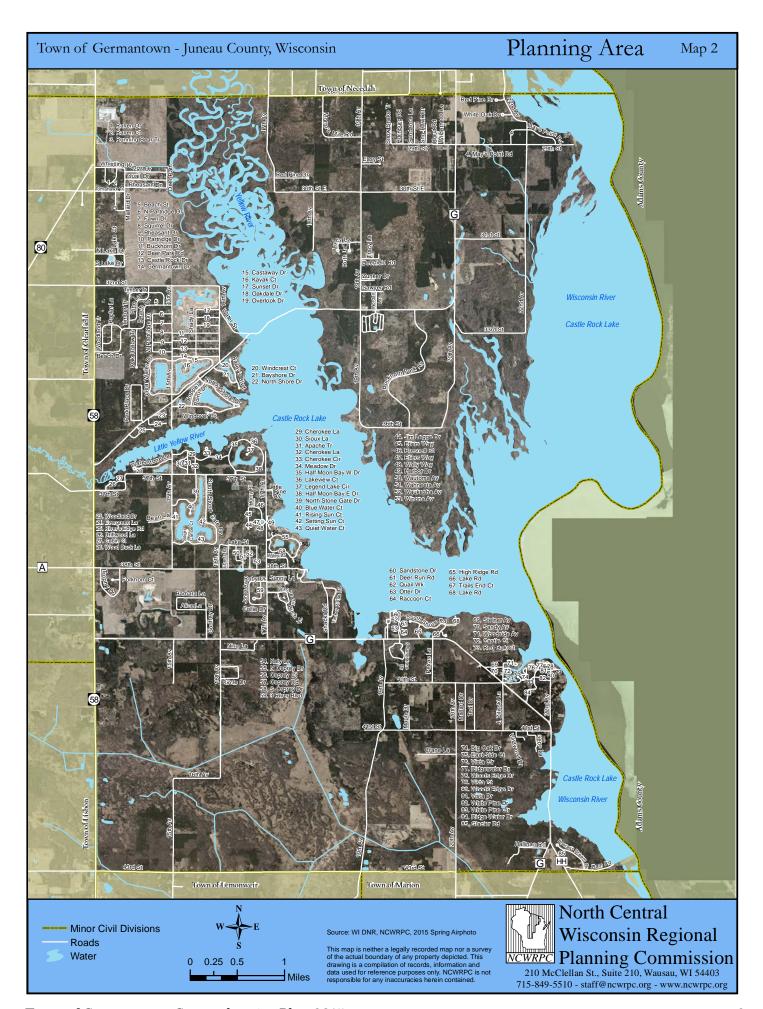
| Table 5 - Household Income* |                         |                       |  |  |  |  |  |  |
|-----------------------------|-------------------------|-----------------------|--|--|--|--|--|--|
| Annual Income               | Number of<br>Households | Percent of Households |  |  |  |  |  |  |
| Less than \$10,000          | 85                      | 12.1%                 |  |  |  |  |  |  |
| \$10,000 - \$24,999         | 110                     | 15.6%                 |  |  |  |  |  |  |
| \$25,000 - \$34,999         | 114                     | 16.2%                 |  |  |  |  |  |  |
| \$35,000 - \$49,999         | 121                     | 17.2%                 |  |  |  |  |  |  |
| \$50,000 - \$99,999         | 192                     | 27.3%                 |  |  |  |  |  |  |
| \$100,000 -<br>\$199,999    | 62                      | 8.8%                  |  |  |  |  |  |  |

\$200,000 and over



<sup>20</sup> \* In 2012 inflation adjusted dollars. Source: U.S. Census





Page left intentionally blank.

# NATURAL, AGRICULTURAL, & CULTURAL RESOURCES

#### **Natural Resources**

#### Physical Geography & Geology

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

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

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

#### 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.



Castle Rock Lake

#### **Surface Water**

Together the lakes and streams total about 7,836 acres in the town, about 27 percent of total area. The dominant water features in Germantown are the Wisconsin River, Castle Rock Lake and the Yellow and Little Yellow Rivers. These surface water resources replenish the groundwater as part of the hydrologic cycle. See the **Natural Resources Map**.

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

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

#### Wetlands

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, including along the Yellow River and Little Yellow River, along Castle Rock Lake south of 36th St and east of 20th Ave, and in much of the southwestern corner of the Town. See the Natural Resources 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 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. 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 Wisconsin River, and along the creeks which reach inland into 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



Sand barren at Buckhorn State Park

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, three dominant soil series were identified within the Town: Coloma sand, Plainfield sand, and Okee loamy sand. See the Soil Survey for more detailed information.

#### **Agricultural Resources**

There is little active agricultural operation within the town, but agriculture is a component of the surrounding area. As of 2015, approximately 253.3 acres of land in the Town of Germantown were in use for agriculture, accounting for 0.9% of total land area. Additionally, 37.5% of total land was woodlands, some of which may be agricultural forests.

#### **Forests**

Woodlands constitute 37.5% of the land area of the Town of Germantown. Today's major species are pine and oak. The majority of forestlands in the town are privately owned. Some private woodlands in the village are enrolled in Managed Forest Law (MFL) and its predecessor programs. This program provides a low annual tax rate per acre and requires a management plan for the property that may include some harvesting or allow some public uses. When timber is harvested from MFL properties, a harvest tax is also assessed. This provides an incentive to keep woodlots in active production and allows some community access to the site in exchange for greatly reduced taxes.

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



Trees

#### **Rare Species and 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 July 2015, NHI tracked 14 species in the Town of Germantown. 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 14 species tracked by NHI 6 are communities, 4 are plants, and 4 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 Wisconsin's native species and ecosystems are critical to their survival and greater benefit to society.

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

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

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

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

Buckhorn State Park and Wildlife Areas occupy a peninsula of Castle Rock Lake within the Town of Germantown. The State Park and the adjacent Yellow River WLA and the Buckhorn WLA combined cover a total of over 8,100 acres. A range of facilities are available including boat landings, campsites, swimming, changing and shower facilities, fishing, picnic tables, and more than ten miles of hiking trails. Wintertime activities in the park include groomed cross-country ski trails and snowshoeing. The park annually has more than 100,000 visitors.

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

#### **Castle Rock County Park**

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

#### **Cultural Resources**

#### **Brief Community History**

The fortunes of Germantown have gone up and down over the years. In 1860 nearly seven hundred people lived in the town, by 1960 the population was under one hundred. Beginning as two saw-milling villages, Germantown and Werner, where pine logs from the Yellow River basin was cut into lumber, made into rafts and floated down the Wisconsin River to market. The mills remained in operation until the 1890s, when the pine forests along the Yellow River were exhausted. Werner got its name from John Werner, one of the



Buckhorn State Park sign

original partners in the Weston Mill in Necedah, who built his mill in 1858. Germantown was named for the large number of German immigrants who settled there.

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

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

#### **Historical Buildings, Archeological Sites**

There are no buildings or sites on the National Register of Historic Places or the Architectural History Inventory. However the relocated Werner cemetery, located on Woodside Ave, is of local historical significance.

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



**Buckhorn State Park beach** 

Native American and early European settlements.

#### **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.

Canoe and kayak put-ins are signed on Hwy 58 for the Yellow River from Necedah to Crappie Landing on Castle Rock Flowage and on the Wisconsin River below the Petenwell Dam down through Castle Rock Flowage and including the Buckhorn State Park and surrounding areas. Launch locations are indicated on the Utilities and Community Facilities Map on page 29.

In a report prepared for the County by NCWRPC, 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 Refuge are proposed.

Numerous town road in Germantown are open for allterrain vehicle (ATV) traffic. Maps showing ATV routes and snowmobile routes can be obtained at the Town Hall.

There are numerous wildlife viewing opportunities in the Yellow River wildlife area as well as eagle and osprey viewing at the Petenwell Dam, continuing down the Wisconsin River over to the Buckhorn Bridge all the way down to the Castle Rock Dam. Oftentimes eagle concentrations below the Petenwell Dam in early spring, during migration from mid-March on, provide some spectacular eagle viewing.

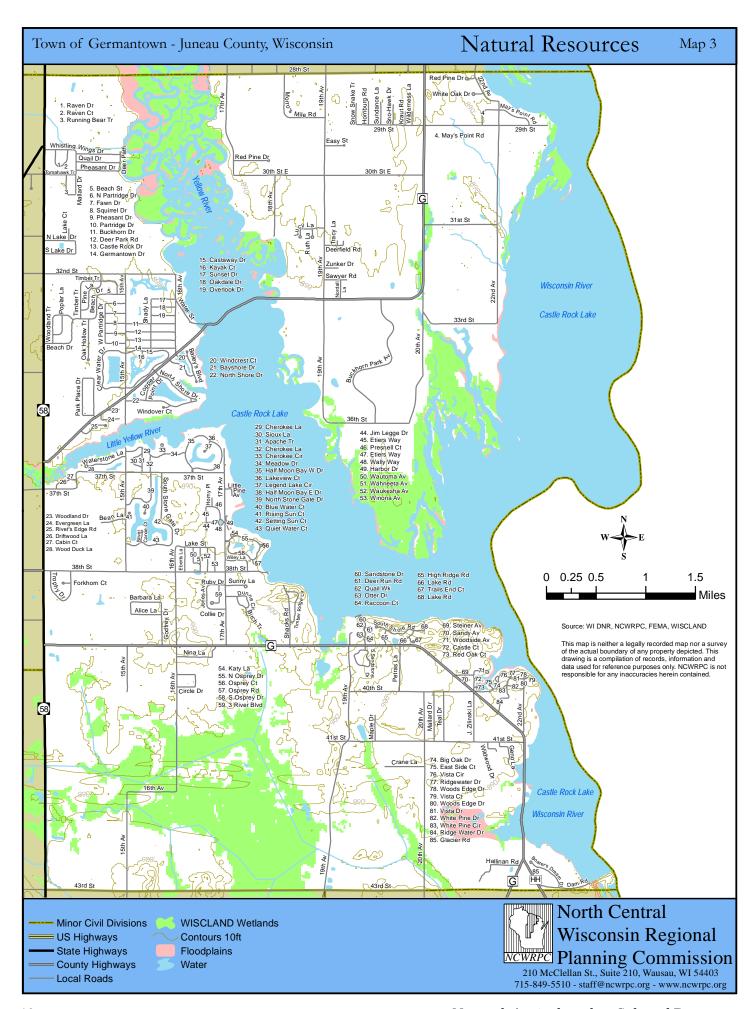


**Boat Launch** 

#### Goals, Objectives, and Action Steps

Natural and Cultural Resources Goal: The Town of Germantown 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.
  - c. Support upgrading the Germantown Park at the Town Hall site on the shores of Castle Rock Flowage and including it in the recreation plan
  - d. Protect and maintain the town cemetery which contains several Civil War veterans' metal, horizontal grave markers.



## **HOUSING**

Housing characteristics and trends are an important component of a comprehensive plan. The physical location of housing determines the need of many public services and facilities.

