

Town of Medary La Crosse County Wisconsin 2008 –2028 Comprehensive Plan



Prepared by: Mississippi River Regional Planning Commission under the direction of the Medary Town Steering Committee, Town Planning Commission and Town Board, January 13, 2009

Abstract

Title: Town of Medary, La Crosse County, Wisconsin 2008-2028 Comprehensive Plan

Plan Development Period: September 2005 – January 2009

Summary: The Town of Medary, La Crosse County Wisconsin 2008-2028 Comprehensive Plan responds to and is consistent with the State of Wisconsin Comprehensive Planning Law as defined in Sections 66.1001 (1)a and 66.1001(2) of the Wisconsin Statutes. Pursuant to State Statutes the comprehensive plan is made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the Town that will in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

Pursuant to State Statutes, beginning on January 1, 2010, if a local governmental unit engages in any of the following actions, those actions shall be consistent with that local governmental units comprehensive plan: (1) Official mapping established or amended under S.62.23(6), (2) Local Subdivision Regulation under S.236.45 or 236.46, (3) County Ordinances enacted or amended under S.59.69, (4) City or Village Zoning Ordinances enacted or amended under S62.23(7), (5) Town Zoning Ordinances enacted or amended under S.60.61 or 60.62, and (6) Zoning of Shorelands or Wetlands in Shorelands under S.59.692, 61.351 or 62.231.

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Robert Keil, Supervisor 1
Mike Weibel, Supervisor 2

Town Clerk: Terry J. Houlihan

Town Treasurer: Sandra Schmitz
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AN ORDINANCE TO ADOPT THE TOWN OF MEDARY COMPREHENSIVE PLAN 2008-2028

The Town Board of the Town of Medary of La Crosse County Wisconsin, do ordain as follows:

SECTION 1. Pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Medary, is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board of the Town of Medary, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Plan Commission of the Town of Medary by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "TOWN OF MEDARY COMPREHENSIVE PLAN 2008-2028", containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

SECTION 4. The Town has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 5. The Town Board of the Town of Medary, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "TOWN OF MEDARY COMPREHENSIVE PLAN 2008-2028", pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 6. This ordinance shall take effect upon passage by a majority vote of the members elect of the Town Board and publication and posting as required by law.

ADOPTED this 13 day of January, 2009.

Terry M. Houlihan
Chairman, Town of Medary

(Published/Posted): January 20, 2009
(Date)

Approved, 3

Vetoed: 0

Attest: Terry J. Houlihan
Clerk, Town of Medary

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1. Issues and Opportunities

The Town of Medary Comprehensive Plan is being prepared under the State of Wisconsin's comprehensive planning law, Section 66.1001, Wisconsin Statutes. This law specifies the contents of a comprehensive plan and states that beginning on January 1, 2010, if a local governmental unit engages in official mapping, subdivision regulation, zoning or zoning of shorelands or wetlands these actions are to be consistent with a local governmental unit's comprehensive plan. The content of this Plan is designed to meet the requirements of the State's comprehensive planning law.

The Town of Medary is located in La Crosse County in western Wisconsin. The Town consists of approximately 9,170 acres. The Town of Medary is bordered on the north by the Towns of Onalaska and Hamilton, on the south by the Town of Shelby, on the east by the Town of Barre and Town of Hamilton, and on the west by the Cities of La Crosse and Onalaska.

History. In April of 1953 a referendum was overwhelmingly approved by the Town residents to divide the Town of Campbell into two towns. Final approval of this action was authorized in December of 1953 by the La Crosse County Board. The Town of Medary was created in 1954. The Town of Medary began government operations shortly after the first town board member and officer elections on April 6, 1954. Prior to this time the land area of Medary was part of the Town of Campbell. The dividing line for the split was approximately Oak St. on La Crosse's north side; west of that line continued to be Town of Campbell; east of that line became Town of Medary. The reason behind the creation of Medary was that residents of this rural area were not in favor of participating in the fuller range of public services that the urbanizing residents in the western part of the Town of Campbell wanted.

The name Medary was selected for the new Town to honor a prominent businessman, John S. Medary, who owned the J.S. Medary Saddlery Company, a farm and a slaughterhouse.

This new Town's land area included all land east of the cities of Onalaska and La Crosse to the Barre and Hamilton town lines and the Onalaska and Shelby town lines to the north and south respectively. The Town's original boundaries did not change greatly until urbanizing pressure again began to exert its influence. In 1969 the land area that now makes up the La Crosse interstate industrial park was annexed to the City of La Crosse. From this point on the Town has been subjected to numerous annexations from both the cities of La Crosse and Onalaska. The strong housing and commercial real estate markets along Country Trunk OS, State Highways 157,16, and Interstate 90 created the need for sewer service to these growth areas, which is usually provided upon the condition landowners and residents annex.



Smith Valley School. The Smith Valley School serves as the Medary Town Hall. This brick structure was built in 1887. The school when built was to be 24' x 40' & 12' feet from floor to ceiling with the walls made of brick. Electricity came to the school in 1939 at a cost of \$90. Power was then supplied by the Swarthout Dam and Power Plant in West Salem. In 1951 an addition was added to the back of the brick structure including an oil furnace and bathrooms. Until that time the school was heated with a wood stove. In 1958 a two-room addition was added in back, including a basement.

The Smith Valley School stands by the roadside of Smith Valley Road, half on the property of the late Jacob Herman and half on the property of the late Wesley Dawson, later the Urban and Robert Keil farm.

The Smith Valley School became part of the La Crosse School system in 1965. The school operated until June of 1977, when doors closed and the students for all six grades were transported to Roosevelt School in La Crosse. The Town of Medary purchased the Smith Valley School in 1979, and in May that year a group of interested people met to discuss the feasibility of preserving the old room and restoring it as a one-room school. It was voted to join the West Salem Historical Society as the Smith Valley Branch. The room was readied for grand opening on July 27,

1980. The school is now listed on the National Register of Historic Places. It has hosted thousands of students, teachers, and visitors. This one room school is still open to the public today upon request.

Demographic Trends and Projections

This section of the report will provide information on the demographic trends and projections that are taking place in the Town of Medary. The information has been gathered from various sources and when possible Town level data was utilized.

Population Trends and Projections

U.S. Census Bureau statistics and population estimates from the State of Wisconsin-Department of Administration-Demographic Services Center show that the Town of Medary's population is likely to increase from 1,463 residents in 2000 to 1,604 residents by the year 2025. The Town of Medary's population has actually decreased since 1970 due to annexations to neighboring urban areas, Table 1.1.

Table 1.1 T Medary, Surrounding Municipalities, County, State and Nation Population and Population Projections

	1960 ⁽¹⁾	1970 ⁽¹⁾	1980 ⁽¹⁾	1990 ⁽¹⁾	2000 ⁽¹⁾	% Chg 60-70	% Chg 70-80	% Chg 80-90	% Chg 90-00	2010 ⁽²⁾	2015 ⁽²⁾	2020 ⁽²⁾	2025 ⁽²⁾
T. Barre	507	521	901	909	1,014	2.8	72.9	0.9	11.6	1,108	1,148	1,191	1,248
T. Campbell	2,296	3,327	4,118	4,478	4,410	44.9	23.8	8.7	-1.5	4,478	4,486	4,511	4,587
T. Hamilton	1,439	1,229	1,472	1,633	2,103	-14.6	19.8	10.9	28.8	2,477	2,646	2,821	3,028
T. Medary	1,563	2,333	1,794	1,539	1,463	49.3	-23.1	-14.2	-4.9	1,519	1,538	1,562	1,604
T. Onalaska	1,711	2,973	5,386	5,823	5,210	73.8	81.2	8.1	-10.5	5,668	5,860	6,071	6,349
T. Shelby	5,458	4,600	5,620	5,022	4,687	-15.7	22.2	-10.6	-6.7	4,655	4,613	4,589	4,617
C. La Crosse	47,575	50,286	48,347	51,120	51,818	5.7	-3.9	5.7	1.4	51,507	51,059	50,810	51,141
C. Onalaska	3,161	4,909	9,249	11,414	14,839	55.3	88.4	23.4	30.0	17,023	17,993	19,009	20,238
La Crosse Co	72,465	80,468	91,056	97,892	107,120	11.0	13.2	7.5	9.4	113,211	115,538	118,246	122,291
STATE	3,951,777	4,417,821	4,705,642	4,891,599	5,363,715	11.8	6.5	4.0	9.7	5,751,470	5,931,386	6,110,878	6,274,867
U.S.	179,323,175	203,302,031	226,542,199	248,709,873	281,421,906	13.4	11.4	9.8	13.2	NA	NA	NA	NA

(1) U.S. Bureau of the Census; (2) WI. Dept. of Admin.-Demographic Services Ctr.

Population Characteristics:

Table 1.2 shows that 98% of the Town's population is of the white race compared to La Crosse County, State of Wisconsin and the Nation who recorded 94.2%, 88.9%, and 75.1% respectively, followed by Asians, and Blacks or African Americans. No minority group in the Town exceeded 1% of the Town's total population.

Table 1.2 Town of Medary, La Crosse County, State and Nation Population by Race

RACE	T. Medary	%	La Crosse County	%	State of WI	%	U.S.	%
One race	1,449	99.0	106,022	99.0	5,296,780	98.8	274,595,678	97.6
White	1,438	98.3	100,883	94.2	4,769,857	88.9	211,460,626	75.1
Black or African American	2	0.1	1,016	0.9	304,460	5.7	34,658,190	12.3
American Indian and Alaska Native	0	0.0	440	0.4	47,228	0.9	2,475,956	0.9
Asian	7	0.5	3,376	3.2	88,763	1.7	10,242,998	3.6
Native Hawaiian and Other Pacific Islander	0	0.0	21	0.0	1,630	0.0	398,835	0.1
Some other race	2	0.1	286	0.3	84,842	1.6	15,359,073	5.5
Two or more races	14	1.0	1,098	1.0	66,895	1.2	6,826,228	2.4
Totals	1,463	100	107,120	100	5,363,675	100	281,421,906	100

Source: U.S. Bureau of Census, 2000

According to the 2000 Census, the Town of Medary had 1,463 residents. Medary has a higher percentage of their population in the 25 to 54 age group, a lower percentage of their population in the 65 plus age group and a lower percentage in the 20 to 34 age group than the County, State, or Nation, Table 1.3.

Table 1.3 Town of Medary, La Crosse County, State and Nation Population by Age 2000

Age Group	Town of Medary	%	La Crosse County	%	State of Wisconsin	%	U.S.	%
Under 5 yrs	93	6.4	6,361	5.9	342,340	6.4	19,175,798	6.8
5 to 9 yrs	116	7.9	7,061	6.6	379,484	7.1	20,549,505	7.3
10 to 14 yrs	113	7.7	7,306	6.8	403,074	7.5	20,528,072	7.3
15 to 19 yrs	121	8.3	9,517	8.9	407,195	7.6	20,219,890	7.2
20 to 24 yrs	68	4.6	11,696	10.9	357,292	6.7	18,964,001	6.7
25 to 34 yrs	149	10.2	13,690	12.8	706,168	13.2	39,891,724	14.2
35 to 44 yrs	250	17.1	15,764	14.7	875,522	16.3	45,148,527	16.0
45 to 54 yrs	283	19.3	14,044	13.1	732,306	13.7	37,677,952	13.4
55 to 59 yrs	95	6.5	4,523	4.2	252,742	4.7	13,469,237	4.8
60 to 64 yrs	65	4.4	3,718	3.5	204,999	3.8	10,805,447	3.8
65 to 74 yrs	64	4.4	6,621	6.2	355,307	6.6	18,390,986	6.5
75 and over	46	3.1	6,819	6.4	347,246	6.5	16,600,767	5.9
Totals	1,463	100	107,120	100	5,363,675	100	281,421,906	100
Median Age	38.8		33.5		36		35.3	

Source: U.S. Bureau of Census, 2000

Employment Forecast

Table 1.31 below shows that the Town's labor force is projected to grow from 890 to 974 by 2025 and employment is projected to grow from 864 to 928 based on trends that occurred from 2000-2008.

Table 1.31 Employment Trends and Forecast

	March 2000 Labor Force	March 2008 Labor Force	Annual Average LF Change	2025 Labor Force Forecast	March 2000 Employment	March 2008 Employment	Annual Average Emp. Change	2025 Employment Forecast
La Crosse County	61,686	63,464	222.25	69,465	59,292	60,619	165.875	65,098
Town of Medary	865	890	3.125	974	845	864	2.375	928

Economic Advisors. 2000 labor force and employment figures for the Town of Medary are from the 2000 U.S. Census. 2008 labor force and employment figures for Medary are based on the same percentages of Medary's 2000 labor force and employment make up in comparison to the County. This percentage method was used since there are no Town estimates available other than decennial census estimates. The 2025 forecast is based on the rate of labor force and employment growth that occurred from 2000-2008.

Educational Attainment

Table 1.4 shows that over 36% of Medary residents have a bachelor's degree or higher as compared to La Crosse County, the State of Wisconsin, and the Nation at 25%, 22% and 25% respectively.

Table 1.4 Town of Medary, La Crosse County, State and Nation Educational Attainment

	< 9th Grade		9th-12th Grade No Diploma		H.S. Grad. (Incl. Equival)		Some College No Degree		Associate's Degree		Bachelor's Degree		Graduate or Prof. Degree	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
T. Medary	32	3.3%	20	2.0%	205	21.1%	211	21.7%	152	15.6%	227	23.3%	126	12.9%
La Crosse Co	2,687	4.1%	4,062	6.2%	20,823	31.9%	14,176	21.7%	6,945	10.6%	10,642	16.3%	5,929	9.1%
State of WI	186,125	5.4%	332,292	9.6%	1,201,813	34.6%	715,664	20.6%	260,711	7.5%	530,268	15.3%	249,005	7.2%
U.S.	13,755,477	7.5%	21,960,148	12.1%	52,168,981	28.6%	38,351,595	21.1%	11,512,833	6.3%	28,317,792	15.5%	16,144,813	8.9%

Source: U.S. Census Bureau, 2000

Housing Unit Trends and Projections

The housing unit projections in Table 1.5(a) below were derived by using the projected population estimates divided by the average number of people per housing unit as of the 2000 census. The average number of people living in each Medary housing unit in 2000 was 2.6. Table 1.5(b) uses building permit trends over the last 10 years to project new housing and commercial building construction through 2025.

Table 1.5(a) Housing Units and Projections based on population per household - T. Medary, Surrounding Municipalities, County, State & Nation

	TOTAL HOUSING UNITS (1)							Housing Unit Projections (2)			
	1970	1980	1990	2000	% Chg 70-80	% Chg 80-90	% Chg 90-00	2010	2015	2020	2025
T. Barre	143	293	344	354	104.9	17.4	2.9	382	396	411	430
T. Campbell	1,029	1,515	1,731	1,823	47.2	14.3	5.3	1,544	1,547	1,556	1,582
T. Hamilton	372	487	585	732	30.9	20.1	25.1	854	912	973	1,044
T. Medary	685	600	533	553	-12.4	-11.2	3.8	584	592	601	617
T. Onalaska	894	1,730	1,978	1,834	93.5	14.3	-7.3	2,024	2,093	2,168	2,268
T. Shelby	1,259	1,939	1,905	1,817	54.0	-1.8	-4.6	1,790	1,774	1,765	1,776
C. La Crosse	16,573	18,757	20,980	22,233	13.2	11.9	6.0	22,394	22,200	22,091	22,235
C. Onalaska	1,491	3,213	4,419	6,070	115.5	37.5	37.4	7,093	7,497	7,920	8,433
La Crosse Co	25,433	33,277	38,227	43,480	30.8	14.9	13.7	45,284	46,215	47,298	48,916
State	1,472,332	1,863,897	2,055,676	2,321,144	26.6	10.3	12.9	2,500,639	2,578,863	2,656,903	2,728,203
U.S.	68,704,315	88,410,627	102,263,678	115,904,641	28.7	15.7	13.3	NA	NA	NA	NA

Source: (1) U.S. Department of Commerce-Bureau of the Census; (2) Prepared by T. Medary Plan Commission

Table 1.5(b) TOWN OF MEDARY - Projected New Housing Units 2010-2020 based on 1997-2006 building permit trends (thousands of dollars)

Type of Building Permits	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	Total 97-06	Prj New Bldgs - 2010	Prj New Bldgs - 2015	Prj New Bldgs - 2025
	# \$	# \$	# \$	# \$	# \$	# \$	# \$	# \$	# \$	# \$	# \$	# \$	# \$	# \$
Single Family Dwellings	4 851	7 967	6 1378	4 615	5 746	4 765	7 1479	6 1026	11 2728	4 924	58 11479	23 4592	52 10331	110 21810
Duplex Homes	0 0	0 0	0 0	0 0	0 0	0 0	0 0	3 736	6 1380	0 0	9 2116	4 846	8 1904	17 4020
Multi-Family Dwellings	0 0	0 0	0 0	0 0	0 0	0 0	0 0	5 665	0 0	0 0	5 665	2 266	5 599	10 1264
Commercial Buildings	3 200	2 40	3 301	2 456	0 0	0 0	1 4	1 15	1 300	1 55	14 1371	6 548	13 1234	27 2605

Source: La Crosse County Zoning Department

TOWN OF MEDARY SURVEY

The Town of Medary mailed out surveys to all landowners on record in the Town of Medary. The survey asked landowners questions regarding the Town of Medary's future and the nine comprehensive planning elements. The survey also asked survey respondents to list what they felt the two biggest issues facing the Town and the two most positive aspects about the Town of Medary. Of the 624 surveys mailed out, 161 surveys were returned. The charts and narrative below summarize the survey responses. The survey results were compiled by the Town Plan Steering Committee and the Mississippi River Regional Planning Commission.

