

# 14. LAND USE AND DEVELOPMENT

## DENSITY SURROUNDING VOLK FIELD



**Volk Field's expansion potential is excellent since the surrounding area is sparsely developed.** Volk Field and the adjoining Wisconsin National Guard Facility, Camp Williams, are adjacent to the Village of Camp Douglas and are located in a very rural area of Juneau County. The village has a population of less than 600 and has only grown by 10 people over the last twenty years. The base is completely located within the Town of Orange, which has a population of 549.

Interstate 90/94 creates a physical separation between the base and the village. The perimeter of the base is approximately 55,000 feet, and about 87 percent of that perimeter is mainly open space that would allow for possible expansion. Overall, the area is generally flat with scattered wetlands and forested areas, along with some agricultural uses and some sparse residential uses, see Land Use Map on Page 14-4.

Volk Field is located approximately 75 miles north of Madison and 55 miles east of La Crosse along Interstate 90/94 in Wisconsin. It is only 25 miles east of Fort McCoy and less than five miles from Monroe County. Volk Field and the Hardwood Bombing Range fall entirely within the political boundaries of Juneau County.

Northern Juneau County has little development, except some residential uses along some of the county highways. The bulk of the uses are agriculture and woodlands. There is some large public land holdings in the area, including Juneau County and State of Wisconsin.

**The base could be expanded in all directions, except to the southwest, where Interstate 90/94 runs and the Village of Camp Douglas is located.** Most of the remainder of the land surrounding the base is in agricultural or open space uses. There is a vast area surrounding the base for expansion. Located adjacent to Volk Field is Camp Williams, a Wisconsin Air National Guard Facility. Volk Field personnel also operate the Hardwood Weapons Range in northern Juneau County (about 20 miles north-northeast of Volk Field). The range is located in the towns of Armenia and Finley. Both are very rural in nature with populations of 707 and 84, respectively.

**The population density of Juneau County is only 31.7 persons per square mile.** Juneau County itself has a population of only 24,316 and has a land area of almost 767 square miles, See Table 14.1. The majority of the population resides along the river towns to the east or in the southern towns. The west central area of the county, where Volk Field is located, is relatively flat and wet. Located nearby are the Necedah Wildlife Refuge and the Meadow Valley Wildlife Refuge.

**Table 14.1  
Juneau County 2000 Densities**

Governmental Unit	Area	Population	Population Density	Housing Units	Housing Density
Armenia T.	65.94	707	10.7	448	6.8
Camp Douglas V.	0.95	592	623.2	264	277.9
Clearfield T.	35.80	737	20.6	432	12.1
Cutler T.	52.13	282	5.4	147	2.8
Elroy C.	1.92	1,578	821.9	692	360.4
Finley T.	38.25	84	2.2	97	2.5
Fountain T.	30.82	582	18.9	221	7.2
Germantown T.	33.19	1,174	35.4	1,344	40.5
Hustler V.	0.62	113	182.3	52	83.9
Kildare T.	27.75	557	20.1	319	11.5
Kingston T.	54.53	58	1.1	32	0.6
Lemonweir T.	42.59	1,763	41.4	760	17.8
Lindina T.	33.08	730	22.1	287	8.7
Lisbon T.	28.22	1,020	36.1	438	15.5
Lyndon T.	28.32	1,217	43.0	534	18.9
Lyndon Station V.	1.99	458	230.2	235	118.1
Marion T.	23.47	433	18.4	239	10.2
Mauston C.	3.65	3,740	1024.7	1,729	473.7
Necedah T.	78.25	2,156	27.6	1,190	15.2
Necedah V.	2.66	888	333.8	414	155.6
New Lisbon C.	2.66	1,436	539.8	690	259.4
Orange T.	35.10	549	15.6	261	7.4
Plymouth T.	34.53	639	18.5	306	8.9
Seven Mile Crk T.	36.34	369	10.2	168	4.6
Summit T.	36.89	623	16.9	262	7.1
Union Center V.	0.80	214	267.5	99	123.8
Wonewoc T.	35.49	783	22.1	318	9.0
Wonewoc V.	1.04	834	801.9	392	376.9
<b>County Totals:</b>	<b>766.98</b>	<b>24,316</b>	<b>31.7</b>	<b>2,370</b>	<b>16.1</b>

Source: U.S. Census Bureau

**The Village of Camp Douglas has a population of 592 and is located adjacent to the base on the southwest boundary.** The village is less than one square mile in size and has no current plans to expand in size. The surrounding area has environmental limitations, which would make any expansion difficult for the village. The village does have about ten acres of industrial land available in its industrial park. There is an excellent relationship between the village and the base. In fact, the village is a customer of Volk Field’s sewer treatment plant. The village has submitted a resolution in support of maintaining Volk Field.