#### **Previous Studies**

#### Regional Livability Plan

Housing is one of four elements included in the Regional Livability Report, adopted by the North Central Wisconsin Regional Planning Commission in 2015. The Housing Assessment Report, a component of the Plan, looks in detail at the housing stock and the affordability of housing throughout the 10-county region and identifies trends and issues facing housing. The Regional Livability Plan addresses two issues: the type of housing stock and housing affordability. The housing goal of the Plan is as follows:

 Goal 1: Promote a variety of safe and affordable housing options that meet the needs of all community members.

#### Wisconsin State Consolidated Housing Plan

The Consolidated Housing Plan is required by the Department of Housing and Urban Development (HUD) in the application process required of the State in accessing formula program funds of Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships, Emergency Shelter Grants, and Housing Opportunities for Persons with AIDS. The State Consolidated Housing Plan (CHP) is primarily focused on how government action can address special needs, not on the workings of the private housing market.

#### **Housing Stock**

#### **Total Housing Units**

The housing stock in the Town of Germantown is generally adequate for the needs of the community. The 1990 Census indicates that there were 1,035 housing units in the town. Which increased by 19% by 2000, to 1,232 housing units in the town, compared to a 90% increase in population over the same time period, and an 8% increase in housing units for the county during the decade. In 2010 there were 1,731 total housing units, a 40% increase compared to an approximate 25% increase in both population and households over the same time period. Prior growth demonstrates that in Germantown, population growth does not necessarily mean that growth will occur in housing, and housing growth does not indicate population growth.

#### **Year Built**

The housing stock in Germantown is exceptionally new. Over 50% of the housing units have been built between 1990 and 2010, see **Table 6**. Over 97% of housing units have been built since 1960. Less than 10% of units are more than 45 years old, significantly lower than in either the county (37%), the state (49%), or the Town of Lemonweir (29%). Structures built since 1980 are above the county and state percentages. Over 70% of housing units have been built since 1980, considerably more than the state and county. During the 1980s, 347 housing units were built, even as the town's population dropped slightly.

Older housing units are more likely to need major repairs or renovations and are more likely to include hazards such as lead paint. There are 6 units in Germantown without complete plumbing facilities and

Table 6 - Age of Structure by Jurisdiction, 2010

| Year built    | Town of<br>Germantown |        | Town of<br>Lemonweir |        | Juneau | County | State of Wisconsin |        |  |
|---------------|-----------------------|--------|----------------------|--------|--------|--------|--------------------|--------|--|
| Before 1939   | 9                     | 0.6%   | 112                  | 14.0%  | 2,841  | 19.4%  | 558,006            | 21.3%  |  |
| 1940-1949     | 0                     | 0.0%   | 30                   | 3.8%   | 600    | 4.1%   | 160,207            | 6.1%   |  |
| 1950-1959     | 45                    | 2.9%   | 45                   | 5.6%   | 978    | 6.7%   | 294,740            | 11.2%  |  |
| 1960-1969     | 90                    | 5.9%   | 45                   | 5.6%   | 1,022  | 7.0%   | 258,318            | 9.9%   |  |
| 1970-1979     | 279                   | 18.2%  | 163                  | 20.4%  | 2,468  | 16.8%  | 394,740            | 15.1%  |  |
| 1980-1989     | 346                   | 22.6%  | 149                  | 18.6%  | 2,102  | 14.3%  | 256,478            | 9.8%   |  |
| 1990-1999     | 409                   | 26.7%  | 136                  | 17.0%  | 2,417  | 16.5%  | 367,339            | 14.0%  |  |
| 2000 or later | 358                   | 23.4%  | 120                  | 15.0%  | 2,252  | 15.3%  | 331,022            | 12.6%  |  |
| Total         | 1,532                 | 100.0% | 800                  | 100.0% | 14,680 | 100.0% | 2,620,401          | 100.0% |  |

Source: U.S. Census

6 units without complete kitchen facilities.

#### **Building Type**

Single-family dwellings are the most common type of housing units in the town. At 838 units they constitute 60% of the housing stock, and detached units make up 55% of the housing stock. Approximately 4.5% of housing units are in structures of between two and four units, with another 2.2% in structures of five to nine units. In 2010 there were 510 housing units described as mobile homes, 33.3% of the total, which has shown a sharp decline since 1990 as a proportion of units. In 1990 54.6% of the housing units were mobile homes. Despite the decline in the proportion of mobile homes in Germantown, it is still much higher than the county (19.5%) and the state (3.7%).

#### **Tenure**

18

According to the 2010 Census, owner occupancy is the overwhelming (86.9%) norm among occupied units in the Town of Germantown, see **Table 7**. Although this is a proportional decrease from the year 2000, it is fairly high even for a rural area, and exceeds the rate for the county (75.1%) and for the state (68.1%). The number of renter occupied units in the town has

almost doubled to 89 from only 48 in 2000, which has been a widespread effect of the Great Recession. Nearly two-thirds of residents have been in their current home for less than ten years. Approximately 18% of town residents have lived in the same home for more than twenty years, similar the rate for Lemonweir, the county and state.

#### **Value**

Median home value in the Town of Germantown is lower than the median value for the surrounding towns, but slightly higher than the median value for Juneau County. The indication from the Census is that 31.6% of homeowners and 50% of renters in Germantown spend more than 30% of their income on housing, compared to 30.2% of homeowners and 43.8% of renters in the county and 27.8% of homeowners and 48.2% of renters for the state, see **Table 8**. The proportion of both renters and owners paying over 30% of their income towards housing has increased across all of these jurisdictions between 2000 and 2010.

The National Low Income Housing Coalition assembles a yearly list of estimates of the income required to afford housing using this "cost-burden" standard for localities across the country. This report focuses on

Table 7 - Housing Tenure by Jurisdiction, 2010

| Tenure                   | Town of Germanto |       | Town of<br>Lemonweir |       | Juneau County |       | State of Wisconsin |       |
|--------------------------|------------------|-------|----------------------|-------|---------------|-------|--------------------|-------|
| Moved in 1979 or earlier | 58               | 8.2%  | 96                   | 13.9% | 1,356         | 12.6% | 269,713            | 11.8% |
| Moved in 1980-1989       | 71               | 10.1% | 52                   | 7.5%  | 1,082         | 10.0% | 203,494            | 8.9%  |
| Moved in 1990-1999       | 165              | 23.4% | 193                  | 27.9% | 2,479         | 23.0% | 448,682            | 19.6% |
| Moved in 2000 or later   | 410              | 58.2% | 350                  | 50.7% | 5,870         | 54.5% | 1,364,450          | 59.6% |
| Total                    | 704              | 100%  | 691                  | 100%  | 10,787        | 100%  | 2,084,544          | 100%  |

Source: U.S. Census



Residential House

| Table 6 - Median Value of Structures, 2010 |                         |                               |  |  |  |  |  |  |  |
|--|-------------------------|-------------------------------|--|--|--|--|--|--|--|
| Municipality                               | Median<br>Home<br>Value | % of State<br>Median<br>Value |  |  |  |  |  |  |  |
| Town of<br>Germantown                      | \$122,800               | 72.7%                         |  |  |  |  |  |  |  |
| Town of Lemonweir                          | \$144,000               | 85.2%                         |  |  |  |  |  |  |  |
| Town of Lisbon                             | \$130,600               | 77.3%                         |  |  |  |  |  |  |  |
| Town of Necedah                            | \$133,500               | 79.0%                         |  |  |  |  |  |  |  |
| Town of Marion                             | \$161,200               | 95.4%                         |  |  |  |  |  |  |  |
| Town of Clearfield                         | \$126,600               | 74.9%                         |  |  |  |  |  |  |  |
| Juneau County                              | \$118,500               | 70.1%                         |  |  |  |  |  |  |  |
| State of Wisconsin                         | \$169,000               | 100.0%                        |  |  |  |  |  |  |  |

Table 8 - Median Value of Structures 2010

Source: U.S. Census

Housing

rental housing, but can be broadly applied to owner-occupied housing as well. The 2015 report calculates that for the state as a whole a full-time worker must earn \$15.52 an hour in order to be able to afford a two-bedroom apartment. For the non-metro areas of the state the comparable figure is \$13.34. In Juneau County, a full time worker must earn \$12.40 per hour to afford the two-bedroom apartment. For a worker earning the minimum wage of \$7.25 per hour this means working 68 hours every week to afford that apartment. Generally low wage rates, the tendency for banking overhead expenses and mortgage interest rates to be marginally higher in rural areas, and the increase in housing values all combine to make housing less affordable for rural, low-income residents.

#### **Seasonal Housing**

Of 1,731 housing units in the town 678 were occupied, while 1,053 (60.8%) were vacant. Of these, 967 units, or 55.9% of all housing units, were identified as seasonal. This compares to 20.9% of housing units in the county being described as seasonal, and just over 7% for the state. The number of seasonal dwellings in the town has increased by 194, or 25%, since 2000. The number of seasonal houses is up from 809 in 2000, while the proportion of seasonal housing has remained relatively steady. Over the coming decades it is likely that some of these seasonal dwellings will be converted to year-round use but that seasonal housing will also continue to grow.

#### **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 Germantown the average household size in 2010 was 2.17 persons per household. This compares to the average of 2.38



Newer Residential Houses

for Juneau County and the average of 2.43 for the state as a whole.

#### **Projections**

Population growth in the Town of Germantown has been rapid over the previous 20 years. In an estimate of the 2015 population of the town DOA says there are currently 1,602 residents. The DOA estimates that this growth will lead to a total of 1,070 households by 2035, an increase of 392 households, see Figure 1 in Chapter 1, and Tables 9 and 10 below. The large proportion of seasonal and recreational housing in Germantown makes predicting growth of housing units difficult, but the proportion of seasonal housing has remained fairly steady over the last decade. If the proportion remains constant, that would mean an increase of 1,000 housing units between 2010 and 2035 to accommodate the projected household growth and new seasonal housing construction, for a total of over 2,720 units. The location and form of housing growth will impact the cost and effectiveness of service delivery and infrastructure, the character of the town, and the development of open space.

| Table 9 - Historic Household Count 1980-2010 & Household Projections 2015-2035 |                 |      |      |      |      |      |      |      |       |       |
|--|-----------------|------|------|------|------|------|------|------|-------|-------|
|  | Year            | 1980 | 1990 | 2000 | 2010 | 2015 | 2020 | 2025 | 2030  | 2035  |
|  | # of Households | 269  | 304  | 535  | 678  | 766  | 841  | 917  | 1,035 | 1,070 |

Source: U.S. Census & WI DOA

| Table 10 - Population Projections |
|-----------------------------------|
|-----------------------------------|

|               | 2010   | 2015   | 2020   | 2025   | 2030   | 2035   |
|---------------|--------|--------|--------|--------|--------|--------|
| Germantown    | 1,471  | 1,602  | 1,725  | 1,850  | 1,960  | 2,025  |
| Juneau County | 26,664 | 27,305 | 28,130 | 29,080 | 29,790 | 29,805 |

Source: WI DOA, NCWRPC

#### **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 verylow-income housing. Assistance is available for landlords or members of a cooperative.