Chart 1.2 summarizes survey responses for the first 22 questions on the survey. Over 80% of residents indicated they would like the Town to strive to maintain a rural character and 75% of residents agreed that farmlands should be protected. Accordingly over 75% of residents responded that industrial growth should be discouraged and 57% agreed that business growth should also be discouraged. Generally survey responses indicated that residents saw a need to protect natural resources and to preserve farmland and green space. Over half of the residents felt that the housing cluster concept should be encouraged as well as a PDR program.

Over 75% of residents indicated that the Town should maintain the existing level of public services and 66% of residents indicated they were not willing to improve public services through additional taxes.

Chart 1.2 - Town of Medary Survey Responses on Planning and Development Issues

The following are responses to Questions 1-22 of the Town survey that was conducted during September-October 2006 time period; 624 surveys were mailed out and 161 were returned. Not all surveys had responses to every question.

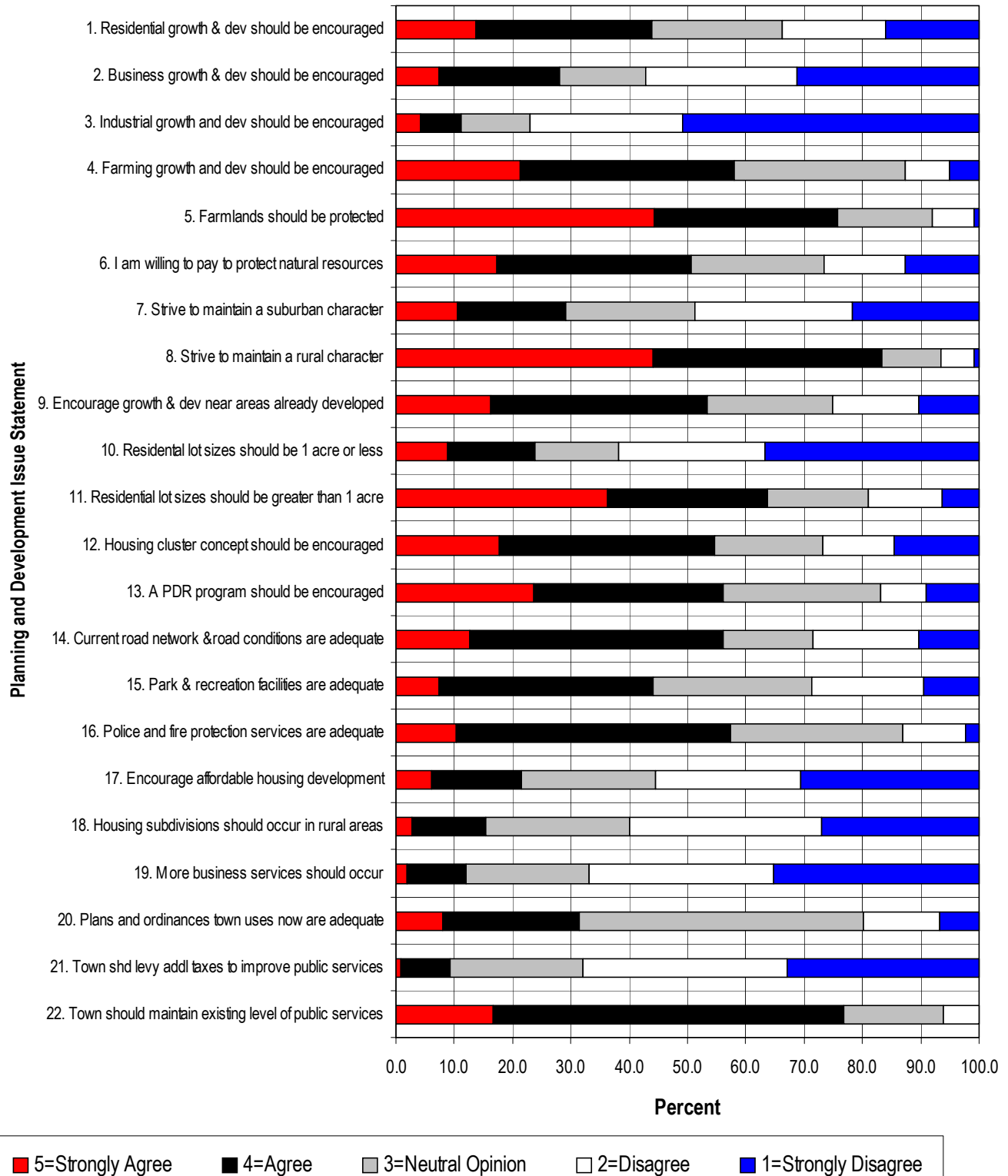


Chart 1.3 below summarizes survey responses for question 23 on the survey on preferred locations for future development in the Town.

Chart 1.3 - Town of Medary Survey Responses on Preferred Locations for Future Development

The following are responses to question 23 of the Town survey that was conducted during the September-October 2006 time period; 624 surveys were mailed out and 161 were returned. Not all returned surveys had responses to this question.

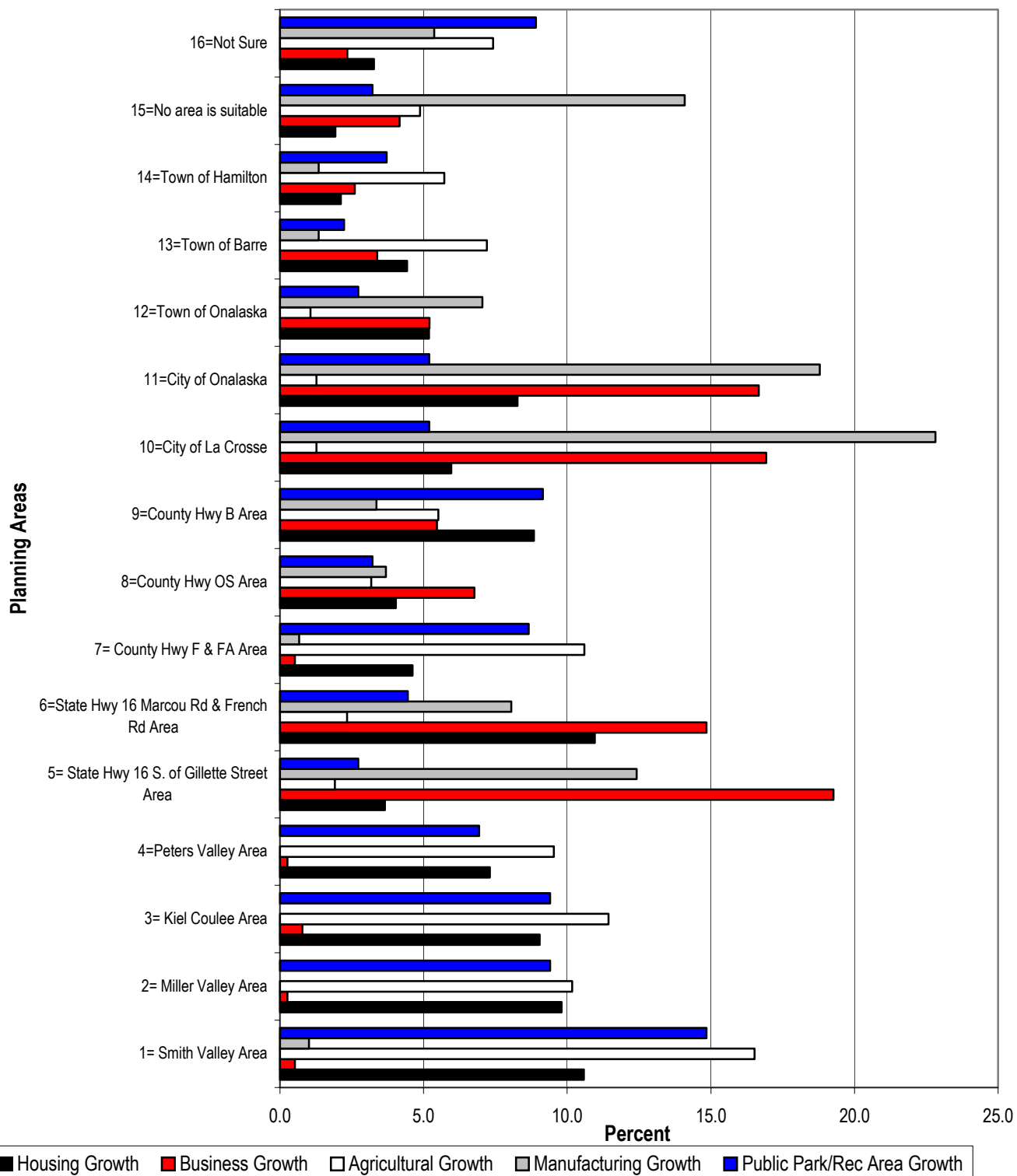
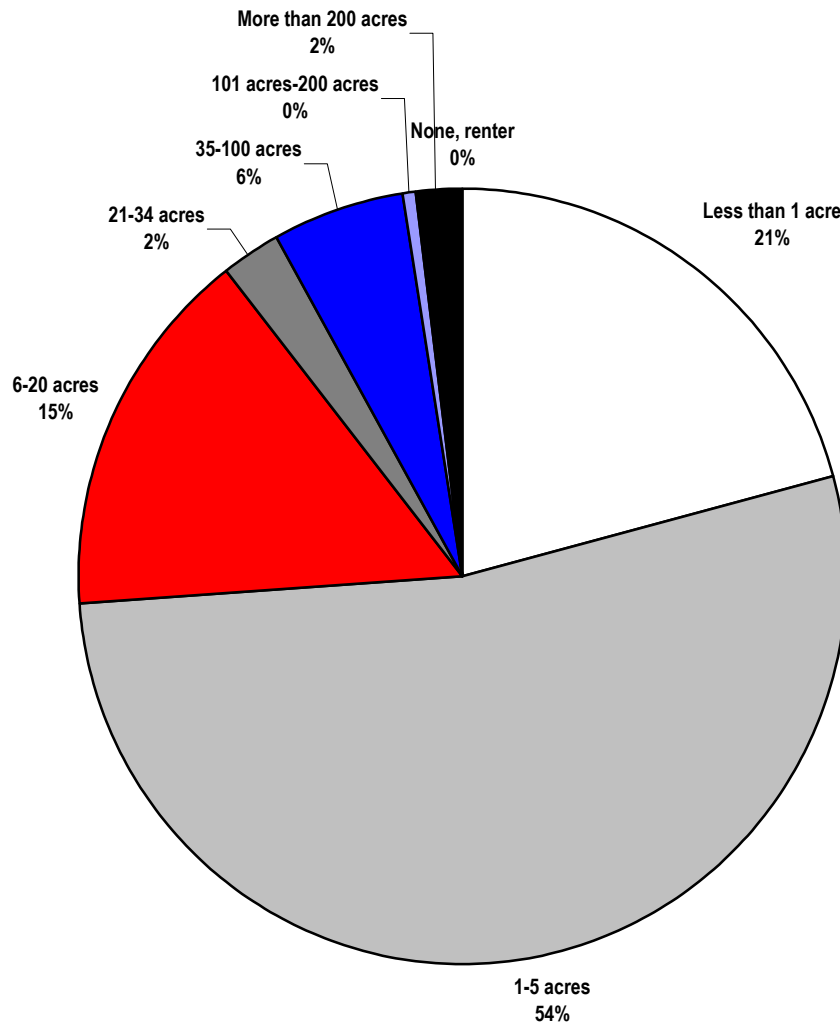


Chart 1.4 summarizes survey responses for question 24 on the survey regarding acreage owned by Medary landowners. The largest group of landowners fell into the 1-5 acre group.

Chart 1.4 - Town of Medary Survey Responses on Acres Owned

Below are the responses to question 24 of the Town survey that was conducted during the September-October 2006 time period; 624 surveys were mailed out and 161 were returned. Not all returned surveys had responses to this question.



□ Less than 1 acre ■ 1-5 acres ■ 6-20 acres ■ 21-34 acres ■ 35-100 acres ■ 101 acres-200 acres ■ More than 200 acres

Responses were compiled by Town Plan Steering Committee and Mississippi River Regional Planning Commission

Question 25 on the survey asked residents to list two of the biggest issues facing the Town of Medary today. Some of the biggest concerns listed included: keeping taxes low, annexation pressure from Onalaska and La Crosse, urban sprawl, protecting farm land, increased traffic and road maintenance, and federal/state/county mandates.

Question 26 on the survey asked residents to list two of most positive aspects about the Town of Medary today. Most respondents indicated they like the low taxes in Medary, the rural character, it's close proximity to La Crosse and Onalaska, and it's scenic beauty.

All survey responses for questions 25 and 26 are included in Appendix A.

Town of Medary's "Statement of Overall Objectives, Policies, Goals and Programs to Guide Future Development and Redevelopment Over the Next 20 Years"

The State's comprehensive planning law calls for local governments to prepare an overall statement to guide future development. The following is the Town of Medary's statement:

The Town would like to maintain the unique rural setting that characterizes so much of its land area. To accomplish this the Town desires development that respects the natural environment and agricultural lands and occurs at densities that minimize public service costs.

2. Land Use

To plan for the future land use of the Town, it is necessary to have a good understanding of the existing land uses. This section analyzes existing land uses, development densities, and the supply, demand and prices of land.

Agriculture and Forest Lands. As Table 2.1 and Map 2.1 illustrate, most of the Town of Medary maintains a rural atmosphere, as 76% of the land is assessed as agriculture, forestlands or undeveloped. The agricultural lands in the Town primarily consists of cropland, grazing-pasture, and forests. Popular crops grown are corn, alfalfa, and soybeans.



Productive Agricultural Soils

The productive or prime agricultural soils in the Town have been mapped using the U.S. Department of Agricultural, Natural Resource Conservation Service Soil Survey Capability System. This system shows the suitability of soils for most kinds of crops. In this capability system soils are grouped at three levels with “capability classes” being the broadest grouping. Soils are designated in one of eight broad classes. Class I soils have few limitations that restrict their use. Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices. Class III soils have severe limitations that limit the choice of plants and require special conservation practices. Class IV-VIII soils have very severe limitations that generally make them unsuited for cultivation. For planning purposes Class I, II, and III are considered prime soils, as they are most suitable for productive agriculture. Map 2.4 shows the locations in the town of the Class I, II and III soils.

Table 2.1 2005 Land Use Property Assessment Inventory – Town of Medary

Land Type	Acres	Percent of Land Use
Residential	911	14.9
Commercial	162	2.6
Manufacturing	382	6.2
Agricultural	1674	27.4
Undeveloped/Other	817	13.3
Forest/Ag Forest	2141	35.0
Other (public land, etc.)	33	0.5
Total	6,120	100.0
<i>Source: Wisconsin Department of Revenue, Bureau of Equalization, 2005 Statement of Assessments</i>		



In 2004-2005 the U.W.-La Crosse Geography Department's Center for Geographic Information Science completed a land use inventory and mapping project for all of La Crosse County. This research used a much more detailed land use inventory system than the property assessment inventory reported above. Table 2.2 and Map 2.1 identify the acreages for each of the land use categories in this system: Woodlands 57%, Agriculture 11%, Wetlands 9%, Pasture 6% and Single Family Homes also comprising 6% of the 7,180 acres in the Town were the primary land uses based on this classification system.



Table 2.2 Town of Medary 2005 Existing Land Use Classifications

Land Use Category	Number of Acres	Percent of Total	Land Use Category	Number of Acres	Percent of Total
Single Family Residential	432.90	6.06	Internment, Cremation	0.00	0.00
2 - 4 Families Residential	0.00	0.00	Military Bases	0.00	0.00
5 or more Families Residential	0.98	0.01	Vehicle Movement	200.30	2.79
Mobile Home	3.35	0.05	Train or Rail Movement	29.85	0.42
Farmstead	47.63	0.66	Aircraft Movement Activities	0.00	0.00
Transient Living - Motels/Hotels	2.50	0.00	Spectator Sports Assembly	0.00	0.00
Institutional Living	0.00	0.00	Fairs/Exhibition	0.00	0.00
Retail	12.88	0.18	Social, Cultural, Religious	0.00	0.00
Wholesale	0.00	0.00	Active Leisure Activities	143.80	2.00
Services	19.61	0.27	Passive Leisure Activities	18.73	0.26
Restaurant Type Activities	0.00	0.00	Agricultural Activities - Crops, Nurseries, Orchards	822.10	11.45
Office Activities	0.56	0.01	Livestock Related Activities	5.07	0.07
Primarily Plant of Factory Type Activity	2.19	0.03	Pasture/Grazing	464.00	6.46
Primarily Goods Storage or Handling Activity	0.00	0.00	Quarrying	188.70	2.63
Solid Waste Management	0.00	0.00	Grasslands/Prairies	0.00	0.00
Schools, Libraries	0.00	0.00	Woodlands	4075.00	56.75
Municipal Activities	1.81	0.03	Wetlands	652.50	9.09
Emergency Response, Public Safety	0.00	0.00	Water	49.70	0.69
Utilities	1.81	0.03	Vacant of Human Activity or Structures	4.32	0.06
Health Care/Medical	0.00	0.00	Total Acres	7180.29	100.00

The following is a listing of businesses operating in the Town.