**Town of Orange, which surrounds the base, is very rural and has a population of 549.** The bulk of the town is devoted to agricultural uses, with scattered woodlands. The town is currently developing a comprehensive plan to minimize encroachment near the base. There is an excellent relationship between the village and the town. In fact, the town has approached the base to have a representative from the base serve on their Land Use Committee. The town has submitted a resolution in support of maintaining Volk Field.

**The City of Mauston has a population of 3,740 and is located about 13 miles southeast of the base along Interstate 90/94.** The City is about 3.65 square mile in size and completed a comprehensive land use plan in 2000. The city has experienced no conflicts with the operation of Volk Field.

**Juneau County should expect stable population growth in the future.** Population in the County declined after the turn of the 20<sup>th</sup> century until the 1960s when it reversed this trend and began to increase, Table 14.2. shows that between 1980 and 2000, the population of Juneau County grew by over 15 percent.

	1900	1920	1940	1960	1980	2000
Juneau County	20,629	19,209	18,708	17,490	21,039	24,316

Source: US Census Bureau and NCWRPC

Between 1980 and 2000, Juneau County grew by over 15 percent. Table 14.3 shows how this growth rate compares with all adjacent counties and with the State of Wisconsin. From Table 14.3, Juneau County slightly

exceeded the overall state growth rate and seems consistent with the two other Interstate 90/94 neighboring counties of Jackson and Monroe. Adams County shows an impressive growth rate, but is still much smaller in size than Juneau County. Vernon and Wood Counties show considerably less growth although their populations are larger than Juneau County’s.

County	1980	1990	2000	% Chge 1980-2000
Juneau	21,039	21,650	24,316	15.58%
Adams	13,457	15,682	18,643	38.54%
Jackson	16,831	16,588	19,100	13.48%
Monroe	35,074	36,633	40,899	16.61%
Sauk	43,469	46,975	55,225	27.05%
Vernon	25,642	25,617	28,056	9.41%
Wood	72,799	73,605	75,555	3.79%
Wisconsin	4,705,767	4,891,769	5,363,675	13.98%

Source: US Census Bureau and NCWRPC

Overall, Juneau County appears to be growing at an average rate. Identifying historic growth rates provides a simple means of predicting future population growth/loss assuming economic conditions remain mostly unchanged or “static”. Table 14.4 on the following page, evaluates each community separately using a basic historic trend extrapolation to predict future population change. Many of the western communities show population loss, while most along the Wisconsin River show larger increases. The villages of Hustler and Wonewoc are declining in population while Mauston and Lyndon Station show the greatest population increases for incorporated areas.