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.

20 Housing

#### Goals, Objectives, and Action Steps

<u>Housing Goal:</u> Town of Germantown 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. 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.

Page left intentionally blank.

22 Housing

## **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.

The nearest rail service is provided by Canadian Pacific through Tomah; and the nearest commercial air service is available at the La Crosse Regional Airport in the City of La Crosse. The Baraboo/Wisconsin Dells Airport provides the nearest air cargo service. There are no water transportation facilities in the area.

#### **State and Regional 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.

#### Necedah Area Bicycle Facilities Network Plan

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

#### **Road Network**

The road system in the Town of Germantown 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**.

The Town of Germantown road network consists of roughly 8.2 miles of state highway, 13.80 miles of county highway and 69.52 miles of local roads. The Town utilizes the Wisconsin Information System for Local Roads (WISLR) to maintain an inventory of local



County Highway

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

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 stable 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.

#### **Transportation Types**

#### **Airports**

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

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

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

#### 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. 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 persons with disabilities 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



CTH G Bridge

24 Transportation

boards for better accessibility, but is not lift-equipped.

#### **Pedestrian Facilities**

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

#### **Bicycling**

All roads are available for bicycle travel. The Bicycle Federation of Wisconsin along with WisDOT has determined what the bicycling conditions are on all county and state highways. These maps are in the process of being updated and are available for download from WisDOT. Many roads around and through the Necedah Wildlife Area have been proposed as bicycle routes in the 2004 Necedah Area Bicycle Facilities Network Plan.

#### **Recreational Trails and Routes**

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

Many local governments are noting an increase in user demands for developing multi-use, regional trails that in addition to providing recreational experience and places to exercise can also serve as important transportation linkages. Urban trails benefit the local economy by attracting tourism from outside the area. Where possible, private trails should connect into public systems. Emphasis also should be given to connecting people with destinations such as neighborhoods, parks, water resources, businesses, schools, and work.

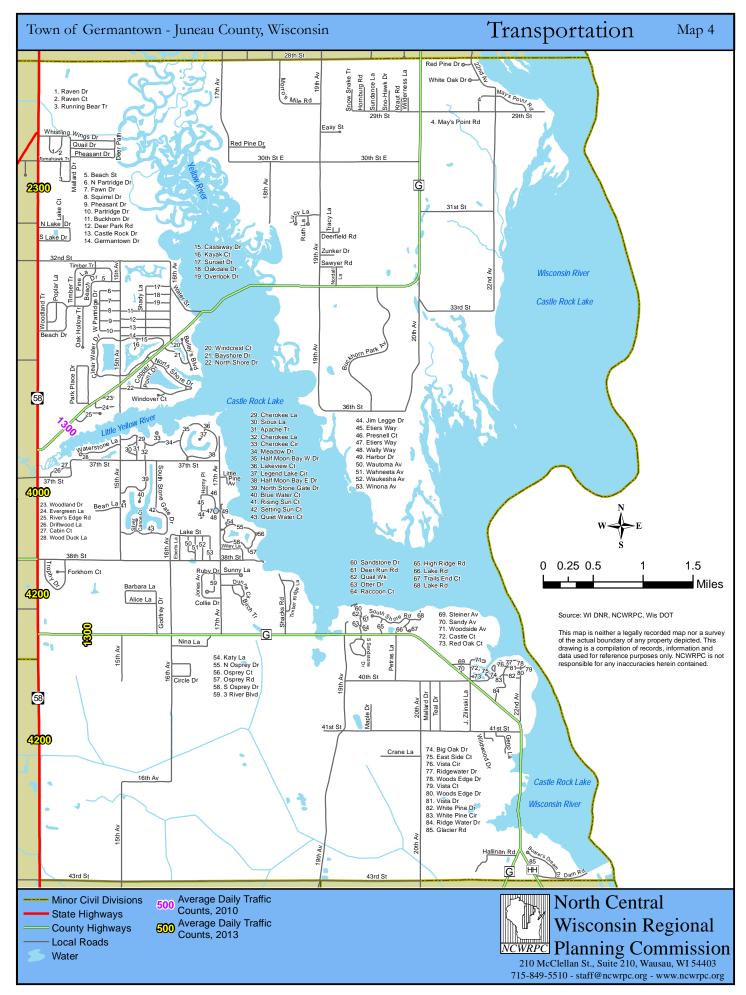
There are limited recreational trails within Germantown. Town roads are open to ATVs. No trails such as those used by four-wheeled all-terrain vehicles exist in Germantown. Snowmobile trails traverse public and private lands in the town. In the case of snowmobiles, the use of road right-of-way is permitted that provides flexibility to the recreational enthusiasts for entering and existing established trails for going

from or returning to the neighborhood. Given the increase in four-wheel all-terrain vehicles for example, demand for interconnecting local and county trails and routes continues to increase especially with the lack of snow during the past number of years.

#### Goals, Objectives, and Action Steps

<u>Transportation Goal:</u> Town of Germantown 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.
  - 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.



26 Transportation

# 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.

The Town Hall, which contains Town offices and an assembly room where meetings are held and which can be rented out for events. A fourteen-acre town park is adjacent to the Town Hall offering bathrooms, a shelter, grills, and boat access. Boat landings on the Wisconsin, Yellow, and Little Yellow Rivers are noted on the Utilities and Community Facilities Map, Map 5.

The Town also owns a large equipment storage garage a short distance from the Town Hall, the former town hall on County Road G and 16th Avenue, and the closed Town landfill on 37th Street. There are several boat landings on Castle Rock Lake, including three owned and operated by the Town, four by Wisconsin River Power, one in the County Park, plus a number in the State Park along with several wheelchair-accessible fishing facilities. There is a large County Park (Castle Rock) and State park (Buckhorn), discussed elsewhere, located in the town.

The Town is located partially in three school districts: the Mauston School District, the New Lisbon School District and in the Necedah School District. There is no library located within the Town. Nearby public libraries are located in Necedah, New Lisbon, and Mauston.

The portion of the town south of the Little Yellow River is served by the New Lisbon Volunteer Fire Department, which provides first responders services. The northern section of the Town is covered by the Necedah Volunteer Fire Department. The Town of Germantown contracts with the Mauston Ambulance Association to provide ambulance service to its residents.

Town provides snow-plowing and road maintenance. Residents rely on individual wells for drinking water. There is no storm water system or health care facility within the Town.

Electric service is available throughout the town. Natural gas service is available for most, but not all, areas adjacent to Hwy 58 and along a wide band of the west shore of Castle Rock Flowage. Telephone, cable television, and broadband internet services in the



Germantown Town Hall Building



Town of Germantown Garage



**Boat Launch** 

town are provided be a variety of companies. See the Utilities & Community Facilities Map.

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

The Town of Germantown offers sanitary sewer service to residents through an independent Sanitary District. The O'Dell's Bay Sanitary District #1 provides sanitary sewer service to the west shore of Castle Rock Flowage. As land around the lake became available to developers, the Sanitary District expanded its lines to incorporate these developments (Half Moon Bay, Waterstone, The Timbers, Shipwreck Bay, Three Rivers, and Island Lake). New developments around the lake are in progress and these will also be added to the Sanitary District (High Ridge, Copper Point, and Stone Gate).

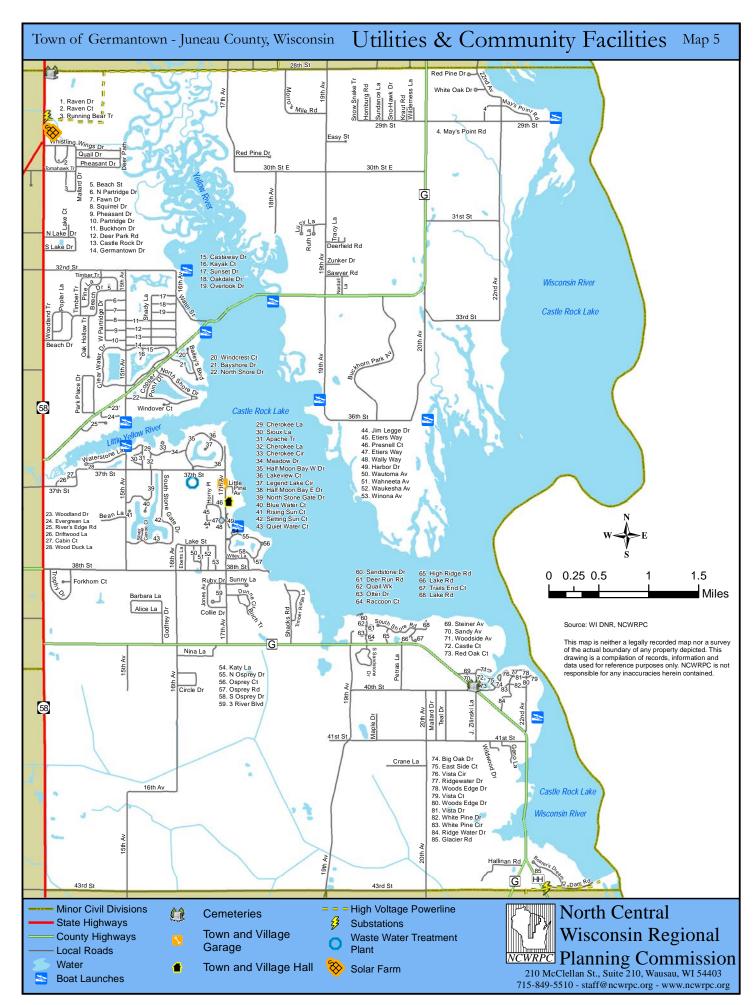


Sign advertising high-speed Fiber Optic Internet

#### Goals, Objectives, and Action Steps

<u>Utilities and Community Facilities Goal:</u> Town of Germantown 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 and expansion of natural gas service area.
  - 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.
  - g. Develop a town standard for financial and physical considerations from cable and internet franchises.
- **2.** Provide facilities and services to support a strong, healthy community.
  - a. Continue to open the Town Hall as a multipurpose building for community functions since the Town Hall can be reached by boat through the adjacent park.
  - b. Explore opportunities to develop integrated, multi-use trail systems and recreational facilities.
  - 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.



 $Page\ left\ intentionally\ blank.$ 

# 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 indepth analysis of the economic status of the region.



Commercial along CTH G

#### **Juneau County Inventory and Trends**

Due to the amount of economic activity which takes place exclusively within the Town and the fact 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 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 11** shows some characteristics of the labor force in Juneau County.

There has been progress in expanding the labor force and increasing in the number of employed residents from 1990 to 2010. The unemployment rate in the County increased during that time, however it has decreased since to a rate of 4.2 percent in 2016. In 2010, Juneau County has a higher unemployment rate than the state's rate of 7.5 percent. **Table 12** 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. 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 13**) 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. 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.