Table 2.3 Businesses in the Town of Medary

Location	Businesses
State Highway 16	Wieser – La Crosse Monument Company, Bitter Sweet Flower, RBS, Boettcher Insurance, Stevermens Motor Lodge, Northland Construction, Trees Today Nursery
Shiftar Road	H&S Redi Mix Inc. and Strupp Trucking Inc.
Peters Road	Medary Construction Inc.
Smith Valley Road	Allen Automatic Transmission and Tom's Bobcat & Snow Plowing, Bluebird Springs Recreation Area, Goldbeck Towing Service, Scotts Service
County Road B	G & B Plumbing LLC
Goodview Place	Options Realty Inc.
Verde Valley Road	Gray Area Inc.

Source: Mississippi River Regional Planning Commission, 2007

Zoning and Other Land Use Regulations

The Town of Medary is a zoned Town. The La Crosse County Zoning Department administers the County Zoning Ordinance in the Town of Medary. Table 2.4 provides a breakdown of the various zoning districts in the Town. Map 2.2 shows the location of these zones. The La Crosse County Zoning Department also administers regulations mandated by Wisconsin State Statute in the Town of Medary such as the Private On-site Sanitary Sewer Ordinance, Shoreland, Wetland and Floodplain regulations.

**Table 2.4
Medary Zoning District Designations by Acreage**

Zoning Designation	Acreage
Exclusive Agriculture	0
Agriculture A	6,151
Agriculture B	284
Transitional Agriculture	0
Residential A	331
Residential B	0
Residential C	0
Commercial B	123
Commercial C	3
Industrial	62
Total	6,954

The Town of Medary has adopted several local ordinances that are enforced by the Town Board. Local Town ordinances listed on the La Crosse County web site include:

Chapter 1 – Enabling Ordinance Regarding Codification

Ordinance 1.01- An Ordinance to Codify.

Chapter 2 - Fire Department and Burning Ordinances.

Ordinance 2.01- An Ordinance Regulating the Setting of Fires in the Town of Medary.

Chapter 3 - Police Department and Traffic Ordinances.

Chapter 4 - Streets, Alleys and Sidewalks.

Ordinance 4.01 - Special Assessments - Streets and Highways.

Ordinance 4.02 - Load Limits on Bridges.

Ordinance 4.03 - Regulating Excavations and Openings in Streets, Sidewalks and Roadways in the Town of Medary

Ordinance 4.031 – Excavation and Grading

Chapter 5 - Sanitary and Storm Sewers and Wells.

Ordinance 5.01 - Location of Wells and Sewage Systems.

Chapter 6 - Public Peace, Morals and Safety.

Ordinance 6.01 - Handling and Use of Firearms.

Ordinance 6.02 - Regulation and Control of Dogs.

Ordinance 6.03 - Regulation of Devices to Frighten Birds, Etc.

Chapter 7 - Health and Sanitary Regulations; Landfills.

Ordinance 7.01 - Regulation of Septic Tanks, Dry Wells, Etc.

Ordinance 7.02 - Regulation of Commercial Handlers of Dead Animals.

Ordinance 7.03 – Regulation of Application of Waste Water Sludge on Lands in the Town of Medary

Ordinance 7.04 – Health, Safety, and Welfare of Residents Relative to the Handling and Disposal of Solid Waste and Recyclable Materials

Chapter 8 - Parks and Playgrounds.

Chapter 9 - Subdivision Control and Platting.

Ordinance 9.01 - Providing for Subdividing Land.

Chapter 10 - Building and construction Regulations.

Chapter 11 – Gas Regulations and Code.

Ordinance 11.01 – Regulation of Gas Burners, Gas Burner Equipment and Gas Appliances, for the Licensing of Gas Contractors and Their Employees, and for Providing Penalties.

Chapter 12 - Mobile Home and House Trailer Regulations.

Ordinance 12.01 - Licensing, Parking, Etc. of Mobile Homes.

Chapter 13 - Elections and Voter Registration.

Ordinance 13.01 - Registration of Electors.

Chapter 14 - Miscellaneous Ordinances.

Ordinance 14.01 - Providing for the Licensing and Regulation of a Community Antenna Television System.

Chapter 15 - Licensing, Permit and Application Forms.

Chapter 16 -

Ordinance 16.01 - An Ordinance Regulating the Storage of Personality

Town of Medary Road Specification

Residential and Non-Residential Density

Table 2.5, illustrates the residential density of the Town of Medary as compared to La Crosse County, adjacent towns and the State. In 2000, the Town of Medary had 124.9 people per square mile and 47.2 housing units per square mile. The population and housing density for the Town of Medary is less than that of La Crosse County and greater than the State of Wisconsin. The non-residential density of other uses was not calculated due to the lack of and negligible amount of such uses.



Table 2.5 Residential Density, 2000

	Population	Housing Units	Land Area in Sq. Mi.	Density (Units per Sq. Mi.)	
				Population	Housing Units
T. Barre	1,014	354	20.67	49.1	17.1
T. Campbell	4,410	1,823	3.84	1,148.0	474.5
T. Hamilton	2,103	732	50.07	46.0	14.6
T. Medary	1,463	553	11.71	124.9	47.2
T. Onalaska	5,210	1,834	37.0	140.8	49.6
T. Shelby	4,687	1,817	25.58	183.2	71.0
C. La Crosse	51,818	22,233	20.14	2573.40	1104.10
C. Onalaska	14,839	6,070	9.09	1,631.60	667.40
La Crosse Co	107,120	43,480	452.74	236.6	96.0
State of Wisconsin	5,363,715	2,321,144	54,310	98.8	42.7

Source: U.S. Bureau of Census, 2000

Table 2.6 shows that from 1990 to 2000 the number of housing units per square mile increased by 1.7 units. This increase in housing density is much less than the County or State who had increases of 11.6 and 4.9 respectively.

Table 2.6 Housing Growth 1990-2000

	Housing Units 1990	Housing Units 2000	Net Change	% Change	New Housing Units Per Sq. Mi.
T. Barre	344	354	10	2.9	0.5
T. Campbell	1,731	1,823	92	5.3	24.0
T. Hamilton	585	732	147	25.1	2.9
T. Medary	533	553	20	3.8	1.7
T. Onalaska	1,978	1,834	-144	-7.3	-
T. Shelby	1,905	1,817	-88	-4.6	-
C. La Crosse	20,980	22,233	1,253	6.0	62.2
C. Onalaska	4,419	6,070	1,651	37.4	181.6
La Crosse Co	38,227	43,480	5,253	13.7	11.6
State of Wisconsin	2,055,676	2,321,144	265,468	12.9	4.9

Source: U.S. Bureau of Census, 2000

LAND USE TRENDS

Land Supply, Demand, and Prices

Not all of the 4,600 acres of land in the Town classified as agricultural and forest and forest agricultural lands are suitable for development. The primary reason for this is due to the fact that much of this land is on slopes greater than 30%. It is estimated that 33% of all land in the Town is on slopes of 30% or greater where building is prohibited. Map 2.3 illustrates the extent of both 20% and 30% slopes in the Town. Despite the steep slopes the demand for land for development purposes is very high. From 2000 through 2005, the Town of Medary averaged nine new housing units and one new commercial building per year. Based on this rate of growth, it is reasonable to expect that over the next 20 years there will be a demand for 180 new housing units and 20 new commercial buildings that the Town should plan for.



Table 2.7 illustrates the land prices in all the Towns in La Crosse County between 1990 and 1997. The average cost of land per acre in the Town of Medary was not available for that time period. The 2002 USDA Census of Agriculture valued agricultural land at \$1,937 dollars per acre in La Crosse County. In recent years, prices per acre of land have soared due to the value of recreational property and the public demand for country living.

Four private property sales during the 2002 to 2006 time period to the Mississippi Valley Conservancy show property with bluffslands selling from \$5,051 to \$14,083 per acre. Two of these properties were both 23 acres in size and sold in 2006 for \$5,051 and \$6,087 per acre respectively. The other two land sales were 5 and 12 acres in size and sold for \$9,000 and \$14,083 per acre respectively. The difference in the price of the land was influenced by how developable the land was. Steep sloped lands received less per acre and properties with flatter slopes received more per acre. In 2005, over 450 acres of woodlands, bluffslands, and a former quarry was sold in the Town of Medary to the Mississippi Valley Conservancy for \$263,045 or \$2,708 per acre. Most of this transaction was considered a donation or gift and as such was much less an arm's length transaction than the four previously discussed transactions.

In 2005 the Wisconsin Department of Agriculture, Trade and Consumer Protection reported that in La Crosse County agricultural land without buildings and other improvements being sold for continued agricultural use sold for \$3,321 per acre and that agricultural land without buildings and improvements being diverted to other uses sold for \$9,663 per acre. These figures are based on 18 sales transactions.

Table 2.7 Farmland Sales 1990-1997

	# Parcels Sold	Total Acres	Acres Continuing in Agriculture	Acres Converted out of Agriculture	\$/Acre of land continuing in of Agriculture	\$/Acre of land converted out of Agriculture	% of Farmland Sold then Converted to other use
Town of Bangor	36	1,835	1,644	191	\$883	\$800	1.7
Town of Barre	17	1,185	1,007	178	\$1,008	\$632	2.1
Town of Burns	61	3,426	3,085	341	\$691	\$1,033	2.1
Town of Campbell	0	0	0	0	n/a	n/a	0.0
Town of Farmington	84	3,855	3,304	551	\$789	\$678	2.3
Town of Greenfield	37	1,877	1,675	202	\$936	\$1,273	2.4
Town of Hamilton	40	2,432	2,008	424	\$1,068	\$2,121	2.5
Town of Holland	36	1,494	733	761	\$1,378	\$3,959	7.8
Town of Medary	8	410	213	197	n/a	n/a	5.8
Town of Onalaska	47	2,404	1,635	769	\$1,082	\$1,204	6.8
Town of Shelby	8	220	194	26	\$718	n/a	.5
Town of Washington	30	2,283	2,010	273	\$825	\$773	2.0
All La Crosse Cnty Towns	404	21,421	17,508	3,913	\$885	\$1,609	3.0

Source: Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, UW-Madison

Opportunities for Redevelopment

The Town of Medary Planning Commission analyzed the opportunities for redevelopment in the Town of Medary as part of the planning process. Based on the amount of newer development activity, annexation and the rural nature of the town no significant redevelopment opportunities were identified.

Existing and Potential Land Use Conflicts

An existing land use conflict the Town is confronted with is the situation residents revealed in the Town survey indicating the desire for the Town to maintain a rural character. All future development in the Town therefore in some way detracts from this desire by 82% of survey respondents. Defining "rural" in a practical manner within the context of the Town of Medary's geographic situation needs to be undertaken to help resolve this potential conflict. This task is identified as an initiative for the Town to accomplish in the plan implementation schedule shown in Table 9.1.

The recommended land uses of Conservation Mixed Use (CMU) and Mixed Use (MU) on Map 9.1 Recommended Land Use may result in future land use conflicts. These areas are to be interpreted as areas where mixed uses involving higher density residential and commercial uses may be more appropriate and are not to be interpreted as areas where all types of residential and commercial uses are to be allowed due to impacts many forms of development within these land use classes can have. Working with La Crosse County on updating their development ordinances as spelled out in the Implementation Schedule in Table 9.1 will assist in resolving this potential issue.

Land Use Projections

Projecting acres needed for future land uses is a key part of the planning process. La Crosse County is in the process of preparing the County comprehensive plan and as part of that project projections were established for the Towns of Campbell/Medary/Shelby planning sub area. Those projections are listed on the following table (Table 2.8). It is forecast that 382 acres in these municipalities will be needed for residential, commercial and industrial uses in the next 20 years.

Table 2.8 Land Use Projections for the Towns of Campbell, Medary and Shelby Planning sub area

	2010	2015	2020	2025	Projected Total
Residential	92	43	55	85	275
Commercial	15	8	10	15	48
Industrial	17	12	13	17	59

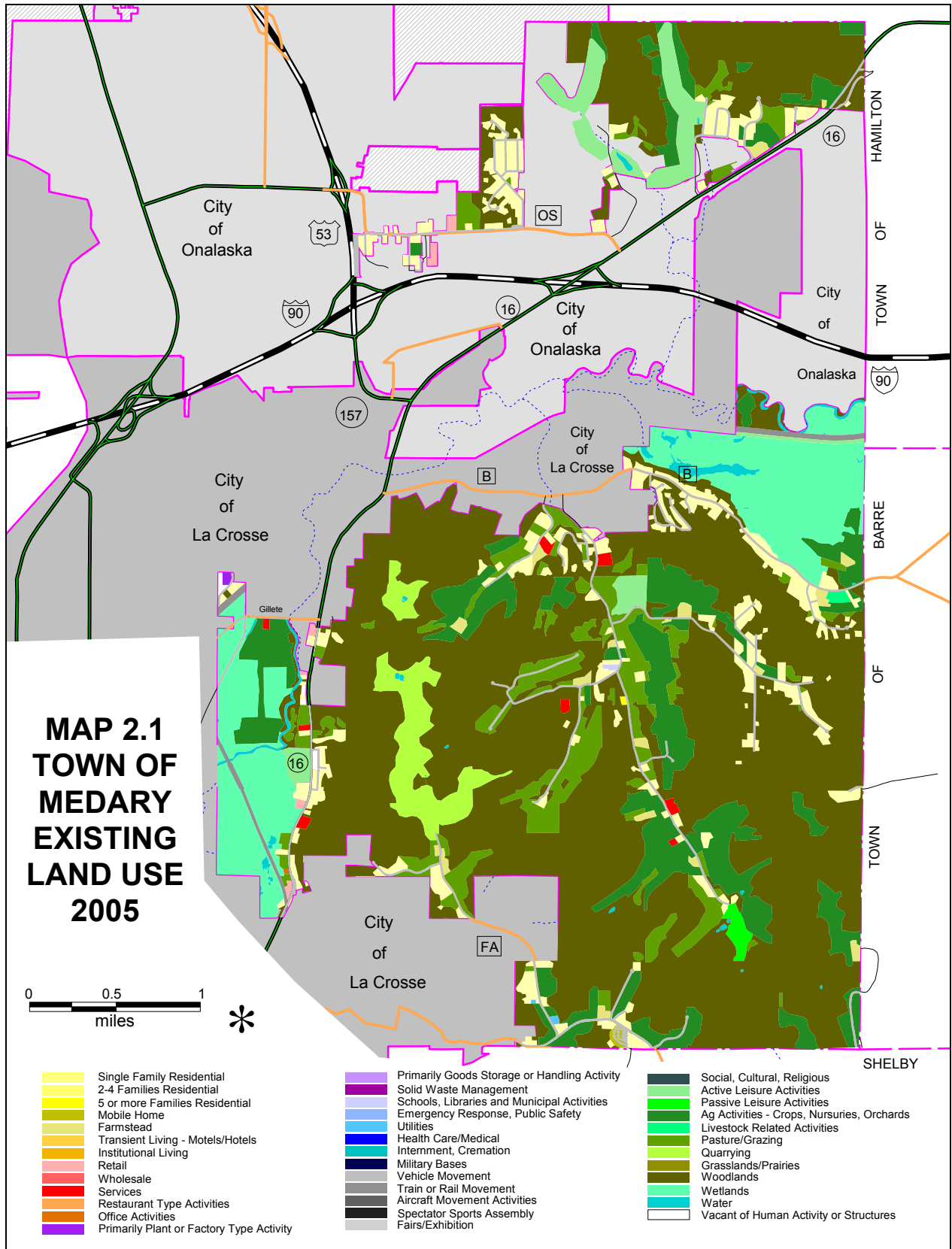
Source: La Crosse County Comprehensive Plan Existing Conditions Report, January 2006