**Table 14.4**  
**Population and Projections by Civil Division, Juneau County, 1980 to 2020**

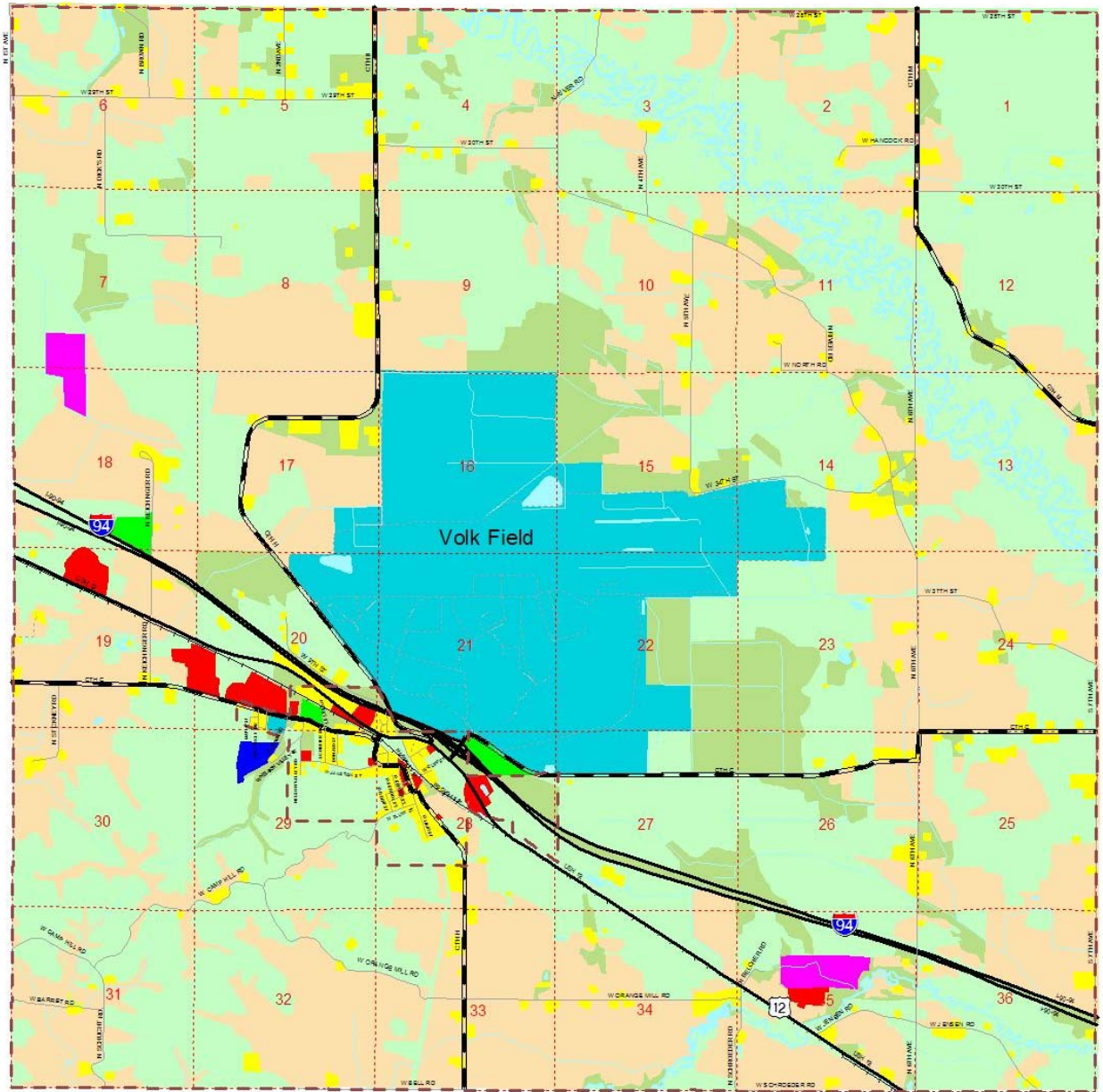
Civil Division	1980	2000	% Chge	2005	2010	2015	2020
T. Armenia	545	707	29.73	760	812	865	917
T. Clearfield	538	737	36.99	805	873	942	1,010
T. Cutler	369	282	-23.58	265	249	232	216
T. Finley	72	84	16.67	88	91	95	98
T. Fountain	598	582	-2.68	578	574	570	566
T. Germantown	643	1,174	82.58	1,416	1,659	1,901	2,144
T. Kildare	534	557	4.31	563	569	575	581
T. Kingston	64	58	-9.38	57	55	54	53
T. Lemonweir	1,327	1,763	32.86	1,908	2,053	2,198	2,342
T. Lindina	816	730	-10.54	711	692	672	653
T. Lisbon	903	1,020	12.96	1,053	1,086	1,119	1,152
T. Lyndon	701	1,217	73.61	1,441	1,665	1,889	2,113
T. Marion	280	433	54.64	492	551	610	670
T. Necedah	1,394	2,156	54.66	2,451	2,745	3,040	3,335
T. Orange	607	549	-9.56	536	523	510	497
T. Plymouth	644	639	-.78	638	637	635	634
T. Seven Mile Creek	362	369	1.93	371	373	374	376
T. Summit	721	623	-13.59	602	581	560	538
T. Wonewoc	778	783	.64	784	786	787	788
V. Camp Douglas	589	592	.51	593	594	594	595
V. Hustler	170	113	-33.53	104	94	85	75
V. Lyndon Station	375	458	22.13	483	509	534	559
V. Necedah	773	888	14.88	921	954	987	1,020
V. Union Center	216	214	-.93	214	213	213	212
V. Wonewoc	842	834	-.95	832	830	828	826
C. Elroy	1,504	1,578	4.92	1,597	1,617	1,636	1,656
C. Mauston	3,284	3,740	13.89	3,870	4,000	4,130	4,260
C. New Lisbon	1,390	1,436	3.31	1,448	1,460	1,472	1,484
<b>Total</b>	<b>21,039</b>	<b>24,316</b>	<b>15.58</b>	<b>25,581</b>	<b>26,845</b>	<b>28,107</b>	<b>29,370</b>

Source: U.S. Census and NCWRPC

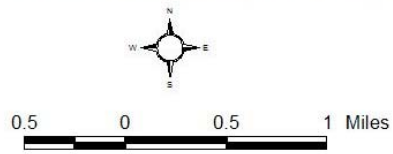
# MAP 14-1

## Town of Orange

Juneau County, Wisconsin  
Generalized Existing Land Use



- |                          |                             |
|--------------------------|-----------------------------|
| --- Minor Civil Division | ■ Agriculture               |
| - - - Section Lines      | ■ Commercial                |
| == US E State Highways   | ■ Governmental (Volk Field) |
| == County Highways       | ■ Industrial                |
| == Local Roads           | ■ Open Grass Land           |
| --- Private / Other      | ■ Outdoor Recreation        |
| — Railroad               | ■ Residential               |
| ■ Water                  | ■ Woodlands                 |
|                          | ■ Cranberry Bog             |



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

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