#### **Employment**

The particulars of the labor force within the Town of Germantown can be learned from the Census. The most notable fact is that most residents work outside of the town. Fifty-one people work in the town, and 589 (92%) workers leave the town. Nearly 32% leave the

Table 11 - Labor Force and Unemployment Trends, Juneau County

|                           | 1990   | 2000   | 2010   | Change<br>1990-2010 | State Change<br>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%                    |
| <b>Unemployment Rate</b>  | 6.6%   | 6.1%   | 9.2%   | 50.82%              | 44.23%                    |
| <b>Participation Rate</b> | 62.3%  | 63.9%  | 61.8%  | -3.29%              | 1.48%                     |

Source: U.S. Census, NCWRPC

Table 12 - Employees and Firms by Industry, Juneau County

| Industry Name   | NAICS | Emple | oyees | Fir  | rms  |
|---|-------|-------|-------|------|------|
|   | Code  | 2000  | 2010  | 2000 | 2010 |
| Agriculture, Forestry, Fishing, and Hunting                                 | 11    | 117   | 181   | 24   | 24   |
| Mining, Quarrying and Oil and Gas<br>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   |
| <b>Transportation and Warehousing</b>                                       | 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   |
| <b>Professional and Technical Services</b>                                  | 54    | 72    | S     | 21   | S    |
| <b>Management of Companies and Enterprises</b>                              | 55    | 11    | S     | 3    | S    |
| Administrative and Support and Waste<br>Management and Remediation Services | 56    | 64    | 81    | 14   | 20   |
| <b>Educational Services</b>   | 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   |
| <b>Accommodation and Food Services</b>                                      | 72    | 769   | 783   | 78   | 72   |
| Other Services (except Public Administration)                               | 81    | 184   | 190   | 53   | 56   |
| <b>Public Administration</b>  | 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 13 - Top Employers in Juneau County, 2013

| Employer Name                         | Product or Service                        | Employment<br>Size Range |
|---------------------------------------|---|--------------------------|
| <b>Department of Health Services</b>  | 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                  |
| <b>Department of Corrections</b>      | Correctional institutions                 | 250-499                  |
| Necedah Public School                 | Elementary & secondary schools            | 100-249                  |
| Dept. of Defense                      | National security                         | 100-249                  |
| <b>Festival Foods</b>                 | Supermarkets and other grocery stores     | 100-249                  |
| <b>Department of Military Affairs</b> | National Security                         | 100-249                  |
| Leer Inc.                             | AC, refrigeration, and forced air heating | 100-249                  |
| <b>School District of New Lisbon</b>  | Elementary and secondary schools          | 100-249                  |

Source: WI DWD

county for their work. Twenty-nine residents worked at home. This compares to the City of Mauston where 48.3% of workers leave the city and 27.2% leave the county. In the Town of Lemonweir 87.8% leave the town and nearly 24% of workers leave the county for their jobs.

According to the 2008-2012 American Community Survey, nearly 35% percent of workers who do not work at home commute between fifteen and thirty minutes to get to their jobs. Over 25% have a commute less than fifteen minutes. Thirty percent of working residents commute more than 35 minutes and 9% of workers travel for more than an hour to reach their jobs. The mean travel time to work is 28.1 minutes for working Germantown residents, higher than both the state average of 21.6 minutes and the county average of 22.9 minutes.

**Table 14** shows the occupation of workers in the Town of Germantown and compares it with those in the Town of Lemonweir, Juneau County, and the state as a whole. The percentage of those in management or the professions is lower than Lemonweir, the county and the state. In a shift since 2000, a higher percentage of workers are in service jobs compared to Lemonweir the state or the county. The percentage of sales and office workers is higher than the county, the state, and Lemonweir.

Retail trade is the most common industry in which workers are involved, with a higher proportion of residents than Lemonweir, Juneau County, and Wisconsin, see **Table 15**. The second highest proportion of workers is in education services, health care and social assistance, but the proportion is lower than the comparisons. Arts, entertainment, accommodation and food service workers are third most common and their level is higher than in Lemonweir,

the county and the state level. The percentage of workers in manufacturing has fallen considerably and is now lower than the comparisons. The percentage of workers involved in public administration is more than double the county and the state and higher than Lemonweir. Professional, scientific, management and waste management jobs are similar to the rate for the county but only about half the rate for the state or Lemonweir. Employment in agriculture and forestry is about the same as the state but lower than the county or Lemonweir.

# **MVP Warehousing**

MVP Warehousing, formerly the BEST Power Plant, is a 435,000 square foot facility. Since the Plant closed in 2000, a number of smaller tenants have moved in, including the Juneau County Business Incubator. The goal of the incubator "is a business support process that accelerates the successful development of successful development of start-up and fledgling companies by providing entrepreneurs with an array



**MVP** Warehousing

Table 14 - Resident Occupation, 2010

| Occupation  | Town of<br>Germantown |       | Tow<br>Lemo |       | Juneau<br>County |       | State of<br>Wisconsin |       |
|---|-----------------------|-------|-------------|-------|------------------|-------|-----------------------|-------|
| Management, business, science, and arts               | 141                   | 22.0% | 201         | 23.7% | 2,900            | 23.9% | 961,679               | 33.7% |
| Service   | 150                   | 23.4% | 132         | 15.6% | 2,566            | 21.2% | 475,342               | 16.6% |
| Sales/office  | 178                   | 27.8% | 224         | 26.4% | 2,781            | 22.9% | 683,794               | 23.9% |
| Natural resources,<br>construction and<br>maintenance | 59                    | 9.2%  | 97          | 11.4% | 1,249            | 10.3% | 251,171               | 8.8%  |
| Production/transportation and material moving         | 112                   | 17.5% | 194         | 22.9% | 2,626            | 21.7% | 484,332               | 17.0% |
| Total   | 640                   | 100%  | 848         | 100%  | 12,122           | 100%  | 2,734,925             | 100%  |

Source: U.S. Census

Table 15 - Industry by Jurisdiction, 2010

| Industry   | Town of Town of Germantown Lemonwe |       |     | Juneau<br>County |        | State of<br>Wisconsin |           |       |
|--|------------------------------------|-------|-----|------------------|--------|-----------------------|-----------|-------|
| Agriculture/forestry/mining  | 20                                 | 3.1%  | 50  | 5.9%             | 477    | 3.9%                  | 69,929    | 2.4%  |
| Construction   | 54                                 | 8.4%  | 49  | 5.8%             | 706    | 5.8%                  | 159,488   | 5.6%  |
| Manufacturing  | 62                                 | 9.7%  | 138 | 16.3%            | 2,428  | 20.0%                 | 524,289   | 18.4% |
| Wholesale trade  | 3                                  | 0.5%  | 45  | 5.3%             | 236    | 1.9%                  | 78,915    | 2.8%  |
| Retail trade   | 126                                | 19.7% | 143 | 16.9%            | 1,687  | 13.9%                 | 325,089   | 11.4% |
| Transport/warehouse/util.  | 15                                 | 2.3%  | 84  | 9.9%             | 541    | 4.5%                  | 127,572   | 4.5%  |
| Information  |                                    |       | 4   | 0.5%             | 75     | 0.6%                  | 51,519    | 1.8%  |
| Finance/insur./real estate   | 43                                 | 6.7%  | 16  | 1.9%             | 365    | 3.0%                  | 178,649   | 6.3%  |
| Professional/scientific/<br>management/waste<br>management         | 21                                 | 3.3%  | 56  | 6.6%             | 449    | 3.7%                  | 225,068   | 7.9%  |
| Education/Healthcare/Social. Asst.                                 | 91                                 | 14.2% | 128 | 15.1%            | 2,301  | 19.0%                 | 653,542   | 22.9% |
| Arts/recreation/<br>entertainment./<br>accommodation/food service. | 85                                 | 13.3% | 65  | 7.7%             | 1,481  | 12.2%                 | 242,999   | 8.5%  |
| Other service  | 40                                 | 6.3%  | 33  | 3.9%             | 473    | 3.9%                  | 117,852   | 4.1%  |
| <b>Public administration</b>                                       | 80                                 | 12.5% | 37  | 4.4%             | 903    | 7.4%                  | 101,407   | 3.6%  |
| Total  | 640                                | 100%  | 848 | 100%             | 11,333 | 100%                  | 2,734,925 | 100%  |

Source: U.S. Census

of targeted resources and services." The facility offers manufacturing, storage, and office space to potential commercial tenants. There has some discussion of extending utility service from the Village of Necedah. If the incubator is successful it will have a positive impact on employment prospects within the Town of Germantown, which have suffered since the closing of BEST Power.

### **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 recruting 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.

#### Goals, Objectives, and Action Steps

Economic Development Goal: Town of Germantown 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. Foster a commercial and/or industrial cluster at the the junction of Hwy 58 and Hwy G at Germantown Junction or near the MVP Warehousing site.
  - c. Consider expansion of the natural gas service
  - d. Establish appropriate minimum/maximum lot sizes for commercial development, taking parking requirements into consideration.

Page left intentionally blank.

# **LAND USE**

The Town of Germantown covers an area of 28,793 acres in eastern Juneau County. To the north is the Town of Necedah. To the south are the Towns of Lemonweir and Marion. To the west are the Towns of Clearfield and Lisbon. To the east, across the Wisconsin River and Castle Rock Lake, in Adams County, are the Towns of Strongs Prairie and Quincy.

#### **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 Germantown covers about 28,793 acres in Juneau County. The Town encompasses an area the size of roughly one and a half townships, although a considerable portion of this area is under water. Castle Rock Lake is the most prominent feature of the town. As an impoundment of the Wisconsin River it has backed up an estuary at the mouth of the Yellow and Little Yellow Rivers which bisects the town from its center toward its northwest corner. This creates a peninsula that is the site of Buckhorn State Park. State Highways 80 & 58 form the western boundary of the town. A significant portion of land in the Town is part of state, county, or school forests and parks, see Map 6.

#### **Existing Land Use 2015**

Knowing the existing land use patterns within a town is necessary to develop a desired future land use pattern. The Existing Land Use Map was developed using air photos from a countywide flight in 2015. Woodlands represent 37.5% of the area, followed by Water with 27.2% and Outdoor Recreation with 17.7%. Agriculture, Commercial, Governmental and Industrial are all under 1% of the total each. Residential uses are



Cranes in the State Natural Area

Table 16 - Existing Land Use, 2015

| Land Use Type             | Acres  | Percent |  |  |
|---------------------------|--------|---------|--|--|
| Agriculture               | 253    | 0.9%    |  |  |
| Commercial                | 131    | 0.4%    |  |  |
| Governmental              | 8      | 0.03%   |  |  |
| Industrial                | 36     | 0.1%    |  |  |
| Open Lands                | 2,359  | 8.2%    |  |  |
| <b>Outdoor Recreation</b> | 5,093  | 17.7%   |  |  |
| Residential               | 1,351  | 4.7%    |  |  |
| Transportation            | 915    | 3.2%    |  |  |
| Water                     | 7,836  | 27.2%   |  |  |
| Woodlands                 | 10,809 | 37.5%   |  |  |
| Total Acres               | 28,793 | 100%    |  |  |

Source: NCWRPC GIS

just under 5%. See the **Existing Land Use Map** and **Table 16**.