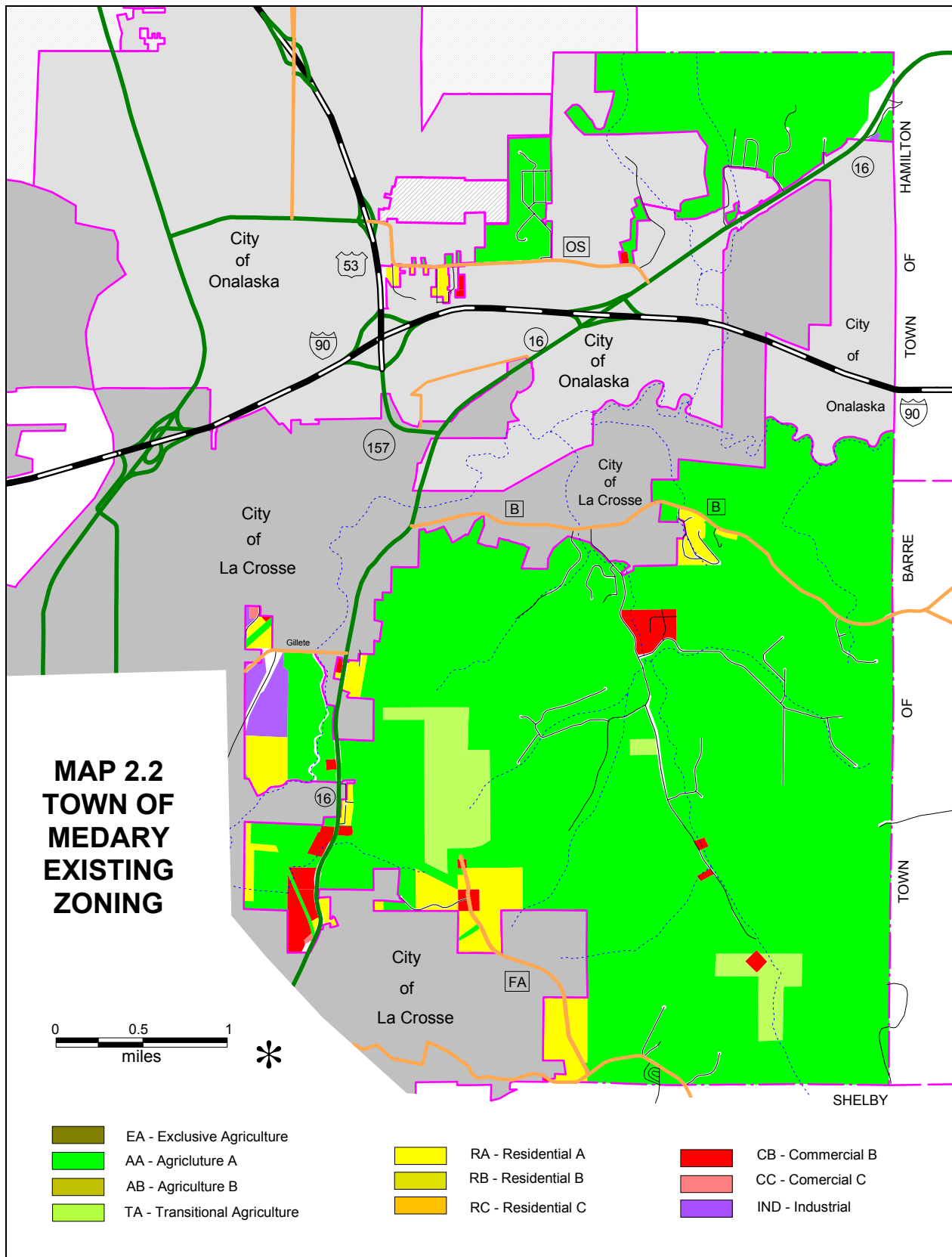
Using past housing building permit trends from 1997-2006 and projecting that ten year growth rate to 2025 generates another land use demand figure as shown in Table 2.9. This land use projection methodology estimates that approximately 217 acres of land will be consumed for housing in the Town of Medary. Plus an additional 43 acres will be consumed for commercial growth. Both of the housing and commercial projections assume each housing unit or building will consume 1.6 acres. This projected development activity will also result in a projected loss of 182 acres in agricultural lands.

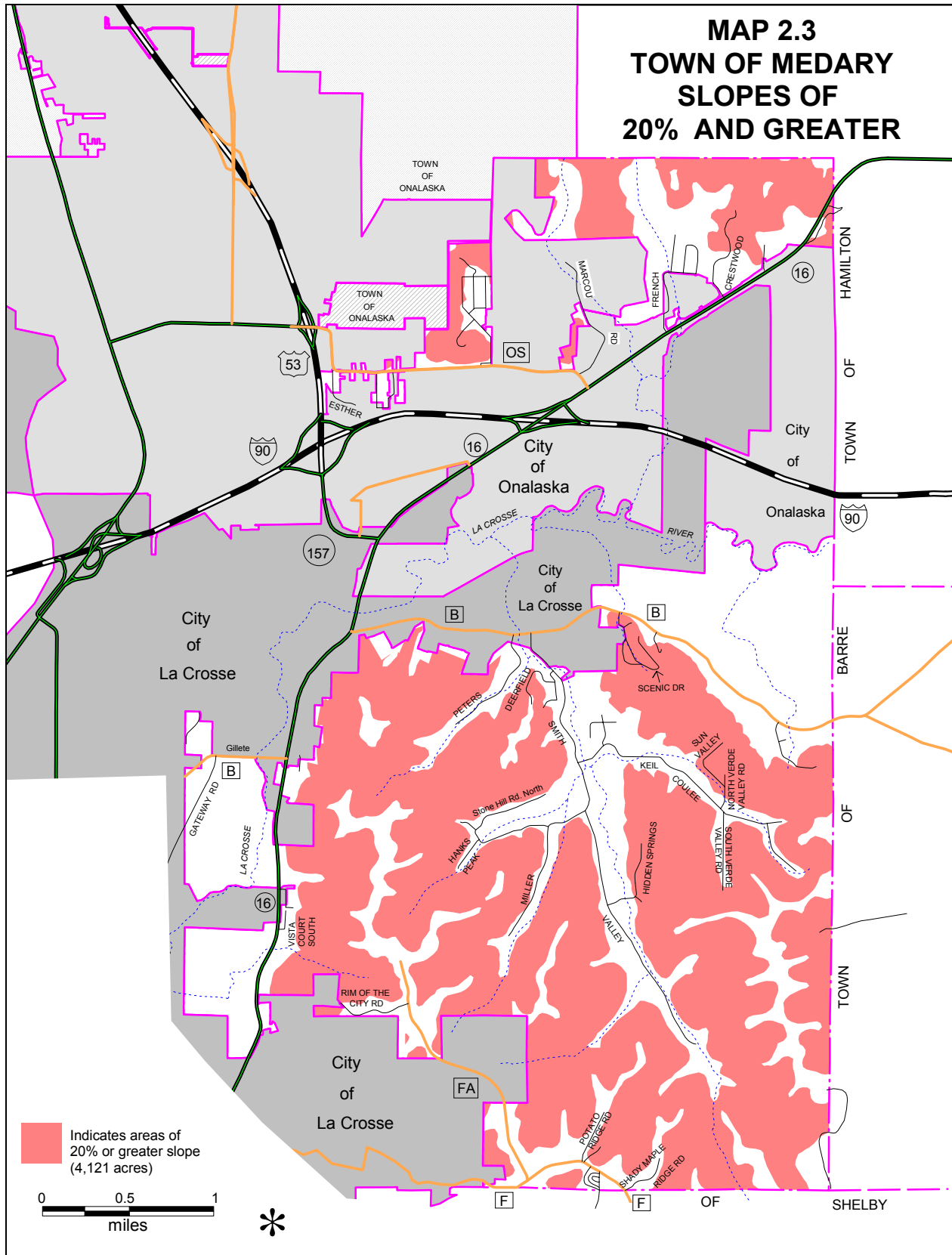
Table 2.9 Town of Medary Land Use Demand Straight Line Forecast

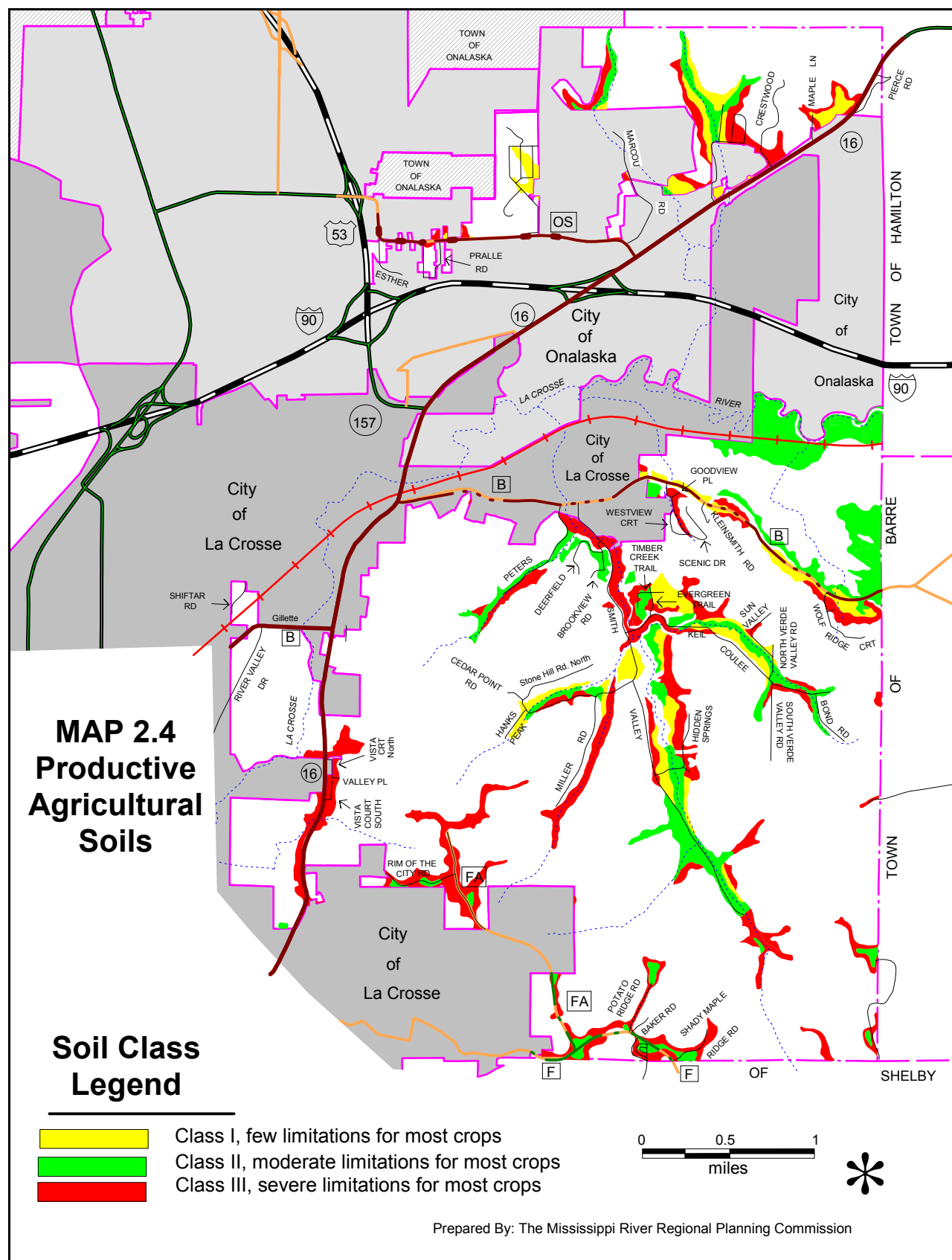
Residential Acres	2010	2015	2020	2025	Total Acres Needed
Residential Acres Needed based on 1.6 acres per housing unit	29 housing units x 1.6 = 46 Acres	65 housing units x 1.6 = 104 Acres	101 housing units x 1.6 = 162 Acres	136 housing units x 1.6 = 217 Acres	217 acres
Commercial Acres	2010	2015	2020	2025	Total Acres Needed
Commercial Acres Needed based on 1.6 acres per firm	6 Buildings x 1.6 = 10 acres	13 Buildings x 1.6 = 21 acres	20 Buildings x 1.6 = 32 acres	27 Buildings x 1.6 = 43 acres	43 acres
Agricultural Acres	2010	2015	2020	2025	Total Acres of Ag Land Lost
Assumes that for every acre gain in residential and commercial development, 70% of an acre of agricultural land will be lost. Existing undeveloped lots and developable land not in agricultural use resulted in the 70% estimate being used.	56 x 70% = 39	125 x 70% = 88	194 x 70% = 136	260 x 70% = 182	182

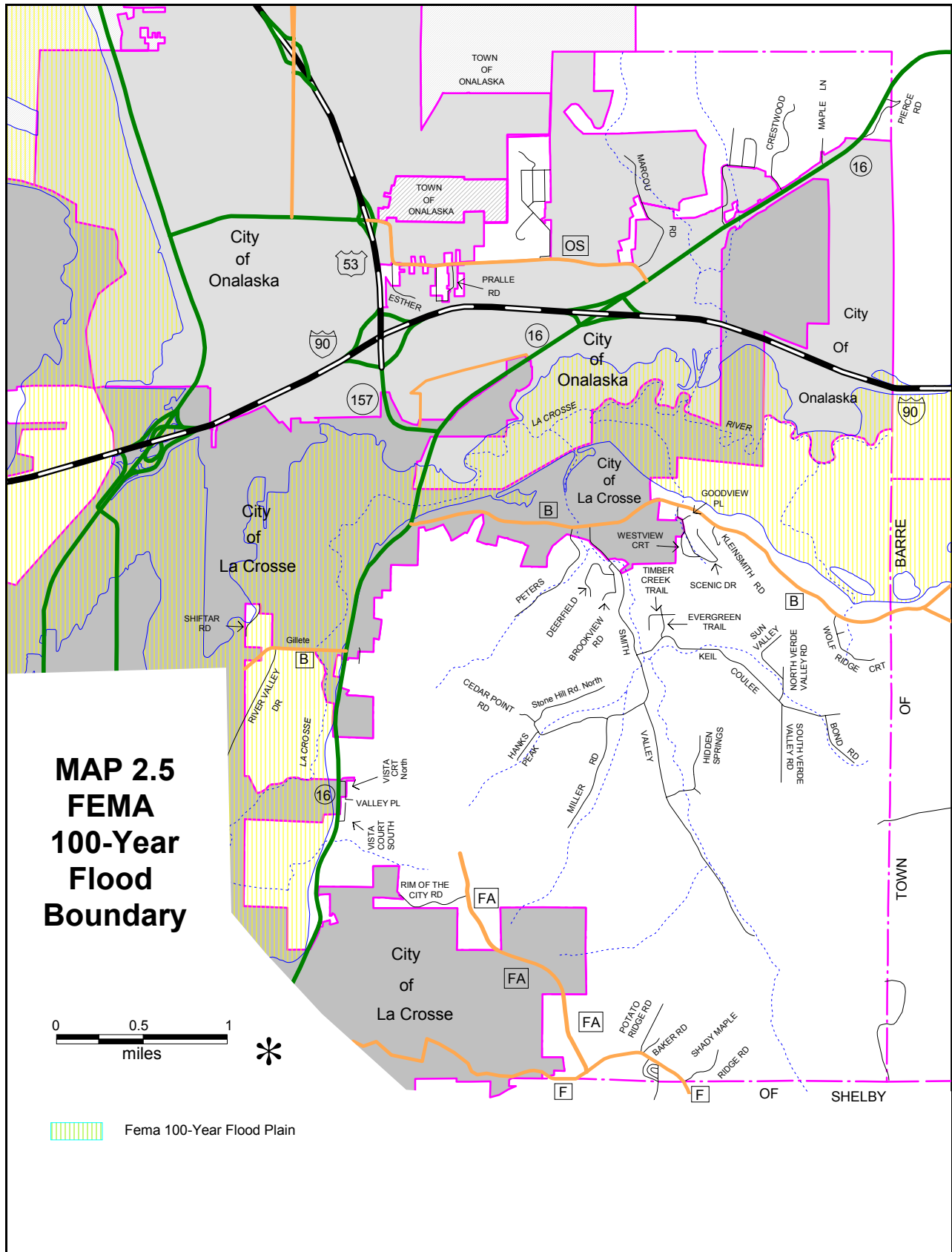
Source: Straight Line Projection Based on 1997-2006 Building Permit Data, see Table 1.5b











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3. Housing

The following is an analysis of the current housing situation in the Town based on 2000 Census statistics. This information is provided to assist in addressing future housing needs and growth.

Housing Units by Type and Year Built

Tables 3.1 and Table 3.2 provide information on existing housing structures in the Town of Medary, La Crosse County, State of Wisconsin and the U.S. As of the 2000 census over 80% of Medary's housing units were single family units. La Crosse County, the State of Wisconsin and the Nation had less single family units and reported 60%, 66% and 60.3 percent respectively. The 2nd largest housing group in Medary was mobile homes at 9.4%.



Table 3.1 Town of Medary, Housing Units by Type, 2000

Type	Town of Medary	%	La Crosse County	%	State of WI	%	U.S.	%
1 unit detached	492	82.3	26,098	60.0	1,531,612	66.0	69,865,957	60.3
1 unit attached	7	1.2	1,363	3.1	77,795	3.4	6,447,453	5.6
2 units	29	4.8	4,178	9.6	190,889	8.2	4,995,350	4.3
3 or 4 units	5	0.8	1,966	4.5	91,047	3.9	5,494,280	4.7
5-9 units	0	0.0	2,210	5.1	106,680	4.6	5,414,988	4.7
10-19 units	2	0.3	1,847	4.2	75,456	3.3	4,636,717	4.0
20 or more units	7	1.2	3,130	7.2	143,497	6.2	10,008,058	8.6
Mobile Home	56	9.4	2,675	6.2	101,465	4.4	8,779,228	7.6
Other	0	0.0	12	0.0	2,703	0.1	262,610	0.2
Total	598	100	43,479	100	2,321,144	100	115,904,641	100

Source: U.S. Bureau of Census, 2000



Table 3.2 Town of Medary, Year Structure Built, 2000

Year Built	Town of Medary	%	La Crosse County	%	State of WI	%	U.S.	%
1999 to 03/2000	19	3.2	1074	2.5	50735	2.2	2,755,075	2.4
1995-1998	37	6.2	3417	7.9	170219	7.3	8,478,975	7.3
1990-1994	41	6.9	3198	7.4	168838	7.3	8,467,008	7.3
1980-1989	90	15.1	5568	12.8	249789	10.8	18,326,847	15.8
1970-1979	191	31.9	8013	18.4	391349	16.9	21,438,863	18.5
1960-1969	74	12.4	4847	11.1	276188	11.9	15,911,903	13.7
1940-1959	97	16.2	8318	19.1	470862	20.3	23,145,917	20.0
1939 or Earlier	49	8.2	9044	20.8	543164	23.4	17,380,053	15.0
Structures	598	100	43,479	100	2,321,144	100	115,904,641	100

Source: U.S. Bureau of Census, 2000

Over 30% of Medary's housing stock has been constructed since 1980 as compared to the County, State, and Nation which reported 30.5%, 27.6%, and 32.8% during this same time period.

Table 3.3 Median Value of Owner Occupied Units for Selected Units of Government, 2000

Governmental Unit	2000 Median Housing Value
T. Barre	124,300
T. Campbell	94,600
T. Hamilton	123,800
T. Medary	128,500
T. Onalaska	111,100
T. Shelby	129,500
C. La Crosse	85,100
C. Onalaska	114,400
La Crosse Co	96,900
State	112,200
U.S.	119,600

Source: Bureau of Census, 2000

Median Housing Value

The median value of a home in the Town of Medary was \$128,500 in 2000, compared to La Crosse County at \$96,900 (See Table 3.3). This value was the second highest in the County; only the Town of Shelby recorded a higher value at \$129,500. The Town of Medary's median value exceeds the County, State and Nation.

Occupancy Characteristics, Vacancy Rates, Year Moved In

Tables 3.4 and 3.5 illustrate housing unit occupancy characteristics and vacancy rates for the Town of Medary, adjacent towns, La Crosse County, the State and Nation. In the Town of Medary 89.2% of houses are owner occupied housing units compared to 65.1% in La Crosse County, 89.8% State, and 66.2% in the Nation. As of the 2000 Census, the Town of Medary has an 8.1% vacancy rate for available housing. The available housing vacancy rate is the proportion of the housing inventory that is available for sale only or for rent. A vacancy rate of approximately 3% is the recommended standard in order to provide consumers with an adequate choice of housing.

Table 3.4 Housing Unit Occupancy Rates, 2000

Governmental Unit	Total Occupied Housing Units	% Total Owner Occupied	% Total Renter Occupied
T. Barre	347	83.6	16.4
T. Campbell	1,754	77.1	22.9
T. Hamilton	697	87.8	12.2
T. Medary	530	89.2	10.8
T. Onalaska	1,777	91.6	8.4
T. Shelby	1,771	92.9	7.1
C. La Crosse	21,110	50.9	49.1
C. Onalaska	5,893	68.1	31.9
La Crosse Co	41,599	65.1	34.9
State	2,084,544	89.8	10.2
U.S.	105,480,101	66.2	33.8

Source: Bureau of Census, 2000

Table 3.5 Housing Unit Vacancy Rates, 2000

Governmental Unit	Homeowner Vacancy Rate	Rental Vacancy Rate
T. Barre	1.7	1.7
T. Campbell	0.4	4.1
T. Hamilton	0.3	4.5
T. Medary	0.6	8.1
T. Onalaska	0.4	4.5
T. Shelby	0.8	4.6
C. La Crosse	1.0	5.1
C. Onalaska	0.9	3.7
La Crosse Co	1.0	4.9
State	1.2	5.6
U.S.	1.7	6.8

Source: Bureau of Census, 2000

Table 3.6 shows the year residents moved in to their present household. The highest percentage of residents moved into their present household between 1980 and 1989, 25.9 percent. Between 1990 and March 2000, 48.1% of residents moved into their present household.

Table 3.6 Town of Medary, Year Householder Moved In

Year Moved In	Percent
1999 to March 2000	9.2
1995 to 1998	20.9
1990 to 1994	18.0
1980 to 1989	25.9
1970 to 1979	16.5
1969 or Earlier	9.5

Source: U.S. Bureau of Census, 2000

Affordability of Housing

Table 3.7 illustrates the affordability of housing in the Town, surrounding municipalities, La Crosse County, State of Wisconsin and the Nation. Over 17% of Town of Medary residents spent more than 30% of their incomes on their housing units. This was a higher percentage than the County and lower than the State and Nation. Almost half of Medary's residents spend less than 15 percent on their housing units.

Table 3.7 Percent of Income Spent on Owner Occupied Units, 2000

Governmental Unit	Total Owner Occupied Units	Less than 15 Percent	15 to 30 Percent	30 Percent or More	Not Computed
T. Barre	157	47.8	37.6	14.6	0.0
T. Campbell	1,313	45.1	41.5	13.4	0.0
T. Hamilton	471	35.0	46.9	18.0	0.0
T. Medary	396	46.2	35.5	17.7	0.5
T. Onalaska	1,291	30.8	53.1	15.1	1.0
T. Shelby	1,415	48.3	40.3	10.7	0.6
C. La Crosse	9,198	38.6	42.8	18	0.6
C. Onalaska	3,348	33.3	52.3	13.8	0.6
La Crosse County	21,881	37.5	45.2	16.8	0.5
State of Wisconsin	1,122,467	36.8	45	17.8	0.4
United States	55,212,108	36.5	40.8	21.8	0.8

Source: Bureau of Census, 2000

Table 3.8 portrays renter occupied units and percent of income spent on such units in the Town of Medary, surrounding municipalities, La Crosse County, State of Wisconsin, and the Nation. Most Medary residents spend less than 30% on their renter occupied units. Only 9 percent of Medary residents spend more than 30% on their renter occupied unit as compared to the County (33.6%), State (32.3%) and Nation (36.8%).

Table 3.8 Percent of Income Spent on Renter Occupied Units, 2000

Governmental Unit	Total Renter Occupied Units	Less than 15 Percent	15 to 30 Percent	30 Percent or More	Not Computed
T. Barre	48	29.2	37.6	14.6	18.8
T. Campbell	411	31.4	38.7	26	3.9
T. Hamilton	36	41.7	58.3	0	0.0
T. Medary	53	43.4	41.5	9.4	5.7
T. Onalaska	139	7.2	75.5	2.9	14.4
T. Shelby	89	18	49.4	23.6	9.0
C. La Crosse	10,380	19.2	41.8	36.2	2.8
C. Onalaska	1,877	27.4	39.8	31.6	1.2
La Crosse County	14,358	21.1	42.2	33.6	3.2
State of Wisconsin	641,672	21.1	41.5	32.3	5.2
United States	35,199,502	18.1	37.5	36.8	7.5

Source: Bureau of Census, 2000

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4. Transportation

The efficient movement of people and goods is the goal of transportation planning. To provide and maintain an efficient transportation system social, economic, and environmental concerns all need to be considered. To begin to understand these concerns the existing transportation system needs to be understood. This section of this report inventories all the various modes of transportation that exist in the Town or that are readily available to Town residents and businesses.



Public Road Inventory

The Town of Medary participates in the State of Wisconsin Department of Transportation's Wisconsin Information System for Local Roads (WISLR) program. The WISLR program maintains a complete listing of public roads in the Town of Medary by jurisdiction, classification and number of miles. An inventory of Town of Medary roads is found on pages 4-5 and 4-6.

Public roads are classified as arterial, collector and local based on functionality. Arterials provide intra-community links and interconnect urban arterial systems and connections to rural collectors. Collector roads provide traffic circulation in residential neighborhoods, commercial and industrial areas. Collectors also focus traffic from local roads onto the arterial system. Local roads provide the lowest level of mobility and provide direct access to collectors and arterials.

Within the Town of Medary there are 21.30 miles of public road that are under the jurisdiction of either La Crosse County or the Town of Medary. The Town of Medary maintains 17.24 miles of public road, of which .46 miles are classified as collector roads and the remaining road miles are all classified as local roads. La Crosse County has 4.06 miles of public road in the Town of Medary of which .34 miles are classified as arterial roads, 2.59 miles are classified as collector roads and 1.13 miles is classified as local roads.

Traffic Counts

Limited traffic counts are available for the Town of Medary. Table 4.1 illustrates the traffic counts for the years of 1990, 1996 and 2002 for selected roads in and adjacent to the Town of Medary. As the traffic counts indicate, traffic on the roads serving the Town of Medary have increased over the years. In particular traffic on county roads has nearly doubled in 12 years.



Table 4.1 Town of Medary – Average Daily Traffic Counts

Location	1990	1996	2002	% Chng. 1990-2002
County Road F – Town of Medary	510	650	1,000	96%
County Road O – West of Town of Medary and Town of Barre Town Line	1,130	1,600	2,200	95%
State Highway 16 – West of Town of Medary and Town of Hamilton Town Line	8,120	10,600	12,300	51%

Source: Wisconsin Department of Transportation

Interstate Highways

Interstate 90 crosses State Highway 16 (east/west) in the City of Onalaska which borders the Town of Medary. I-90 is classified as a Principal Arterial-Interstate and its function is to serve as a high speed large traffic volume expressway.

Highways

State Highway 16 passes through most of the Town of Medary in a geographic north-south orientation. STH 16 is mostly a four-lane non-divided roadway whose function is to serve as an arterial that interconnects the principal traffic generators such as the Valley View Mall, Crossing Meadows, and I-90 suburban area with the central City of La Crosse.

Para Transit

The La Crosse County Department of Aging operates a “minibus” service to La Crosse County residents that are either disabled, 60 years or older, or otherwise unable to utilize conventional transportation means. The Department of Aging contracts with a private operator to provide this service to Town of Medary and County residents. This service can be accessed by residents by calling the La Crosse County Aging Department.

Taxis

Three taxi operators provide taxi service to La Crosse County residents.

Intercity Bus Service

Intercity bus service is provided by the City of La Crosse to the Valley View Mall Area, Crossing Meadows and the Elmwood Business park area. Two routes serve the Valley View Mall Area, Route 1 (Valley View/South Side) and Route 6 (Onalaska Shopper Shuttle). Route 1 travels for a combined length of 30 miles from the south side of La Crosse to Valley View Mall. This route also provides demand-response service to Sherwood Manor, Gundersen Lutheran Onalaska Campus, Stoney Creek Inn and Conference Center and Frontage Road. Route 6 travels for 6.3 miles as a circulator through the retail areas of Onalaska. Neither of these routes serve Medary Town residents directly. Jefferson Lines provides daily scheduled bus service to the La Crosse area. The intercity bus terminal is located approximately in the City of La Crosse at 601 St. Andrew Street. The bus line connects to Greyhound's national service network in Madison and Minneapolis/St. Paul.

Freight Rail Service

The Class I Canadian Pacific Railway travels east/west through the Town of Medary. The Canadian Pacific Railway connects the area to Milwaukee and Minneapolis/St. Paul. There are no public railroad grade crossings in Medary. Additional Class I rail companies provide service to the La Crosse County area; the Union Pacific Railroad, the Burlington Northern Santa Fe, and the Iowa, Chicago and Eastern Line.



Passenger Rail Service

Daily passenger service (AMTRAK) is available in La Crosse, Wisconsin. The AMTRAK Empire Builder Line provides passenger service between Chicago and the Pacific Northwest via Minneapolis/St. Paul. One westbound and one eastbound train stop at the La Crosse terminal daily.

High Speed Passenger Rail Service for the region continues to be a possibility as the Midwest Regional Rail Initiative (MWRRI) has a nine state plan intended to improve passenger rail transportation in the Midwest. The project is in the early stages but the preferred connecting the Twin Cities with Chicago/Milwaukee would go through the City of La Crosse.

Airports

There are no public airports located in the Town of Medary. The La Crosse Municipal Airport is located to the west of the Town of Medary on French Island. The airport is designated as an Air Carrier/Cargo Airport. Airports of this classification are designed to accommodate all aircraft and in some cases wide body jets and military transports. The La Crosse Municipal Airport is one of 10 such airports in Wisconsin.

The airport provides commercial air and freight service. Commercial air service is provided year round by American Eagle, Northwest Airlines, and Skyway Airlines.

Water Transportation

The Town of Medary is not located on a commercial waterway. The nearest water transportation is located at the Port of La Crosse, in La Crosse, Wisconsin. The Port of La Crosse serves ingoing and outgoing barge traffic on the Mississippi River. It provides water access for freight through public and private terminals. Cargo primarily shipped by barge in the region include liquid bulk cargo (chemicals, petroleum, etc.) and dry bulk cargo (grain, scrap metal, etc.).

Trucking

Truck transportation for hauling consumer goods is an important part of the regional, state and national economy. Through trucking in the Town of Medary primarily takes place on STH 16. Trucking of local goods (non-metallic minerals, agricultural products), for the most part take place on county and town roads. In the spring of each year, road bans are placed on local roads limiting the weight of products hauled due to the weight capacity of local roads during the Spring thaw.

Pedestrian/Bike Trails

The La Crosse River State Bicycle Trail traverses the Town of Medary. The trail is 21.5 miles in total length connecting to the Great River State Trail and the Sparta-Elroy State Trail. A bicycle/snowmobile bridge was built in the early 1990's at Medary Junction to allows bicyclists a safer crossing over the Canadian Pacific railroad tracks.



STATE AND REGIONAL TRANSPORTATION PLANS

The following transportation plans were reviewed as part of the Town of Medary planning process. The plans were reviewed to insure consistency with other governing jurisdictions with regard to the future transportation improvements.

Translink 21: A Multi-Modal Transportation Plan For Wisconsin's 21st Century -November 1995

The plan develops an overall vision for transportation systems for the State of Wisconsin for a 25 year period. Multi-modal transportation opportunities are stressed in the plan. No specific improvements for the Town of Medary are detailed in the plan. However, grant funding opportunities, local road assessment programs, elderly travel assistance programs that affect local units of government in Wisconsin are described within the plan.

The State of Wisconsin Department of Transportation is in the process of developing a new multi-modal transportation plan "Connections 2030" scheduled to be completed in 2007. The plan will address all forms of transportation: highways, local roads, air, water, rail, bicycle, pedestrian, and transit – and ways to make the individual modes work better as an integrated transportation system. Connections 2030 will be a policy-based plan. The policies will be tied to "tiers" of potential financing levels.

Wisconsin State Highway Plan – February 2000

The plan created by the Wisconsin Department of Transportation focuses on improving Wisconsin's State Highway system over the next 20 years. The plan focuses on three areas; traffic movement, safety, and pavement preservation. The plan is updated every six years. The plan does not specify any specific facility improvements within the Town of Medary

Wisconsin DOT Six Year Highway Improvement Program

The plan details all road construction programs to be constructed in the state between 2006 and 2011. A review of the plan indicates there are no projects scheduled for State Highway 16 in the Town of Medary.

Wisconsin Bicycle Transportation Plan 2020 – December 1998

The Wisconsin Department of Transportation's "Wisconsin Bicycle Transportation Plan 2020" recommends strategies and actions for the Wisconsin Department of Transportation and local governments to take to enhance biking in the State of Wisconsin. The plan explores ways to increase ridership and create more biking trail opportunities. The plan does not specify any projects in the Town of Medary.

The Wisconsin Pedestrian Policy Plan 2020 – March 2002

“The Wisconsin Pedestrian Policy Plan 2020”, developed by the Wisconsin Department of Transportation attempts to improve pedestrian travel opportunities in conjunction with public roads. The plan details ways how local governments can encourage pedestrian travel in road planning. There are no specific recommendations in the plan for the Town of Medary.

REGIONAL OR COUNTY TRANSPORTATION PLANS

2030 La Crosse and La Crescent Metropolitan Area Transportation Plan

The Town of Medary is located in the La Crosse and La Crescent Metropolitan Planning Area (MPO). The MPO is required to prepare a 20-year Transportation Plan. In 2005 the MPO updated its 20-year Transportation Plan which includes long range and short range strategies and actions that lead to an integrated inter-modal transportation system for the planning area. The plan also identifies anticipated projects for the planning area. The plan did not identify any specific projects in the Town of Medary.