In general, woodlands predominate in most of the town. The highest levels of development exist along and nearby the shoreline of Castle Rock Lake. Residential development is concentrated primarily in a number of large subdivisions. Several mobile home parks are located in the town. The southern part of the town is drained by a system of ditches.

#### **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:

#### Residential

Identifies areas recommended for residential development, includes wooded and cleared lots.

#### **Commercial**

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

#### Industrial/Mixed Use

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

### Governmental/Public/Institutional

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

#### **Outdoor Recreation**

Areas recommended for parks, sport fields, and other outdoor recreation spaces.

#### Agricultural Areas

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

### Forestry Areas

Identifies designated special forested areas within the Town.

# **Transportation**

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

#### Open Lands/Woodlands

These areas are often wooded and unlikely to be developed because many contain sensitive environmental areas, such as 100-year floodplains as defined by the Federal Emergency Management Agency, DNR wetlands, steep slopes of 12 percent or greater, and open water.

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 8**. **Table 17** shows the acres and percent of total land under each category in the Future Land Use Map. Residential areas make up the largest category, with 31.5% of total land. Water is the next largest category, followed by Outdoor Recreation and Open Lands/Woodlands.

### **Private Ownership of Land**

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

#### **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

Table 17 - Future Land Use

| Land Use Type                            | Acres    | Percent |  |  |
|--|----------|---------|--|--|
| Agriculture                              | 352.4    | 1.3%    |  |  |
| Commercial                               | 536.0    | 1.9%    |  |  |
| Forestry Areas                           | 235.1    | 0.8%    |  |  |
| Governmental / Public /<br>Institutional | 486.3    | 1.7%    |  |  |
| Open Lands/Woodlands                     | 4,543.2  | 16.2%   |  |  |
| Outdoor Recreation                       | 5,234.2  | 18.7%   |  |  |
| Residential                              | 8,831.5  | 31.5%   |  |  |
| Transportation                           | 467.0    | 1.7%    |  |  |
| Water                                    | 7,372.4  | 26.3%   |  |  |
| <b>Total Acres</b>                       | 28,058.2 | 100.00% |  |  |

Source: NCWRPC GIS



**Open Lands** 

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 1989, and is administered by the Town. The ordinance provides for a total of six districts, including two overlay districts.

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

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

 The Shoreland Overlay provides for setbacks that exceed those in state statute and allow for the

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

There are no permitted uses in either the Commercial or Recreation Development Districts. All uses are conditional. This poses a dilemma in at least one case. MVP Warehousing, the former BEST Power factory, is zoned Commercial. There are a number of tenants including light manufacturing, warehousing, office and commercial users. There is a strong case to make that the MVP site should be dealt with as a PUD, but there are provisions – specifically 3.08(2)(c) of the Zoning Ordinance – that prevent such treatment. Consideration should be given to adjusting these standards, or adding some permitted uses.

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

### **County Shoreline Jurisdiction**

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

#### **Subdivision Ordinance**

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

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

#### **Other Ordinances**

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

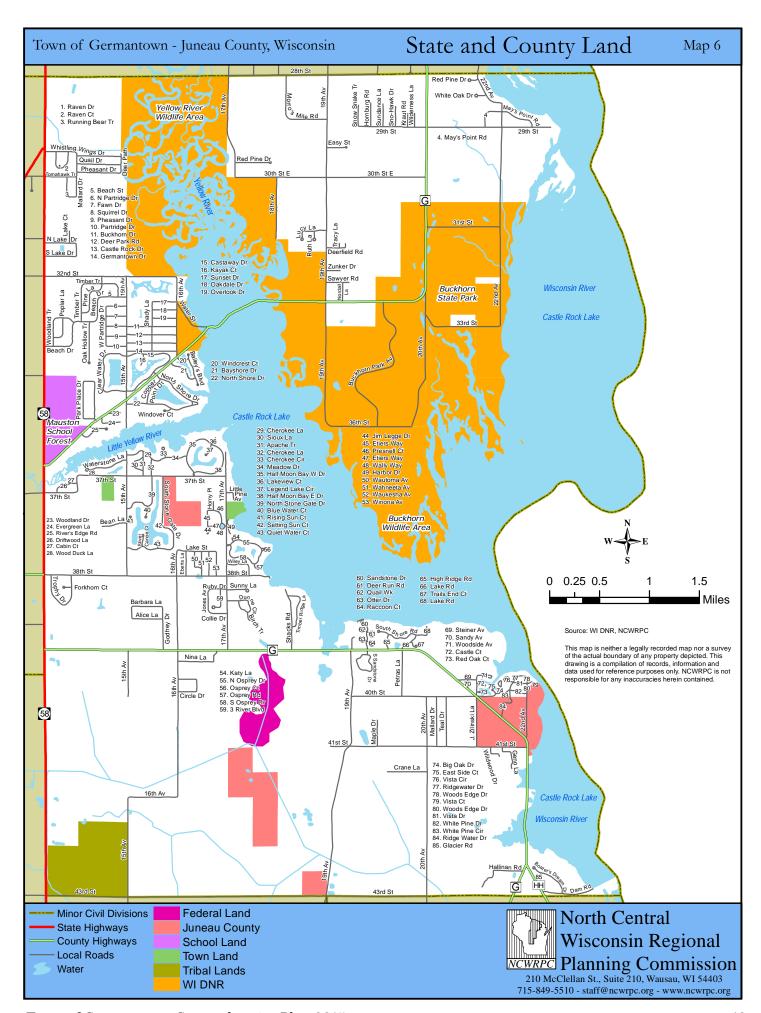
# **Managed Forest Tax Law**

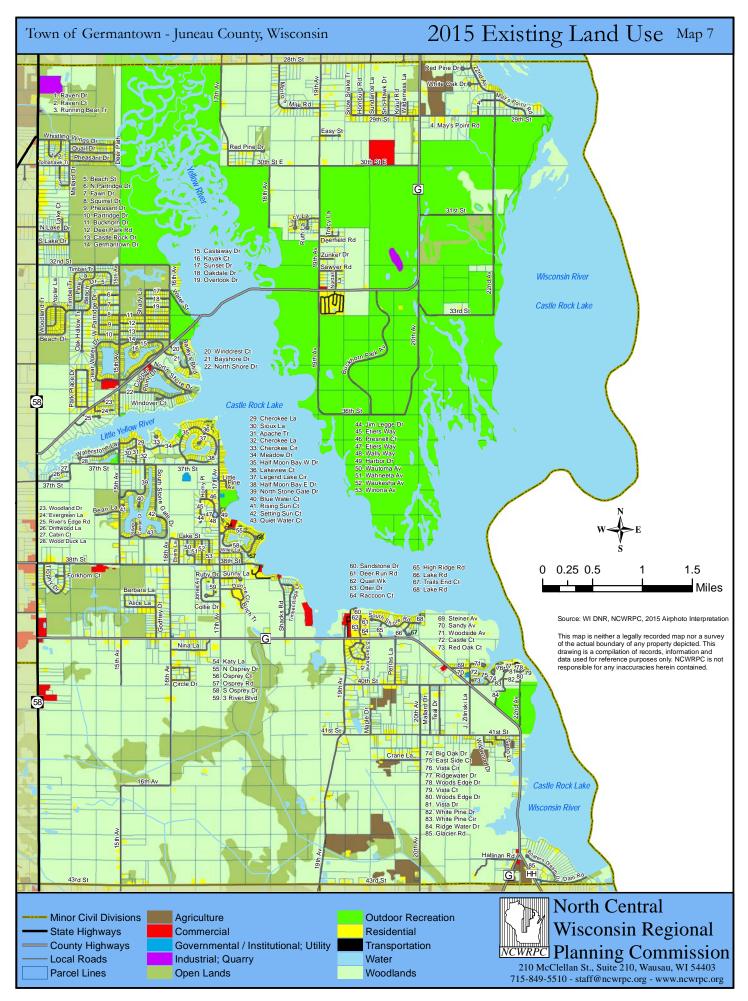
Owners of private timberlands can participate in deferred tax programs under Wisconsin tax laws. Voluntary participation in these programs requires that private landowners follow "sound forestry practices" as prescribed in a formal management plan or, as in the case of industrially owned lands, a management 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.

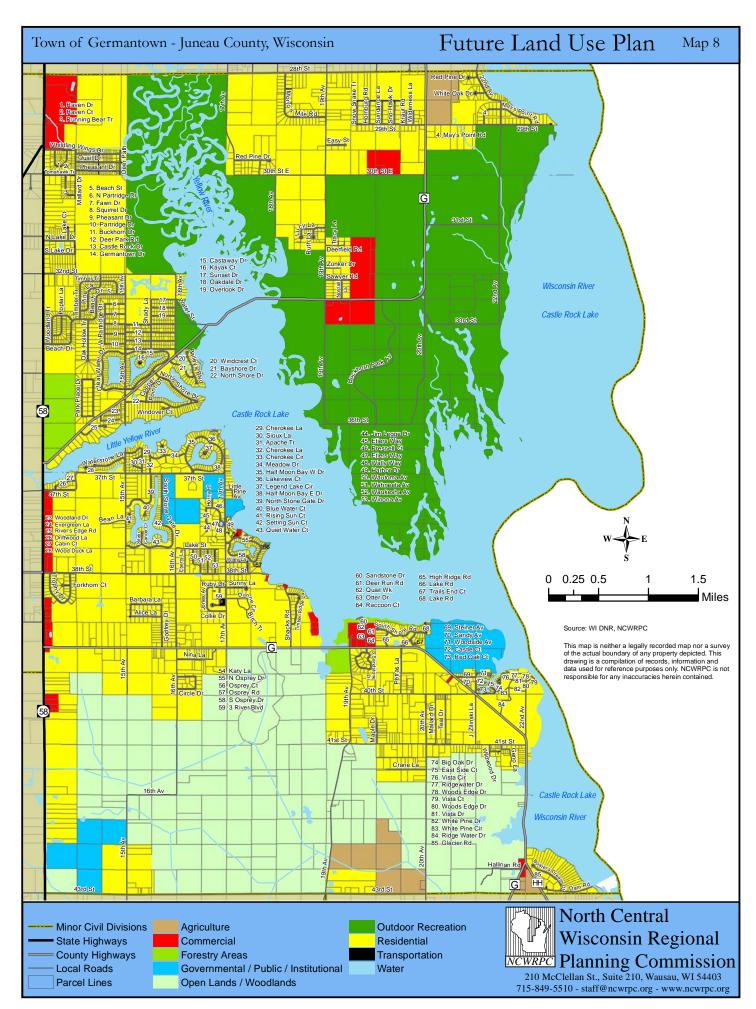
#### Goals, Objectives, and Action Steps

Land Use Goal: Town of Germantown 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.







Page left intentionally blank.

# 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 Statute s.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. 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



**Buckhorn State Park** 

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

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

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

#### **Conflict Resolution Between Governments**

The Town of Germantown 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 Germantown 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 Germantown is currently under Town zoning. The Town adopted Village Powers by Resolution in 1989, which adds an additional layer of land control statutes for legal tools. 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. Town Ordinance #9 addresses division of lands within the Town.

#### **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 ORDINANCE**

# **APPENDIX B: SURVEY RESPONSES**

# **Germantown Survey 2016**

| 395 Total Responses 2 Responses Do Not Indicate Whether They are a Resident or No | ot |
|---|----|
|---|----|

| re You a Town Resi | dent?             |               |          |           |            |           | 389 responses |
|--------------------|-------------------|---------------|----------|-----------|------------|-----------|---------------|
| Yes                | 39                | %             |          |           | 152        | votes     |               |
| No                 | 61                | %             |          |           | 237        | votes     |               |
| Not, How Many Da   | ıys To You Spen   | d in Germanto | wn?      |           |            |           | 231 responses |
| 0-30 days          |                   |               | 29%      |           | 67         | votes     |               |
| 30-90 day          | rs                |               | 44%      |           | 102        | votes     |               |
| 90-180 da          | ays               |               | 19%      |           | 44         | votes     |               |
| 180+               |                   |               | 8%       |           | 18         | votes     |               |
| ow Would You Rate  | e Traffic in Gerr | nantown?      |          |           |            |           | 376 responses |
| Light              |                   |               | 58%      |           | 218        | votes     |               |
| Moderate           | 2                 |               | 38%      |           | 143        | votes     |               |
| Heavy              |                   |               | 4%       |           | 15         | votes     |               |
|                    | Resident          |               | <u> </u> | Non-Resid | <u>ent</u> |           |               |
| Light              | 31%               | 68 votes      |          | 69%       |            | 150 votes |               |
| Moderate           | e 51%             | 73 votes      |          | 49%       |            | 70 votes  |               |
| Heavy              | 67%               | 10 votes      |          | 33%       |            | 5 votes   |               |
| w Has Traffic Char | nged in the Last  | 5 Years?      |          |           |            |           | 380 responses |
| Much Hea           | avier             |               | 10%      |           | 38         | votes     |               |
| Somewha            | it Heavier        |               | 29%      |           | 110        | votes     |               |
| About the          | Same              |               | 29%      |           | 110        | votes     |               |
| Heavier o          | n Holidays        |               | 15%      |           | 57         | votes     |               |
| No Opinio          | on                |               | 17%      |           | 65         | votes     |               |
|                    |                   | Residen       | t        |           |            | Non R     | esident       |
| Much Hea           | avier             | 71%           |          | 27 votes  |            | 29%       | 11 votes      |
| Somewha            | it Heavier        | 50%           | !        | 55 votes  |            | 50%       | 55 votes      |
| About the          | e Same            | 29%           |          | 32 votes  |            | 71%       | 78 votes      |
| Heavier o          | n Holidays        | 45%           | :        | 26 votes  |            | 55%       | 31 votes      |
| No Opinio          | n                 | 19%           | :        | 12 votes  |            | 81%       | 53 votes      |

| Is Excessive Speed a Problem in Geri | mantown? |
|--------------------------------------|----------|
|--------------------------------------|----------|

374 responses

| Yes | 21% | 79 votes  |
|-----|-----|-----------|
| No  | 79% | 295 votes |

|            | <u>Re</u>       | <u>sident</u> |               | Non R       | <u>Resident</u> |           |               |
|------------|-----------------|---------------|---------------|-------------|-----------------|-----------|---------------|
|            | Yes             | 65%           | 51 votes      |             | 35%             | 28 votes  |               |
|            | No              | 34%           | 100 votes     |             | 66%             | 195 votes |               |
| How Are J  | lob Opportuniti | es in Germa   | antown and th | ne Surround | ling Area?      |           | 385 responses |
|            | Major Shortag   | ge            |               | 15%         | 58              | votes     |               |
|            | Minor Shortag   |               |               | 11%         | 42              | votes     |               |
|            | Good Supply     |               |               | 4%          | 15              | votes     |               |
|            | No Opinion      |               |               | 70%         | 270             | votes     |               |
|            |                 |               | Resident      |             |                 | Non Resid | lent          |
|            | Major Shortag   | ge            | 71%           | 41 vo       |                 | 29%       | 17 votes      |
|            | Minor Shortag   |               | 57%           | 24 vo       | tes             | 43%       | 18 votes      |
|            | Good Supply     | •             | 70%           | 11 vo       | tes             | 30%       | 5 votes       |
|            | No Opinion      |               | 29%           | 78 vo       | tes             | 71%       | 192 votes     |
| Preserving | g Woodlands     |               |               |             |                 |           | 379 responses |
|            | Strongly Supp   | ort           |               | 74%         | 280             | votes     |               |
|            | Somewhat Su     |               |               | 19%         |                 | votes     |               |
|            | Neutral         |               |               | 6%          |                 | votes     |               |
|            | Somewhat Op     | pose          |               | <1%         |                 | votes     |               |
|            | Strongly Oppo   | -             |               | <1%         |                 | votes     |               |
|            |                 |               | Res           | ident       |                 | Non Resid | lent          |
|            | Strongly Supp   | ort           | 42%           | 118 v       |                 | 58%       | 162 votes     |
|            | Somewhat Su     |               | 39%           | 28 vo       | tes             | 61%       | 44 votes      |
|            | Neutral         |               | 37%           | 9 vote      |                 | 63%       | 14 votes      |
|            | Somewhat Op     | pose          | 0%            | 1 vote      |                 | 100%      | 1 votes       |
|            | Strongly Oppo   | •             | 100%          | 2 vote      |                 | 0%        | 0 votes       |
| Encouragi  | ng New Busine   | ss            |               |             |                 |           | 365 responses |
|            | Strongly Supp   | ort           |               | 42%         | 153             | votes     |               |
|            | Somewhat Su     |               |               | 33%         |                 | votes     |               |
|            | Neutral         |               |               | 20%         |                 | votes     |               |
|            | Somewhat Op     | pose          |               | 3%          |                 | votes     |               |
|            | Strongly Oppo   | •             |               | 2%          | 7               | votes     |               |
|            |                 |               | Resident      |             |                 | Non Resid | l <u>ent</u>  |
|            | Strongly Supp   | ort           | 44%           | 67 vo       |                 | 56%       | 86 votes      |
|            | Somewhat Su     |               | 23%           | 28 vo       |                 | 77%       | 92 votes      |
|            | Neutral         |               | 48%           | 35 vo       | tes             | 52%       | 38 votes      |
|            | Somewhat Op     | pose          | 71%           | 9 vote      |                 | 29%       | 3 votes       |
|            | Strongly Oppo   | -             | 56%           | 4 vote      | es              | 44%       | 3 votes       |

| Expanding Roadways         |                  |              |           | 364 responses |
|----------------------------|------------------|--------------|-----------|---------------|
| Strongly Suppor            | t                | 11%          | 40 votes  |               |
| Somewhat Supp              |                  | 20%          | 73 votes  |               |
| Neutral                    |                  | 43%          | 157 votes |               |
| Somewhat Opp               | ose              | 17%          | 62 votes  |               |
| Strongly Oppose            |                  | 9%           | 33 votes  |               |
|                            | <u>Resident</u>  |              | Non Resi  | dent          |
| Strongly Suppor            | t                | 41% 16 votes | 599       | % 24 votes    |
| Somewhat Supp              |                  | 43% 31 votes | 579       | % 42 votes    |
| Neutral                    |                  | 42% 66 votes | 589       | % 36 votes    |
| Somewhat Opp               | ose              | 35% 22 votes | 659       | % 63 votes    |
| Stronly Oppose             |                  | 47% 16 votes | 539       | % 17 votes    |
| ncreasing Accessibility to | Castle Rock Lake |              |           | 369 responses |
| Strongly Suppor            | +                | 19%          | 70 votes  |               |
| Somewhat Supp              |                  | 22%          | 81 votes  |               |
| Neutral                    | ,011             | 30%          | 111 votes |               |
| Somewhat Opp               | nse              | 18%          | 66 votes  |               |
| Strongly Oppose            |                  | 11%          | 41 votes  |               |
|                            | <u>Resident</u>  |              | Non Resi  | den <u>t</u>  |
| Strongly Suppor            |                  | 22 votes     | 68%       | 48 votes      |
| Somewhat Supp              |                  | 33 votes     | 59%       | 48 votes      |
| Neutral                    | 47%              | 52 votes     | 53%       | 59 votes      |
| Somewhat Opp               | ose 40%          | 26 votes     | 60%       | 40 votes      |
| Strongly Oppose            | 36%              | 15 votes     | 64%       | 26 votes      |
| mproving Housing for Sen   | iors             |              |           | 368 responses |
| Strongly Suppor            | +                | 19%          | 70 votes  |               |
| Somewhat Supp              |                  | 27%          | 99 votes  |               |
| Neutral                    |                  | 46%          | 169 votes |               |
| Somewhat Opp               | nse              | 5%           | 18 votes  |               |
| Strongly Oppose            |                  | 3%           | 11 votes  |               |
|                            | <u>Resident</u>  |              | Non Resi  | dent          |
| Strongly Suppor            |                  | 42 votes     | 40%       | 28 votes      |
| Somewhat Supp              |                  |              | 51%       | 50 votes      |
| Neutral                    | 30%              |              | 70%       | 118 votes     |
| Somewhat Opp               |                  |              | 53%       | 10 votes      |
|                            | ,•               |              |           |               |