Town of Medary Comprehensive Plan 2008-2028, 4. Transportation

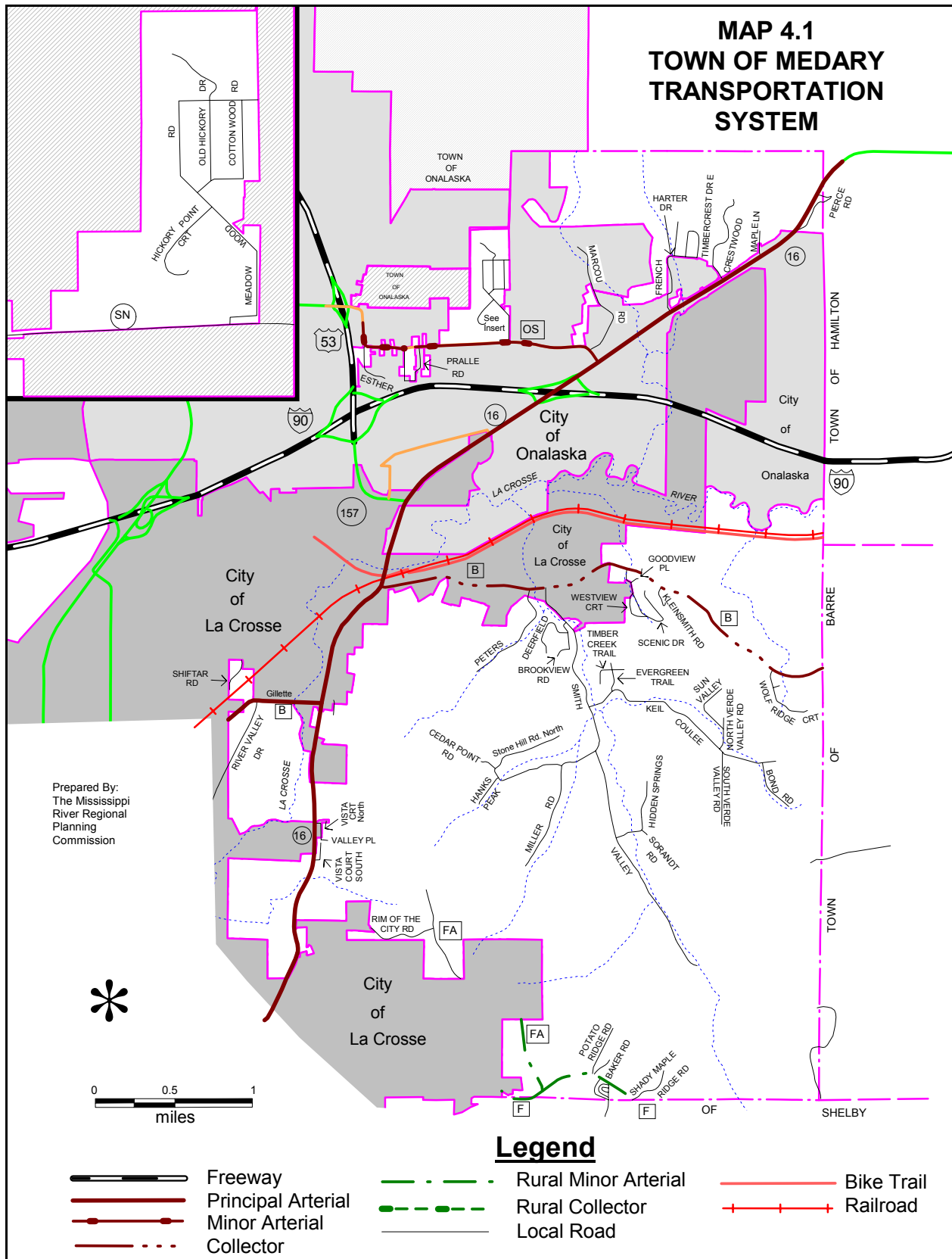
State of Wisconsin - Department of Transportation - Wisconsin Information System for Local Roads

City / Village/ Town County Certified Mileage List - (R-03) - January 2008

County of La Crosse (32)

Town of Medary (018)

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Baker Rd	0.10		0.10						0.10
Bond Rd	0.35		0.35						0.35
Brookview Heights Rd	0.18		0.18						0.18
Brookview Rd	0.02		0.02						0.02
Cedar Point St	0.12		0.12						0.12
Cottown Wood Dr	0.28		0.28						0.28
Crestwood Ln	0.40		0.40						0.40
CTH B	2.03	2.03		0.34	1.69				
CTH F	0.90	0.90			0.90				
CTH FA	1.13	1.13				1.13			
Deerfield Rd	0.37		0.37						0.37
Esther Dr	0.12		0.12						0.12
Evergreen Trl	0.14		0.14						0.14
French Rd	0.19		0.19						0.19
German Ct	0.09		0.09						0.09
Goodview Pl	0.06		0.06						0.06
Hanks Peak Rd	0.23		0.23						0.23
Harter Dr	0.13		0.13						0.13
Hickory Point Ct	0.25		0.25						0.25
Hidden Springs Rd	0.49		0.49						0.49
Kiel Coulee Rd	1.42		1.42						1.42
Kleinsmith Rd	0.13		0.13						0.13
Kohlmeier Rd	0.06		0.06						0.06
Maple Ln	0.08		0.08						0.08
Meadow Wood Rd	0.76		0.76						0.76
Miller Rd	0.76		0.76						0.76
Old Hickory Rd	0.34		0.34						0.34
Peters Rd	0.69		0.69						0.69
Pierce Rd	0.29		0.29						0.29
Potato Ridge Rd	0.32		0.32						0.32
Pralle Rd	0.19		0.19						0.19
Puent Rd	0.15		0.15						0.15
Quarry Rd	0.05		0.05						0.05
Rim of the City Rd	0.44		0.44						0.44
River Valley Dr	0.46		0.46					0.46	
Scenic Dr	0.64		0.64						0.64
Shady Maple Ridge Rd	0.32		0.32						0.32
Shifter Rd	0.22		0.22						0.22
Smith Valley Rd	2.52		2.52						2.52
Stone Hill Rd	0.44		0.44						0.44
Stone Hill Rd N	0.55		0.55						0.55
Storandt Rd	0.06		0.06						0.06
Sun Valley Rd	0.36		0.36						0.36
Timber Creek Trl	0.24		0.24						0.24
Timbercrest Dr E	0.21		0.21						0.21
Timbercrest Dr W	0.16		0.16						0.16
TN RD 3	0.30		0.30						0.30
Valley Pl	0.04		0.04						0.04
N Verde Rd	0.21		0.21						0.21
Verde Valley Rd S	0.46		0.46						0.46
Vista Ct	0.16		0.16						0.16
Vista Ct N	0.04		0.04						0.04
Westview Ct	0.22		0.22						0.22
Wolf Ridge Ct	0.43		0.43						0.43
Total Miles	21.30	4.06	17.24	0.34	2.59	1.13	0.00	0.46	16.78



5. Economic Development

Employment and Household Income Information

As of the 2000 Census, the Town of Medary had 867 residents in the civilian labor force. Private wage and salary workers made up the largest percentage (74.4%) of the workers (Table 5.1). Government workers made up 17.9% of the workforce and 6.9% of workers were self-employed.

Table 5.1 Town of Medary Employment Status, Occupation, and Class of Worker

EMPLOYMENT STATUS	NUMBER	PERCENT
Population 16 years or older	1,123	100.0
In Labor Force	867	77.2
Civilian labor force	865	77.0
employed	845	75.2
unemployed	20	1.8
Armed Forces	2	-
Not in Labor Force	256	22.8
OCCUPATION	NUMBER	PERCENT
Management Professional	298	35.3
Service	108	12.8
Sales and Office	250	29.6
Farming, Fishing, and Forestry	-	-
Construction, Extractions, and Maintenance	84	9.9
Production, Transportation, and Material Moving	105	12.4
CLASS OF WORKER	NUMBER	PERCENT
Private wage and salary worker	629	74.4
Government workers	151	17.9
Self-employed workers	58	6.9
Unpaid family workers	7	0.8

Source: U.S. Census Bureau 2000

Unemployment Rates

Annual unemployment rates are only available at the County, State and National level, (Table 5.2). The rates over the last five years have ranged from a low of 3.2 in 2000 to a high of 4.5 in 2003. La Crosse County consistently has a lower unemployment rate than the State or Nation. The lower unemployment rate is the result of La Crosse County's regional trade center role and the County's strong manufacturing base that has created many regional business service opportunities primarily in the health care, trucking and printing industries.

Table 5.2 La Crosse County, State of Wisconsin and U.S. Civilian Labor Force Unemployment Rate

	2000	2001	2002	2003	2004	2005
La Crosse Co.	3.2	3.7	4.3	4.5	4.1	3.9
State of Wis.	3.4	4.4	5.3	5.6	5.0	4.7
U.S.	4.0	4.7	5.8	6.0	5.5	5.1

Source: Wisconsin Department of Workforce Development

Income and Poverty

Table 5.3 illustrates the median household, median family income, per capita income and poverty rates in the Town, County, State and Nation. The family median income for the Town residents increased by over \$21,719 from 1989 to 1999. The County, State and Nation reported increases of \$16,550, \$17,829 and \$14,821 respectively. During this same time period per capita income increased by \$10,172 in the Town. The County, State and Nation reported increases of \$7,659, \$13,589 and \$7,167 respectively. The Town of Medary's poverty rate increased to 3.6% in 1999, a .3% increase from 1989. This increase is contrary to decreases experienced by the County, State, and Nation during the same reporting periods. The Town's poverty rate of 3.6% in 1999 is appreciably lower than the County, State, and Nation who had poverty rates of 10.7%, 8.7% and 12.4% respectively.

Table 5.3 Median Household and Family Income, Per Capita Income & Percent in Poverty 1989-1999

	1989				1999			
	Median Household Income	Median Family Income	Per Capita Income	Percent in Poverty	Median Household Income	Median Family Income	Per Capita Income	Percent in Poverty
Town of Barre	31,667	34,000	14,078	4.1	49,474	53,250	21,609	2.9
Town of Campbell	32,538	37,017	13,578	4.9	44,736	55,439	20,741	5.1
Town of Hamilton	36,932	38,621	14,024	5.1	57,955	59,792	20,142	2.1
Town of Medary	40,729	43,750	15,223	3.3	57,431	65,469	25,395	3.6
Town of Onalaska	36,577	38,056	12,917	3.8	54,075	57,268	19,887	3.8
Town of Shelby	37,212	45,172	19,677	3.4	64,890	76,559	32,899	1.1
City of La Crosse	21,947	30,067	10,898	21.0	31,103	43,047	17,650	17.2
City of Onalaska	32,624	37,788	13,605	5.2	47,800	57,264	24,066	6.2
La Crosse County	26,857	33,830	12,141	13.4	39,472	50,380	19,800	10.7
Wisconsin	29,442	35,082	13,276	10.7	43,791	52,911	27,135	8.7
U.S.	30,056	35,225	14,420	13.1	41,994	50,046	21,587	12.4

Source: U.S. Census Bureau 1990 and 2000

Commuting to Work

Table 5.4 illustrates how the residents in the Town of Medary get to work. The majority of workers drove alone 89.1%, while 4.5% carpooled, and 4.9% worked at home. The mean travel time to work for Town of Medary workers was a little over 18 minutes. Most of the Town's workforce is likely commuting to La Crosse and Onalaska for work.

Table 5.4 Commuting to Work – Town of Medary

Means of Travel	Percent
Car, Truck, Van – Drove Alone	89.1
Car, Truck, Van – Carpooled	4.5
Public Transportation (includes taxicab)	.4
Walked	0.9
Other Means	0.2
Worked at Home	4.9
Mean Travel Time to Work 18.3 minutes	

Source: U.S. Census Bureau 2000

Top 10 Industries and Employers

In March of 2005, the largest employment industry in La Crosse County was educational services employing 5,405 people. The second highest employment industry was food services and drinking places employing 5,302 people (See Table 5.5). For confidentiality purposes, hospital and machinery manufacturing employment data was suppressed. It is a well known fact however, that these two industries are major employers in the County and are key economic drivers of the County's economy. Table 5.6 details La Crosse County's top 10 private employers. Gundersen Lutheran Administrative and Franciscan Skemp Medical Center are the county's largest employers, each employing 1,000+ workers.

Table 5.5 La Crosse County Prominent Industries

Industry	March 2005		Numeric Employment Change 2000-2005
	Establishments	Employees	
Educational services	25	5,405	98
Nursing & residential care facilities	18	1,891	62
Food services & drinking places	212	5,302	428
Hospitals	Not Available	Not Available	Not Available
Administrative and support services	99	2,839	412
Credit intermediation & related activity	45	1,820	335
Social assistance	45	2,040	312
Ambulatory health care services	108	4,064	678
Machinery manufacturing	Not Available	Not Available	Not Available
General merchandise stores	13	2,331	402

Table 5.6 La Crosse County Top 10 Privately Owned Employers

Establishment	Product or Service	Size (December 2003)
Gundersen Lutheran Administrative	Offices of physicians, except mental health	1000+ employees
Franciscan Skemp Medical Center Inc	Gen. medical & surgical hospitals	1000+ employees
American Standard Inc	AC, refrig., & forced air heating mfg	1000+ employees
First Federal Capital Bank	Savings institutions	1000+ employees
Kwik Trip Inc	Convenience stores	1000+ employees
Wal-mart Associates Inc	Discount department stores	500-999 employees
Centurytel Service Group LLC	Managing offices	500-999 employees
Northern Engraving Corp	All other plastics products mfg	500-999 employees
Apac Customer Services Inc	Telemarketing bureaus	500-999 employees
Bethany St. Joseph Corp	Nursing care facilities	250-499 employees

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information

Industry Projections

Industry projections are available for the Western Workforce Development Area, which includes La Crosse County from the Wisconsin Department of Workforce Development. Table 5.7 indicates that over the next several years the largest projected employment increases will take place in the healthcare services and nursing/residential care industries.

Table 5.7 Industry Projections for Western Workforce Development Area*, 2004-2014

Industry Title	2004 Estimated Employment	2014 Projected Employment	2004-2014 Employment Change	2004-2014 Percentage Change
Total Non-Farm Employment	136,640	152,080	15,440	11.3%
Construction/Mining/Natural Resources	5,230	6,150	920	17.6%
Manufacturing	23,180	22,880	-300	-1.3%
Food Manufacturing	2,760	2,760	0	0%
Printing and Related Support Activities	1,610	1,600	-10	-0.6%
Fabricated Metal Product Mfg	2,250	2,330	80	3.6%
Trade	21,090	22,670	1,580	7.5%
Food and Beverage Stores	2,560	2,670	110	4.3%
Transportation and Utilities (Including US Postal)	8,380	9,390	1,010	12.1%
Financial Activities	5,750	6,260	510	8.9%
Education and Health Services (Including State and Local Gov Educ and Hosp)	29,640	36,260	6,620	22.3%
Ambulatory Health Care Services	5,830	7,840	2,010	34.5%
Nursing and Residential Care Facilities	3,490	4,140	650	18.6%
Leisure and Hospitality	12,770	14,740	1,970	15.4%
Information/Prof Services/Other Services	15,700	18,240	2,540	16.2%
Government (Excluding US Postal, State and Local Educ and Hosp)	14,910	15,500	590	4.0%

*Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse Monroe, Trempealeau and Vernon Counties

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development

Top 10 Occupations with the Most New Jobs, Job Openings, and Fastest Growing Occupations

Tables 5.8 through 5.10 illustrate the industries with the most potential for growth between 2002 and 2012. The nursing profession is anticipated to have the largest percentage increase of new jobs (29.5%) over the ten year period. The fastest growing occupations over the period are projected to be medical assistants, medical records/health info techs, and computer software engineers. The occupational field projected to have the most job openings in the Western Workforce Development Area is once again nursing followed by truck drivers.