| New Residential Develo | pment of Single Fami | lly Homes          | (Excluding | Apartments) |               |
|------------------------|----------------------|--------------------|------------|-------------|---------------|
|                        |                      |                    |            |             | 366 responses |
| Strongly Supp          | oort                 | 8%                 | 1          | 29 votes    |               |
| Somewhat Su            | ıpport               | 22%                | 1          | 81 votes    |               |
| Neutral                |                      | 36%                | •          | 32 votes    |               |
| Somewhat O             | ppose                | 19%                | 1          | 70 votes    |               |
| Strongly Opp           | ose                  | 15%                | •          | 55 votes    |               |
|                        | Reside               | <u>nt</u>          |            | Non Res     | <u>ident</u>  |
| Strongly Supp          | oort                 | 53%                | 15 votes   | 47%         | 14 votes      |
| Somewhat Su            | upport               | 51%                | 41 votes   | 49%         | 40 votes      |
| Neutral                |                      | 26%                | 34 votes   | 74%         | 98 votes      |
| Somewhat O             | ppose                | 40%                | 28 votes   | 60%         | 42 votes      |
| Strongly Opp           | ose                  | 58%                | 32 votes   | 42%         | 23 votes      |
| lew Condominium Dev    | elopment             |                    |            |             | 366 responses |
| Strongly Supp          | oort                 | 4%                 | ı          | 15 votes    |               |
| Somewhat Su            |                      | 9%                 |            | 33 votes    |               |
| Neutral                |                      | 30%                |            | 110 votes   |               |
| Somewhat O             | ppose                | 27%                |            | 99 votes    |               |
| Strongly Opp           |                      | 30%                |            | 110 votes   |               |
|                        | Reside               | <u>ent</u>         |            | Non Res     | <u>ident</u>  |
| Strongly Supp          | oort                 | 56%                | 8 votes    | 44%         | 6 votes       |
| Somewhat Su            | upport               | 48%                | 16 votes   | 52%         | 17 votes      |
| Neutral                |                      | 35%                | 38 votes   | 65%         | 71 votes      |
| Somewhat O             | ppose                | 37%                | 37 votes   | 63%         | 62 votes      |
| Strongly Opp           | ose                  | 46%                | 51 votes   | 54%         | 59 votes      |
| lew Townhouse Develo   | pment                |                    |            |             | 367 responses |
| Strongly Supp          | oort                 | 4%                 |            | 15 votes    |               |
| Somewhat Su            |                      | 10%                |            | 37 votes    |               |
| Neutral                | аррот с              | 35%                |            | 128 votes   |               |
| Somewhat O             | nnose                | 23%                |            | 84 votes    |               |
| Strongly Opp           | • •                  | 28%                |            | 103 votes   |               |
|                        | Reside               | <u>ent</u>         |            | Non Res     | ident         |
| Strongly Supp          | <u></u>              | <del></del><br>67% | 10 votes   | 33%         | 5 votes       |
| Somewhat Su            |                      | 49%                | 18 votes   | 51%         | 19 votes      |
| Neutral                | • •                  | 34%                | 44 votes   | 66%         | 84 votes      |
| Somewhat O             |                      | 34%                | 29 votes   | 66%         | 55 votes      |
|                        | ose                  |                    |            |             |               |

| /lore | Housing For Low To Middle In      | come Families          |                      |          |            | 375 responses        |
|-------|-----------------------------------|------------------------|----------------------|----------|------------|----------------------|
|       | Strongly Support                  |                        | 7%                   | 26       | votes      |                      |
|       | Somewhat Support                  | 14                     | 4%                   |          | votes      |                      |
|       | Neutral                           |                        | 6%                   |          | votes      |                      |
|       | Somewhat Oppose                   |                        | 9%                   |          | votes      |                      |
|       | Strongly Oppose                   |                        | 4%                   |          | votes      |                      |
|       |                                   | Resident               |                      |          | Non Resid  | dent                 |
|       | Strongly Support                  | 59%                    | 15 votes             |          | 41%        | 11 votes             |
|       | Somewhat Support                  | 50%                    | 27 votes             |          | 50%        | 27 votes             |
|       | Neutral                           | 35%                    | 47 votes             |          | 65%        | 88 votes             |
|       | Somewhat Oppose                   | 42%                    | 30 votes             |          | 58%        | 41 votes             |
|       | Strongly Oppose                   | 40%                    | 36 votes             |          | 60%        | 54 votes             |
| Highe | r End Housing                     |                        |                      |          |            | 362 responses        |
|       | Strongly Support                  |                        | 7%                   | 25       | votes      |                      |
|       | Somewhat Support                  | 1                      | 5%                   | 54       | votes      |                      |
|       | Neutral                           |                        | 2%                   |          | votes      |                      |
|       | Somewhat Oppose                   |                        | 7%                   |          | votes      |                      |
|       | Strongly Oppose                   |                        | 9%                   |          | votes      |                      |
|       |                                   | Resident               |                      |          | Non-Resi   | dent                 |
|       | Strongly Support                  | 38%                    | 10 votes             | •        | 62%        | 16 votes             |
|       | Somewhat Support                  | 39%                    | 21 votes             |          | 61%        | 33 votes             |
|       | Neutral                           | 38%                    | 58 votes             |          | 62%        | 94 votes             |
|       | Somewhat Oppose                   | 43%                    | 27 votes             |          | 57%        | 35 votes             |
|       | Strongly Oppose                   | 49%                    | 34 votes             |          | 51%        | 35 votes             |
| New   | Hospitality Construction Inclu    | ding Hotels/Mote       | els                  |          |            | 366 responses        |
|       | Strongly Support                  |                        | 7%                   | 26       | votes      |                      |
|       | Somewhat Support                  | 20                     | 0%                   | 73       | votes      |                      |
|       | Neutral                           |                        | 6%                   |          | votes      |                      |
|       | Somewhat Oppose                   | 1                      | 7%                   | 62       | votes      |                      |
|       | • •                               |                        | 0%                   | 73       | votes      |                      |
|       | Strongly Oppose                   | 20                     |                      |          |            |                      |
|       | Strongly Oppose                   | Resident               |                      | <u>-</u> | Non-Resi   | <u>de</u> nt         |
|       | Strongly Oppose  Strongly Support |                        | 11 votes             |          | Non-Resi   | dent<br>15 votes     |
|       | <i>5,</i>                         | Resident               | 11 votes<br>23 votes | -        |            |                      |
|       | Strongly Support                  | Resident<br>41%        |                      |          | 59%        | 15 votes             |
|       | Strongly Support Somewhat Support | Resident<br>41%<br>31% | 23 votes             |          | 59%<br>69% | 15 votes<br>50 votes |

| Rental H | lousing              |                 |          |           |                  | 369 responses |  |
|----------|----------------------|-----------------|----------|-----------|------------------|---------------|--|
|          | Strongly Support     |                 | 2%       | 7 vote    | es               |               |  |
|          | Somewhat Support     |                 | 9%       | 33 vote   | es               |               |  |
|          | Neutral              |                 | 40%      | 148 vote  | es               |               |  |
|          | Somewhat Oppose      |                 | 25%      | 92 vote   | es               |               |  |
|          | Strongly Oppose      |                 | 24%      | 89 vote   | es               |               |  |
|          |                      | <u>Resident</u> |          | Nor       | n-Resi           | dent          |  |
|          | Strongly Support     | 67%             | 5 votes  | - 3       | 33%              | 2 votes       |  |
|          | Somewhat Support     | 46%             | 15 votes | Į         | 54%              | 18 votes      |  |
|          | Neutral              | 35%             | 52 votes | (         | 65%              | 96 votes      |  |
|          | Somewhat Oppose      | 40%             | 36 votes | (         | 60%              | 55 votes      |  |
|          | Strongly Oppose      | 48%             | 43 votes | į         | 52%              | 46 votes      |  |
| Road Im  | provements           |                 |          |           |                  | 366 responses |  |
|          | Strongly Support     |                 | 28%      | 102 vote  | es               |               |  |
|          | Somewhat Support     |                 | 35%      | 128 vote  | es               |               |  |
|          | Neutral              |                 | 32%      | 117 vote  | es               |               |  |
|          | Somewhat Oppose      |                 | 3%       | 11 vote   | es               |               |  |
|          | Strongly Oppose      |                 | 2%       | 7 vote    | es               |               |  |
|          |                      | <u>Resident</u> |          | Nor       | Non-Resident     |               |  |
|          | Strongly Support     | 57%             | 58 votes |           | 43%              | 44 votes      |  |
|          | Somewhat Support     | 41%             | 52 votes | į         | 59%              | 76 votes      |  |
|          | Neutral              | 25%             | 29 votes | -         | 75%              | 88 votes      |  |
|          | Somewhat Oppose      | 45%             | 5 votes  | į         | 55%              | 6 votes       |  |
|          | Strongly Oppose      | 38%             | 3 votes  | (         | 62%              | 4 votes       |  |
| Parks    |                      |                 |          |           |                  | 366 responses |  |
|          | Very Important       |                 | 31%      | 113 vote  | es               |               |  |
|          | Somewhat Important   |                 | 34%      | 124 vote  | es               |               |  |
|          | Neutral              |                 | 24%      | 88 vote   | es               |               |  |
|          | Somewhat Unimportant |                 | 7%       | 26 vote   |                  |               |  |
|          | Very Unimportant     |                 | 4%       | 15 vote   |                  |               |  |
|          |                      | <u>Resident</u> |          | Non-Resid |                  | dent          |  |
|          | Strongly Support     | 34%             | 38 votes |           | 66%              | 75 votes      |  |
|          | Somewhat Support     | 44%             | 55 votes | į         | 56%              | 69 votes      |  |
|          | Neutral              | 43%             | 38 votes | į         | 57%              | 50 votes      |  |
|          | Somewhat Oppose      | 54%             | 14 votes | 4         | 46%              | 12 votes      |  |
|          | Sometimat Oppose     | 3 1,70          | 14 10163 |           | <del>1</del> 0/0 | 12 10163      |  |

| Playgrour  | nds                  |                 |          |          |          | 371 responses |
|------------|----------------------|-----------------|----------|----------|----------|---------------|
|            | Very Important       |                 | 22%      | 82 v     | votes    |               |
|            | Somewhat Important   |                 | 33%      | 122 v    | votes    |               |
|            | Neutral              |                 | 30%      | 111 v    | votes    |               |
|            | Somewhat Unimportant |                 | 8%       | 30 v     | votes    |               |
|            | Very Unimportant     |                 | 7%       | 26 v     | votes    |               |
|            |                      | Resident        |          | <u>1</u> | Non-Resi | <u>dent</u>   |
|            | Very Important       | 38%             | 31 votes |          | 62%      | 51 votes      |
|            | Somewhat Important   | 39%             | 48 votes |          | 61%      | 74 votes      |
|            | Neutral              | 38%             | 42 votes |          | 62%      | 69 votes      |
|            | Somewhat Unimportant | 43%             | 13 votes |          | 57%      | 17 votes      |
|            | Very Unimportant     | 70%             | 18 votes |          | 30%      | 8 votes       |
| Beaches    |                      |                 |          |          |          | 368 responses |
|            | Very Important       |                 | 35%      | 129 v    | votes    |               |
|            | Somewhat Important   |                 | 30%      | 110 v    | votes    |               |
|            | Neutral              |                 | 23%      | 85 v     | votes    |               |
|            | Somewhat Unimportant |                 | 7%       | 26 v     | votes    |               |
|            | Very Unimportant     |                 | 5%       | 18 \     | votes    |               |
|            |                      | Resident        |          | <u>1</u> | Non-Resi | <u>dent</u>   |
|            | Very Important       | 34%             | 44 votes |          | 66%      | 85 votes      |
|            | Somewhat Important   | 31%             | 34 votes |          | 69%      | 76 votes      |
|            | Neutral              | 46%             | 39 votes |          | 54%      | 46 votes      |
|            | Somewhat Unimportant | 75%             | 20 votes |          | 25%      | 7 votes       |
|            | Very Unimportant     | 67%             | 12 votes |          | 33%      | 6 votes       |
| Public Pie | ers                  |                 |          |          |          | 366 responses |
|            | Very Important       |                 | 31%      | 113 \    | votes    |               |
|            | Somewhat Important   |                 | 29%      |          | votes    |               |
|            | Neutral              |                 | 25%      |          | votes    |               |
|            | Somewhat Unimportant |                 | 9%       |          | votes    |               |
|            | Very Unimportant     |                 | 6%       |          | votes    |               |
|            |                      | <u>Resident</u> |          | <u>1</u> | Non-Resi | <u>dent</u>   |
|            | Very Important       | 33%             | 37 votes | _        | 67%      | 76 votes      |
|            | Somewhat Important   | 37%             | 39 votes |          | 63%      | 67 votes      |
|            | Neutral              | 46%             | 42 votes |          | 54%      | 50 votes      |
|            | Somewhat Unimportant | 72%             | 24 votes |          | 28%      | 9 votes       |
|            | •                    |                 |          |          |          |               |

| Senior Activities |                                      |                 |            |                        | 371 responses |
|-------------------|--------------------------------------|-----------------|------------|------------------------|---------------|
|                   | Vary Important                       |                 | 21%        | 78 votes               |               |
|                   | Very Important<br>Somewhat Important |                 | 31%        | 115 votes              |               |
|                   | Neutral                              |                 | 38%        | 141 votes              |               |
|                   |                                      |                 | 5%         | 19 votes               |               |
|                   | Somewhat Unimportant                 |                 |            |                        |               |
|                   | Very Unimportant                     |                 | 5%         | 19 votes               |               |
|                   |                                      | <u>Resident</u> |            | Non-Resi               | <u>dent</u>   |
|                   | Very Important                       | 43%             | 34 votes   | 57%                    | 44 votes      |
|                   | Somewhat Important                   | 44%             | 51 votes   | 56%                    | 64 votes      |
|                   | Neutral                              | 37%             | 52 votes   | 63%                    | 89 votes      |
|                   | Somewhat Unimportant                 | 47%             | 9 votes    | 53%                    | 10 votes      |
|                   | Very Unimportant                     | 42%             | 8 votes    | 58%                    | 11 votes      |
| Public            | Wi-Fi                                |                 |            |                        | 367 responses |
|                   | Very Important                       |                 | 31%        | 114 votes              |               |
|                   | Somewhat Important                   |                 | 24%        | 88 votes               |               |
|                   | Neutral                              |                 | 31%        | 114 votes              |               |
|                   | Somewhat Unimportant                 |                 | 8%         | 29 votes               |               |
|                   | Very Unimportant                     |                 | 6%         | 22 votes               |               |
|                   |                                      | Resident        |            | Non-Resi               | dent          |
|                   | Very Important                       | 33%             | 38 votes   | 67%                    | 76 votes      |
|                   | Somewhat Important                   | 33%             | 29 votes   | 67%                    | 59 votes      |
|                   | Neutral                              | 46%             | 52 votes   | 54%                    | 62 votes      |
|                   | Somewhat Unimportant                 | 53%             | 15 votes   | 47%                    | 14 votes      |
|                   | Very Unimportant                     | 87%             | 19 votes   | 13%                    | 3 votes       |
| Walkir            | ng/Bike Paths                        |                 |            |                        | 371 responses |
|                   | Vary Important                       |                 | 200/       | 145 votos              |               |
|                   | Very Important<br>Somewhat Important |                 | 39%<br>37% | 145 votes<br>137 votes |               |
|                   | •                                    |                 |            |                        |               |
|                   | Neutral                              |                 | 18%        | 67 votes               |               |
|                   | Somewhat Unimportant                 |                 | 2%         | 7 votes                |               |
|                   | Very Unimportant                     |                 | 4%         | 15 votes               |               |
|                   |                                      | <u>Resident</u> |            | Non-Resi               | <u>dent</u>   |
|                   | Very Important                       | 36%             | 52 votes   | 64%                    | 93 votes      |
|                   | Somewhat Important                   | 39%             | 54 votes   | 61%                    | 84 votes      |
|                   | Neutral                              | 74%             | 50 votes   | 26%                    | 17 votes      |
|                   | Somewhat Unimportant                 | 55%             | 4 votes    | 45%                    | 3 votes       |
|                   |                                      |                 |            |                        |               |

| Paramedic Ambulance Service |                       |                 |          |                 | 361 responses |
|-----------------------------|-----------------------|-----------------|----------|-----------------|---------------|
|                             | Extremely Satisfied   | 2               | 2%       | 79 votes        |               |
|                             | Somewhat Satisfied    | 2               | 2%       | 79 votes        |               |
|                             | Neutral               | 5               | 1%       | 184 votes       |               |
|                             | Somewhat Unsatisfied  |                 | 2%       | 7 votes         |               |
|                             | Extremely Unsatisfied |                 | 3%       | 11 votes        |               |
|                             |                       | <u>Resident</u> |          | Non-Resi        | <u>dent</u>   |
|                             | Extremely Satisfied   | 47%             | 37 votes | 53%             | 42 votes      |
|                             | Somewhat Satisfied    | 59%             | 47 votes | 41%             | 32 votes      |
|                             | Neutral               | 29%             | 53 votes | 71%             | 131 votes     |
|                             | Somewhat Unsatisfied  | 60%             | 4 votes  | 40%             | 3 votes       |
|                             | Extremely Unsatisfied | 60%             | 7 votes  | 40%             | 4 votes       |
| Fire Se                     | rvice                 |                 |          |                 | 362 responses |
|                             | Extremely Satisfied   | 2               | 0%       | 72 votes        |               |
|                             | Somewhat Satisfied    | 2               | 2%       | 80 votes        |               |
|                             | Neutral               | 5               | 2%       | 188 votes       |               |
|                             | Somewhat Unsatisfied  |                 | 4%       | 14 votes        |               |
|                             | Extremely Unsatisfied |                 | 2%       | 7 votes         |               |
|                             |                       | <u>Resident</u> |          | Non-Resi        | <u>dent</u>   |
|                             | Extremely Satisfied   | 43%             | 31 votes | 57%             | 41 votes      |
|                             | Somewhat Satisfied    | 59%             | 47 votes | 41%             | 33 votes      |
|                             | Neutral               | 32%             | 60 votes | 68%             | 128 votes     |
|                             | Somewhat Unsatisfied  | 50%             | 7 votes  | 50%             | 7 votes       |
|                             | Extremely Unsatisfied | 83%             | 6 votes  | 17%             | 1 vote        |
| Police S                    | Service               |                 |          |                 | 363 responses |
|                             | Extremely Satisfied   | 2               | 3%       | 83 votes        |               |
|                             | Somewhat Satisfied    | 2               | 5%       | 91 votes        |               |
|                             | Neutral               | 4               | 4%       | 160 votes       |               |
|                             | Somewhat Unsatisfied  |                 | 7%       | 25 votes        |               |
|                             | Extremely Unsatisfied |                 | 1%       | 4 votes         |               |
|                             |                       | <u>Resident</u> |          | <u>Non-Resi</u> | <u>dent</u>   |
|                             | Extremely Satisfied   | 42%             | 35 votes | 58%             | 48 votes      |
|                             | Somewhat Satisfied    | 57%             | 52 votes | 43%             | 39 votes      |
|                             | Neutral               | 48%             | 77 votes | 52%             | 83 votes      |
|                             | Somewhat Unsatisfied  | 65%             | 16 votes | 35%             | 9 votes       |
|                             |                       |                 |          |                 |               |

| Snowp    | lowing Service             |                 |          |     |          | 368 responses |  |
|----------|----------------------------|-----------------|----------|-----|----------|---------------|--|
|          | Extremely Satisfied        |                 | 24%      | 88  | votes    |               |  |
|          | Somewhat Satisfied         |                 | 26%      | 96  | votes    |               |  |
|          | Neutral                    |                 | 38%      | 140 | votes    |               |  |
|          | Somewhat Unsatisfied       |                 | 9%       | 33  | votes    |               |  |
|          | Extremely Unsatisfied      |                 | 3%       | 11  | votes    |               |  |
|          |                            | <u>Resident</u> |          |     | Non-Resi | dent          |  |
|          | Extremely Satisfied        | 55%             | 48 votes | -   | 45%      | 40 votes      |  |
|          | Somewhat Satisfied         | 48%             | 46 votes |     | 52%      | 50 votes      |  |
|          | Neutral                    | 18%             | 25 votes |     | 82%      | 115 votes     |  |
|          | Somewhat Unsatisfied       | 71%             | 23 votes |     | 29%      | 10 votes      |  |
|          | Extremely Unsatisfied      | 64%             | 7 votes  |     | 36%      | 4 votes       |  |
| Public \ | Works                      |                 |          |     |          | 359 responses |  |
|          | 5                          |                 | 240/     |     |          |               |  |
|          | Extremely Satisfied        |                 | 21%      |     | votes    |               |  |
|          | Somewhat Satisfied         |                 | 27%      |     | votes    |               |  |
|          | Neutral                    |                 | 47%      |     | votes    |               |  |
|          | Somewhat Unsatisfied       |                 | 3%       |     | votes    |               |  |
|          | Extremely Unsatisfied      |                 | 2%       | /   | votes    |               |  |
|          |                            | Resident        |          |     | Non-Resi | <u>dent</u>   |  |
|          | Extremely Satisfied        | 47%             | 35 votes |     | 53%      | 4 votes       |  |
|          | Somewhat Satisfied         | 52%             | 50 votes |     | 48%      | 47 votes      |  |
|          | Neutral                    | 31%             | 52 notes |     | 69%      | 117 votes     |  |
|          | Somewhat Unsatisfied       | 33%             | 4 votes  |     | 66%      | 7 votes       |  |
|          | Extremely Unsatisfied      | 83%             | 6 votes  |     | 17%      | 1 votes       |  |
| Ground   | d Water Quality            |                 |          |     |          | 364 responses |  |
|          | Extremely Satisfied        |                 | 24%      | 87  | votes    |               |  |
|          | Somewhat Satisfied         |                 | 30%      | 109 | votes    |               |  |
|          | Neutral                    |                 | 35%      | 127 | votes    |               |  |
|          | Somewhat Unsatisfied       |                 | 9%       | 33  | votes    |               |  |
|          | Extremely Unsatisfied      |                 | 2%       | 7   | votes    |               |  |
|          |                            | <u>Resident</u> |          |     | Non-Resi | <u>dent</u>   |  |
|          | <b>Extremely Satisfied</b> | 41%             | 36 votes |     | 59%      | 51 votes      |  |
|          | Somewhat Satisfied         | 48%             | 52 votes |     | 52%      | 57 votes      |  |
|          | Neutral                    | 27%             | 34 votes |     | 73%      | 93 votes      |  |
|          |                            |                 |          |     |          |               |  |
|          | Somewhat Unsatisfied       | 52%             | 17 votes |     | 48%      | 16 votes      |  |