Table 5.8 Top 10 Occupations With The Most New Jobs In The Western Workforce Development Area*, 2002-2012

Occupational Title	Estimated Employment		Change		Annual Average			Education or Training Requirements
	2002	2012	Numeric	%	New Jobs	Replacements	Total Openings	
Truck Drivers/Heavy/Tractor-Trailer	4,080	4,990	910	22.3%	90	70	160	Moderate-term on-the-job training
Registered Nurses	3,050	3,950	900	29.5%	90	60	150	Bachelor's or Associate degree
Retail Salespersons	3,900	4,400	500	12.8%	50	140	190	Short-term on-the-job training
Comb Food Prep/Serv Wrk/Incl Fast	2,360	2,820	460	19.5%	50	100	150	Short-term on-the-job training
Nursing Aides/Orderlies/Attendants	2,290	2,760	470	20.5%	50	30	80	Short-term on-the-job training
Cashiers	3,800	4,140	340	8.9%	40	190	230	Short-term on-the-job training
Waiters/Waitresses	2,330	2,640	310	13.3%	30	120	150	Short-term on-the-job training
Janitors/Cleanrs Ex Maids/Hskpng	2,250	2,560	310	13.8%	30	40	70	Short-term on-the-job training
Sls Reps/Whls/Mfg/Ex Tech/Sci Prod	1,500	1,800	300	20.0%	30	40	70	Moderate-term on-the-job training
Receptionists/Info Clerks	1,160	1,470	310	26.7%	30	30	60	Short-term on-the-job training

*Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse Monroe, Trempealeau and Vernon Counties

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development

Table 5.9 Top 10 Fastest Growing Occupations In The Western Workforce Development Area*, 2002-2012

Occupational Title	Estimated Employment		Change		Annual Average			Education or Training Requirements
	2002	2012	Numeric	%	New Jobs	Replacements	Total Openings	
Medical Assts	390	630	240	61.5%	20	10	30	Moderate-term on-the-job training
Medical Records/Health Info Techs	230	370	140	60.9%	10	<5	10	Associate degree
Computer Software Engrns Apps	160	250	90	56.3%	10	<5	10	Bachelor's degree
Dental Hygienists	170	250	80	47.1%	10	<5	10	Associate degree
Personal and Home Care Aides	610	880	270	44.3%	30	10	40	Short-term on-the-job training
Home Health Aides	460	660	200	43.5%	20	10	30	Short-term on-the-job training
Dental Assts	280	400	120	42.9%	10	10	20	Moderate-term on-the-job training
Social/Human Service Assts	420	600	180	42.9%	20	10	30	Moderate-term on-the-job training
Computer/Information Systems Mgrs	160	220	60	37.5%	10	<5	10	Bachelor's degree or more, plus work exp.
Network/Computer Systems Admin	160	220	60	37.5%	10	<5	10	Bachelor's degree

*Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse Monroe, Trempealeau and Vernon Counties

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development

Table 5.10 Top 10 Occupations With the Most Job Openings In The Western Workforce Development Area*, 2002-2012

Occupational Title	Estimated Employment		Change		Annual Average			Education or Training Requirements
	2002	2012	Numeric	%	New Jobs	Replacements	Total Openings	
Cashiers	3,800	4,140	340	8.9%	40	190	230	Short-term on-the-job training
Retail Salespersons	3,900	4,400	500	12.8%	50	140	190	Short-term on-the-job training
Truck Drivers/Heavy/Tractor-Trailer	4,080	4,990	910	22.3%	90	70	160	Moderate-term on-the-job training
Registered Nurses	3,050	3,950	900	29.5%	90	60	150	Bachelor's or Associate degree (see note 9)
Comb Food Prep/Serv Wrk/Incl Fast	2,360	2,820	460	19.5%	50	100	150	Short-term on-the-job training
Waiters/Waitresses	2,330	2,640	310	13.3%	30	120	150	Short-term on-the-job training
Nursing Aides/Orderlies/Attendants	2,290	2,760	470	20.5%	50	30	80	Short-term on-the-job training
Labrs/Frght/Stock/Matri Movers/Hand	2,280	2,290	10	0.4%	<5	80	80	Short-term on-the-job training
Janitors/Cleanrs Ex Maids/Hskpng	2,250	2,560	310	13.8%	30	40	70	Short-term on-the-job training
Team Assemblers	2,500	2,440	-60	-2.4%	<5	70	70	Moderate-term on-the-job training

*Western WDA includes Buffalo, Crawford, Jackson, Juneau, La Crosse, Monroe, Trempealeau and Vernon Counties

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development

Strengths And Weaknesses For Fostering Economic Growth

Fostering economic development in Medary that is included within a metropolitan boundary is challenging. Part of the reason for this is the fact that most residents want the Town to maintain its rural character and do not want to encourage housing, business and industrial growth. This opinion creates a need for the Town to try to carve out a goal and future initiatives that will help meet economic development needs of the metro area.

Strengths

- regional trade center serving a tri-state area
- access to multiple transportation mode
- low unemployment rate
- great natural resources
- available land and building space
- high quality of life
- high quality elementary, secondary and post secondary educational system
- health care
- health care jobs
- strong manufacturing base
- high quality transportation system
- high quality recreational resources

Weaknesses

- annexation dispute with cities
- infrastructure limitations to some areas due to steep slopes
- lack of large parcels of land that can be efficiently and economically readied for large scale business and industrial development
- decline in high quality manufacturing jobs
- Image of manufacturing as a career choice (manufacturing is a key economic driver of the greater La Crosse area and Western Wisconsin)
- Aligning public resources to meet needs of the key industries in the metro area could be improved upon

Environmentally Contaminated Sites in the Town of Medary

The Wisconsin Comprehensive Planning Law requires local units of government to evaluate and promote the use of environmentally contaminated sites. The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) was utilized in identifying contaminated sites in the Town of Medary. Three contaminated sites in the Town of Medary were identified in the database. Table 5.11 lists the sites and their status.

Table 5.11 BRRTS Sites – Town of Medary

Site	Activity Type	Location	Spill Information	Site Status
La Crosse County LF	Leaking Underground Storage Tank (LUST)	9626 STH 16 SE 1/4 of the SW 1/4 of Sec 01, T16N, R07W	Petroleum leak from an underground tank	Closed
NSP, Utility Company	Spill	CTH B E OF HWY 16 ON RR	Lightning struck recloser on pole. Heavy rains washed oil away.	Closed
Excel Energy	Spill	STONE HILL ESTATES SUBDIVISION (Off Miller Road)	Lost truck hose - scooping up gravel	Closed

Source: Wisconsin Department of Natural Resources

As part of the planning process the DNR's "Registry of Waste Disposal Sites in Wisconsin" was reviewed. The purpose of the registry is to serve as an informational tool for the public regarding the location of waste disposal sites in the State. Table 5.12 below lists the waste disposal sites and their status.

Table 5.12 Waste Disposal Sites – Town of Medary

Facility Name	Legal Address	Location
County of La Crosse	NE NE S12 16N 07W	9626 USH 16
County of La Crosse-Robinson LF Site	S NE S12 16N 07W	BET USH 16 & I-90
County of La Crosse-Small Demo LF	NE S12 16N 07W	9626 USH Hwy 16
County of La Crosse Intermediate Demo #3	SE NW S12 16N 07W	NW of I-90 & SE of WIS Hwy 16

Source: Wisconsin Department of Natural Resources

There were also two Waste Facility locations listed in DNR's "Waste Management Facility" database for the Town.

Table 5.13 Waste Management Facilities – Town of Medary

Facility Name	Location or Legal Description	Status	Wastes Handled
La Crosse County Intermediate Demo #3	NW OF I90 & SE OF WIS 16	Active	Construction Material, Demolition
Viking Aviation Inc	NW 1/4 of the SE 1/4 of Sec 7, T16N, R07W	Active	E P Toxic

Source: Wisconsin Department of Natural Resources

County, Regional and State Economic Development Programs

Numerous county, regional and state economic development programs apply to the Town of Medary. The following is a list of selected programs that could be beneficial to economic development in the Town of Medary.

County Programs

- ▶ La Crosse County Economic Development Fund

Regional Programs

- ▶ Western Wisconsin Technology Zone
- ▶ Federal Economic Development Administration (EDA) programs administered through the Mississippi River Regional Planning Commission (ex. Public Works and Economic Development Program, Economic Adjustment Program, etc...)

State Programs

- ▶ Wisconsin Department of Transportation Local Transportation Enhancements Program (TE)
- ▶ Wisconsin Department of Transportation Local Transportation Economic Assistance Program (TEA)
- ▶ Value Added Dairy Initiative (Grow Wisconsin)
- ▶ Wisconsin Department of Commerce Enterprise Development Zone Program
- ▶ Wisconsin Department of Commerce Milk Volume Production Program
- ▶ Wisconsin Department of Commerce Dairy 2020 Planning Grant Program
- ▶ Wisconsin Department of Commerce Rural Economic Development Program
- ▶ Wisconsin Department of Commerce Entrepreneurial Training Grant

6. Utilities and Community Facilities

Sanitary Waste and Water Supply: No public water or sewer service is available in the Town. All businesses and residences in the Town are served by private on-site wastewater treatment systems. Some residential subdivisions have shared wells or community wells. Enforcement of private on-site wastewater treatment system standards (Wisconsin Administrative Code: COMM 83) is enforced by the La Crosse County Health Department. Any form of residential or business development in the Town needing water or sewer service is dependent upon providing their own private onsite wastewater treatment system.

The City of La Crosse has public water lines immediately adjacent to the Town along CTH B and South Kinney Road. Public water supply is also provided adjacent to the Town by the City of Onalaska along CTH OS and Marcou Road, Map 6.1.

Solid Waste/Recycling: The Town of Medary contracts for recycling and garbage pickup. A positive outcome of the County landfill being located in the Town is free tipping until 2009.

Storm Water Management: The Town of Medary is located in the La Crosse River watershed. Smith Valley, Miller Valley are two of the more significant valleys that collect storm water via roadway ditches or streams and carry the waters out to the La Crosse River watershed. The town does not have any storm sewer lines to maintain. Several ordinances are used manage storm water. These ordinances are: Ordinance 4.03 Regulating Excavations and Openings in Streets, Sidewalks and Roadways in the Town of Medary and Ordinance 4.031 Excavation and Grading. La Crosse County's Construction Site Erosion Control Ordinance is another tool that is used to control erosion and manage storm water volume and pollution of storm water. The Town also manages storm water through routine maintenance on their culverts, bridges and road ditches and by keeping them free of debris.

It is important to report in this section that the Town of Medary is exempt from the requirement to obtain municipal separate storm sewer system (MS4) permit coverage under Chapter NR 216 of the Wisconsin Administrative Code. This exemption was granted due to a petition the Town filed in June 2005 with the Department of Natural Resources. On March 9, 2006 the Department of Natural resources granted the Town's request to be exempt from this requirement. Their reasoning for granting this request was: (1) The Town is not otherwise required to obtain permit coverage pursuant to S. NR 216.02(2). (2) The Town's population is less than 1,000. (3) The Town's storm water is not contributing substantially to the pollution loadings to a physically interconnected municipal separate storm sewer system that is regulated under NR 216. (4) The Town's storm water has not been identified as having a pollutant that causes impairment to a water body.

Town Government Structure: The Town of Medary has five elected officials serving the public. They are the chairman, two supervisors, town clerk and town treasurer. A Town Planning Committee also was formed to help develop the Town Plan.

Town Facilities: The Medary Town Hall and its surrounding three-acre parcel of land with a ball field and playground apparatus are the primary public facilities owned by the Town. The only piece of major equipment owned by the Town is a tractor. The Town Hall is located at 3393 Smith Valley Road.

The Town does not employ any full time employees. Part time employees include a tractor operator, janitor, and park maintenance person. The Town of Medary contracts with private companies for maintenance of Town roads.



Fire Protection, Police Protection and Emergency Management: The Town of Medary does not have a fire department. Fire protection is provided by the City of Onalaska and Town of Shelby fire department.

The Town of Medary does not have a police department. The La Crosse County Sheriffs Department provides law enforcement to the town.

La Crosse County Emergency Government Office is responsible for HAZMAT planning for La Crosse County.

Emergency Medical Services: Tri-State Ambulance Service based out of La Crosse provides emergency medical services for Town residents. First responders are provided through the City of Onalaska and Shelby fire departments.

The La Crosse County 911 Emergency Dispatch Center provides 24-hour emergency telephone service to everyone in La Crosse County. The system uses the enhanced 911 system that provides emergency communications to all providers allowing quick and accurate emergency assistance.

Health Care and Day Care Facilities: There are no health care or day care facilities located in the Town of Medary but residents are within five miles of either Lutheran or St. Francis Hospitals in La Crosse. Two Clinics Gundersen Lutheran located at 1900 South Avenue in the City of La Crosse and Franciscan Skemp located at 700 West Avenue in the City of La Crosse are associated with their respective hospitals and are located adjacent to them. Both of these Health Care institutions also have clinics in the City of Onalaska as well. These clinics are both within four miles of the Town. Numerous state licensed private daycare facilities are available for residents in the City of La Crosse and City of Onalaska.

Educational Facilities: the La Crosse, Onalaska and West Salem school districts service The Town of Medary. The majority of Town of Medary residences are located in the La Crosse and Onalaska School Districts with just a small portion of students attending school in the West Salem School District.

Post-secondary education opportunities are readily available for Medary residents through the University of Wisconsin – La Crosse, Western Technical College, and Viterbo University all located in La Crosse.

Libraries: There are no public libraries located in the Town of Medary. The libraries readily accessible to Medary residents include: the City of La Crosse's La Crosse Public Library (Main), 800 Main Street; North Community Library, 1552 Kane Street; and the South Community Library, 1307 South 16th Street; the City of Onalaska Library, 741 Oak Avenue South; and West Salem's library (Hazel Brown Leicht Memorial Library), 201 Neshonoc Road.

Parks and Recreation Facilities: There are public recreational resources are available in the Town of Medary. There are several open space areas and there is a neighborhood park located at the Town Hall. There is also a privately owned campground/recreation area with an elaborate system of hiking, skiing and mountain biking trails. This recreation area is located on the far south end of Smith Valley Road.



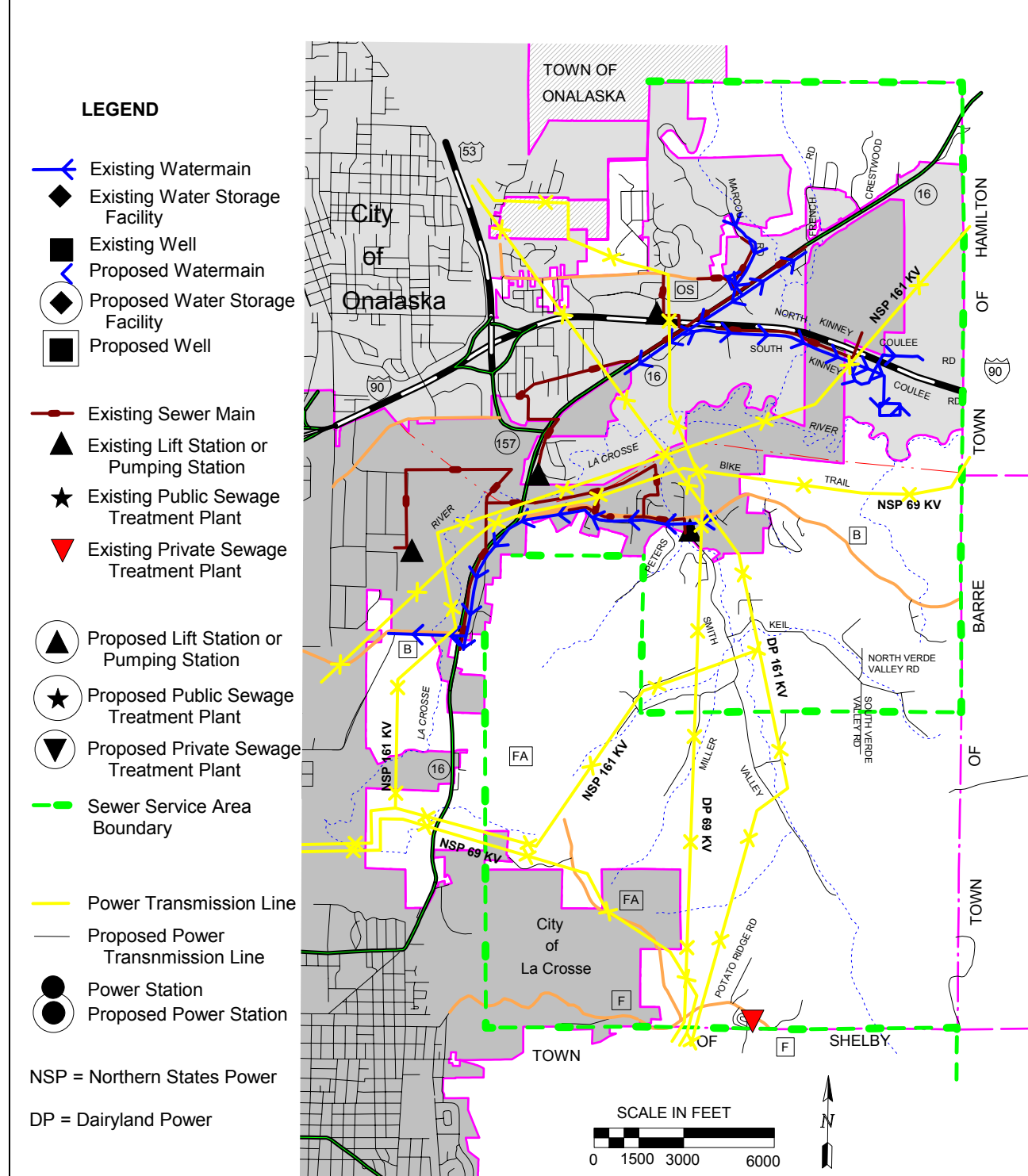
Churches and Cemeteries: There are no churches or cemeteries located in the Town of Medary.

Electricity/Telephone and Cable/Internet Services: There are no electric power stations in the Town of Medary. Electricity to town residences is provided by Xcel Energy. Telephone and internet/cable service to residents is provided by Charter or CenturyTel.

Communication Towers: There are several radio and microwave towers located on the west side of CTH FA in the Town of Medary. La Crosse County has an ordinance that regulates height and location of communication towers. The ordinance details a public process that must be followed by parties interested in constructing a communication tower. The ordinance does apply to land areas in the Town of Medary.

Future Expansion of Utilities and Community Facilities: Population and development projections developed during the planning process indicate that the Town of Medary will experience growth and development throughout the planning period. Based on these projections the community facilities will likely have to be expanded. The plan will be reviewed at a minimum every 10 years, so if projections utilized in the planning process prove to be inaccurate modifications to the plan and community facilities will be addressed in future revisions. Since the Town does not own, operate or provide any public water, sewer or electrical service the expansion of these services will need to be determined and provided by other municipalities and either Xcel Energy or Dairyland Power Company.

MAP 6.1 **TOWN OF MEDARY** **UTILITIES AND COMMUNITY FACILITIES**



7. Intergovernmental Cooperation

State and Federal Agencies

Wisconsin Department of Natural Resources (WDNR). The Town of Medary has experienced little contact with the WDNR. The WDNR does have jurisdiction over the waterways in the Town of Medary and maintains floodplain regulations that are enforced through the County Zoning Office

Wisconsin Department of Transportation (WDOT). The Town of Medary participates in the WDOT Wisconsin Information System for Local Roads (WISLR) program. The WISLR program maintains a complete listing of public roads in the Town of Medary by jurisdiction, classification and number of miles. This program assists in the facilitation of state funding for town road maintenance.



Federal Emergency Management Agency (FEMA). The Town of Medary has minimal interaction with federal agencies. In the event of a natural disaster (flooding, tornado, etc.) FEMA would be the federal agency to assist in relief efforts. The Town recognizes this and has participated in the development of the La Crosse County All Hazards Mitigation Plan.

Regional Planning Commission

The Town of Medary and La Crosse County are located in the multi-county boundary of the Mississippi River Regional Planning Commission (MRRPC). The MRRPC represents nine counties in western Wisconsin; Buffalo, Crawford, Jackson, Monroe, La Crosse, Pepin, Pierce, Trempealeau and Vernon. The MRRPC maintains the regions eligibility as an Economic Development District and eligible for Economic Development Administration funding. They also provide planning and development assistance to local governments including comprehensive planning and zoning assistance, economic development assistance, geographic information system mapping, and grant writing.

Other Local Governments

The Towns of Onalaska, Hamilton, Barre, and Shelby border the Town. The Cities of La Crosse and Onalaska also border parts of the Town. La Crosse, Onalaska and West Salem school district boundaries also include parts of the Town. The Town has a fire service agreement with the City of Onalaska Fire Department. The Town also is an active member of the La Crosse Area Planning Committee (LAPC), a federally designated Metropolitan Planning Organization that is charged with planning and funding transportation projects in the La Crosse metro area. The Town has maintained very favorable working relationships with most of its neighboring local governments and school districts.

La Crosse County

The Town maintains positive relationships with numerous County agencies and departments. The La Crosse County Sheriffs Department provides police protection services to the Town. The La Crosse County Highway Department maintains county and state roads in the Town. The Town also has adopted the La Crosse County Zoning ordinances so the County enforces zoning within the Town. It is expected that these services will continue to be provided by the County.

School Districts

La Crosse, Onalaska and West Salem school districts serve the Town of Medary. During the planning process no intergovernmental conflicts or planning concerns were identified with the school districts.

Comprehensive Planning

La Crosse County. La Crosse County is in the process of updating its Comprehensive Plan to meet the requirements of Section 66.1001, Wisconsin Statutes. The original County Comprehensive Plan “La Crosse County Wisconsin Development Plan 2020” was prepared by the Mississippi River Regional Planning Commission with cooperation of La Crosse County and the various local units of government between 1995 and 2000. In 2004 La Crosse County participated in a successful a comprehensive planning grant from the Wisconsin Department of Administration to update their plan so the plan meets the new State planning requirements. La Crosse County adopted its Comprehensive Plan on March 20, 2008.

The timing of the planning processes for La Crosse County and the Town of Medary created an opportunity for the governmental entities to work cooperatively in the development of their respective plans. This cooperation took place as the local units of government, planning consultants and planning commissions monitored each others progress in an effort to create coordinated and consistent planning documents.

Town of Onalaska. The Town of Onalaska completed their Comprehensive Plan in 2005. No conflicts appear to exist with Town of Medary in this Plan.

Town of Hamilton and the Village of West Salem. The Town of Hamilton (east of Medary) and the Village of West Salem (surrounded by the Town of Hamilton) are in the early stages of developing comprehensive plans. Similar to La Crosse County, opportunity exists to work cooperatively in the development of theses plans as well. The Town of Medary Planning Commission will monitor the progress of these plans in an effort to create a coordinated plan.

Town of Barre. The Town of Barre developed a Town Plan over 12 years ago and is currently working with the Mississippi River Regional Planning Commission on a contract to update it. A review of their existing plan did not illustrate any intergovernmental conflicts.

Town of Shelby. The Town of Shelby is in the process of developing their comprehensive plan now and the Town of Medary will take this opportunity to review it to avoid conflicts.

City of La Crosse. The Town’s western boundary and portions of its northern boundary are adjacent to the City of La Crosse. The City of La Crosse Adopted their Comprehensive Plan in 2005. The Town will review this plan as well to identify potential ways to work together and avoid conflicts. Relations with the City of La Crosse have been strained due to annexation disagreements.

Existing or Potential Intergovernmental Conflicts

An existing intergovernmental conflict impacting the Town is annexation. Continual annexation will eventually leave the Town with not enough tax base to provide cost effective Town services in comparison to what surrounding cities could provide Town residents. This situation would culminate in dissolving the Town government and remaining land areas within the Town being absorbed into the surrounding Cities of La Crosse and Onalaska. To help resolve this problem, the Town proposes a Town viability analysis study as proposed in Table 9.1 Comprehensive Plan Implementation Schedule.

8. Agricultural, Natural and Cultural Resources

Agriculture

Agriculture is still a prevalent land use in the Town of Medary. Increased housing development has caused a decrease in farmland over the last several decades. The Town has also went through several annexations during it's history but still maintains areas of undeveloped land that are being farmed.

Historically, agriculture played a key role in the Town of Medary and La Crosse County. The Town has many steep coulees and slopes making farming and development difficult in some areas.



The following excerpt from the *La Crosse County, Farmland Preservation Plan, 1980* describes the agricultural history of La Crosse County.

"The county's economic base began with fur trading, but that moved west with the Indians. Lumbering was a significant industry until the 1900's. Agriculture in the valleys was always important. A farm report furnished by the County Clerk in 1881 shows a tabular statement of the acreage devoted to wheat, corn, oats, barley, rye, potatoes, apples, hops, tobacco, grass, and timber. Also included were the number of milk cows. It goes on to explain that ... a larger acreage has been sown to all types of grains except wheat, which has given place to corn, oats and barley. The fact that 10,000 acres less of wheat have been sowed, shows that a proper attention is being given to other crops mentioned and that stock raising is becoming a more profitable pursuit. The number of acres in grains, hops, cultivated grasses, potatoes, roots, apples and tobacco in 1880 was 90,591. At the present time there are about 112,683 acres in cropland including acreage for corn, soybeans, oats, alfalfa, hay fruits and vegetables, and tobacco."

Agricultural crops commonly grown in La Crosse County today include corn, soybeans, and alfalfa. More recent statistics from the 1997 and 2002 USDA Census of Agriculture show the following agricultural trends in La Crosse County:

- The number of farms in La Crosse County decreased from 933 in 1997 to 868 in 2002
- The size of farms decreased from 203 acres in 1997 to 201 acres in 2002
- The total cropland harvested increased from 76,468 acres in 1997 to 77,831 acres in 2002
- The number of cattle and calves in the county decreased from 36,769 in 1997 to 31,550 in 2002
- The 2002 USDA Census valued agricultural land at \$1,937 dollars per acre in La Crosse County.

Natural Resources

Soils. The northern portion of the Town is comprised of soils associated with valleys and benches. This area is made up of Richwood, Toddville, and Port Byron soils. The central portion of the town adjacent to the La Crosse River consists of soils typical of the Mississippi River Valley, mostly Plainfield and Sparta soils. The southern portion of the Town consists of silty soils on dolomite uplands. Fayette and Dubuque soils are on the rounded ridges that are separated by rock escarpments from the steep side hills.



The La Crosse County Soil Survey designated approximately 20% of the soils in La Crosse County as "prime" soils. Prime soils were defined as being either Class I, Class II or Class III soils. These soils are typically on or near the Valley floors or on or near ridge tops.

Groundwater. Western Wisconsin is fortunate to have a large supply of quality groundwater. Within the Town of Medary most geological formations contain water. On ridge tops water can be obtained from dolomite while on the valley bottoms water can be obtained from the sandstone bedrock. Groundwater reservoirs are recharged by direct

precipitation mainly in the form of heavy rainfall and melting snow. Generally, all ground water is free of bacteria and safe to drink. Soft water is often found in the valley alluvium while hard water is often found in the upland bedrock.

Surface Water. There are several small streams and creeks within the Town of Medary. Most notable is Smith Valley Creek a class three trout stream that flows north into the La Crosse River. The La Crosse River serves as the northern boundary of the Town. There are no natural lakes within the Town.

Topography and Watersheds. A large portion of Medary's landscape can be characterized as ridges and valleys. Numerous streams and creeks that flow into the La Crosse River drain the Town's rugged landscape.

Woodlands. Farmed ridges and valleys and woodlands on the valley walls and ridge tops characterize the Town of Medary's landscape. Woodlands make up 57% or 4,075 acres of the entire Town.



Floodplains/Wetlands. Special Flood Hazard Areas inundated by a 100-year flood are located within the Town of Medary within the La Crosse River Corridor. This area is designated Zone A-4 in which no base flood elevations have been determined. The flood plain map for the Town of Medary is dated March 15, 1984 by the Federal Emergency Management Agency.

Open Space. Open spaces are one of the Town of Medary's greatest attributes. Over 75% of the town's landscape is made up of forested, agricultural, undeveloped or public lands. The Town of Medary has a lot of steep coulees making and slopes, that are difficult to farm. These steep slopes also require larger lot size restrictions for residential development. Several new subdivisions have been platted in the last several years.

Non-Metallic Mineral Resources. There was a non-metallic quarry located in the Town of Medary between the City of La Crosse's Hixon Forest and County Highway B. In late 2005 this quarry property was acquired by the Mississippi Valley Conservancy for its La Crosse Blufflands Preservation Program.

Wildlife Resources. The agricultural fields, scattered forestlands, and streams provide excellent habitat for wildlife. White-tailed deer and eastern wild turkeys are found in the town. Squirrels, rabbits, pheasants, ruffed grouse, raccoons and a wide variety of songbirds also make their home in the Town of Medary. Smith Valley Creek is a class three trout stream.



Air Quality. The Town of Medary has a total population of around 1,500 people and limited industrial businesses. Therefore, air quality in the Town is excellent. Potential threats to air quality in the future that will have to be evaluated include unregulated outdoor burning and the neighboring urban municipalities of La Crosse and Onalaska.

Stream / Environmental Corridors. Natural stream environmental corridors in the Town would include the La Crosse River and Smith Valley Creek and their surrounding wetlands. The wooded uplands shown on Map 2.1 that cover the higher elevations of the valley walls in the town are examples of natural occurring environmental corridors that provide important wildlife habitat.

Threatened and Endangered Species

Wisconsin in accordance with the Federal Endangered Species Act (ESA) has developed the Wisconsin Natural Heritage Working Lists. The Wisconsin Natural Heritage Working Lists contains species known or suspected to be rare in the state. They include species legally designated as "Endangered" (*in danger of being extirpated from all or a portion of its range*) and "Threatened" (*the Wisconsin portion of the species population is either on the verge of extirpation or is a relic population*). Within La Crosse County there are 22 species listed as "Endangered" and 29 that are listed as "Threatened."

Examples of the “Endangered” species present in La Crosse County are the Snowy Egret, Crystal Darter, Ebony Shell Mussel and the Carolina Anemone (plant).

Cultural Resources

Archeological and Historic Resources

A search of the Wisconsin National Register of Historic Places revealed 52 registered buildings or sites in La Crosse County. The register included historic houses, churches, mounds, historic camps and burial sites. The Medary Town Hall is housed in the Smith Valley Schoolhouse and is on listed the National Register of Historic Places. The other listing in the Town of Medary is the Valley View Site.

Wisconsin's Architecture and History Inventory (AHI) was searched and 3 structures/objects in the Town of Medary were in the inventory. The AHI contains data on buildings, structures and objects that illustrate Wisconsin's history. The AHI documents a wide range of historic properties such as the round barns, log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses. It is a permanent record maintained by the Wisconsin Historical Society. One structure identified in the Town of Medary was the Town Hall (constructed in 1887). The other two are houses located in Smith Valley. One with an unknown construction date is brick and vernacular in design and the other is a brick gabled ell house constructed in 1864.



Recreational Resources

Numerous recreational resources are available in the Town of Medary. The Town maintains the two-acre Town Hall Park that has a ball field as well as playground apparatus. There are several open space areas located in the Town (Wolf Ridge, Green Hills and Meadowood) also. Smith Valley Creek is also designated class three trout stream.

The La Crosse River State Bicycle Trail goes through the Town of Medary and connects to the Great River State Trail and the Sparta-Elroy State Trail. Trailhead parking is found near the Town of Medary on CTH B off highway 16.



Bluebird Springs Recreation area, a 209-acre camping and recreation area, is located in the Town. This recreation area is privately owned and provides camping amenities as well as cross-county skiing, hiking, playground apparatus, basketball court, volleyball court, recreation hall, store, snack bar, two fishing ponds, spring fed swimming pond, and a picnic shelter.

The Town is also home to the La Crosse Country Club, a private 18 hole , 7180 yard, golf course with a par 72.



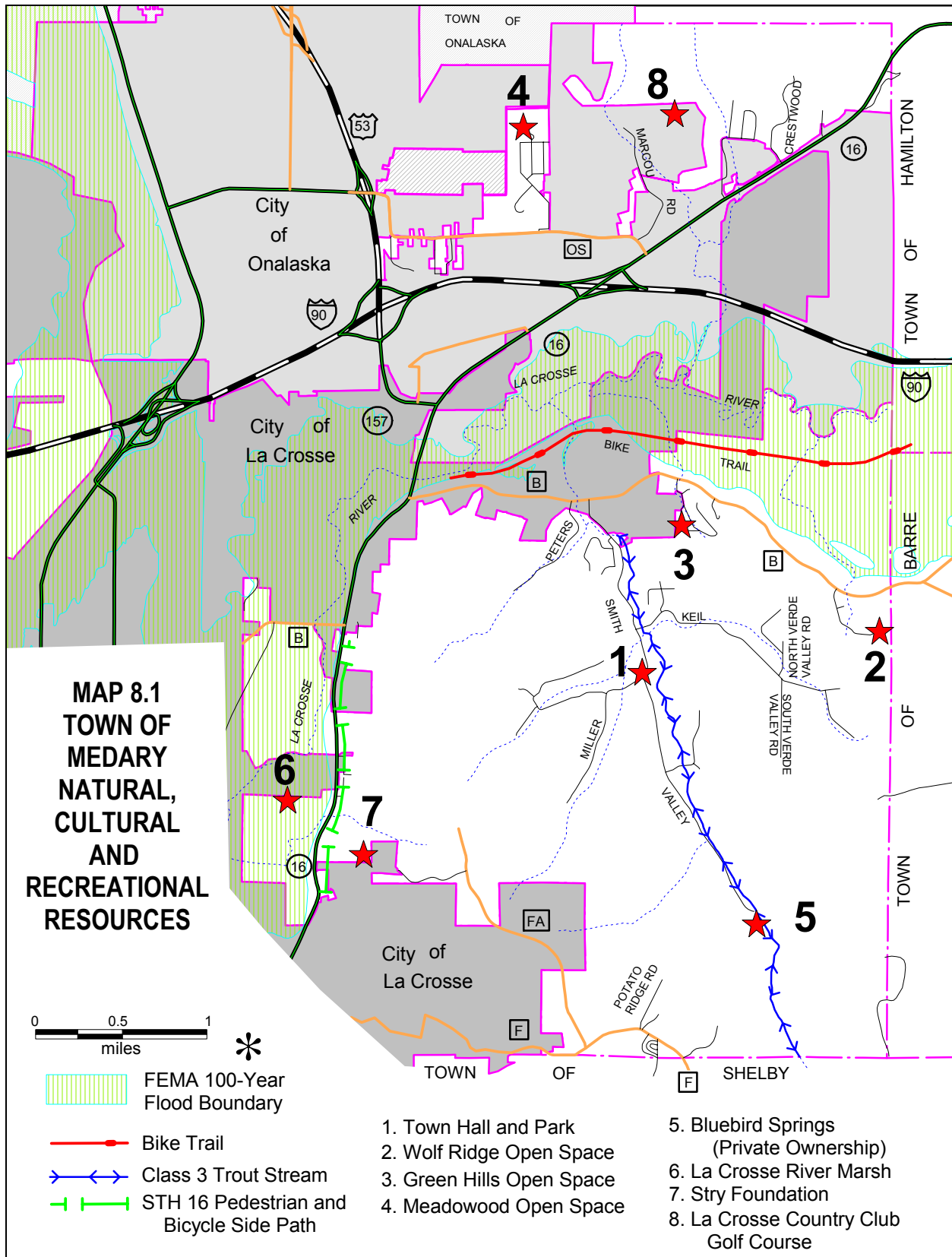
County Parks

There are no county operated public parks in the Town.

Table 8.1 and Map 8.1 on the following pages inventories and shows the location of the Town's natural, cultural and recreation resources.

Table 8.1 Town of Medary Natural, Cultural and Recreation Resources

Name of Site or Facility	Type of Site or Facility	Size in Acres	Features or Facilities on Site	Other Characteristics or Planning Issues
Stry Foundation Bluff	Scenic overlook	5	Provides scenic view of Mississippi River Valley	Privately owned by Foundation
La Crosse River Marsh	Wetland and open space	1,280-1,920	<ul style="list-style-type: none"> Area west of STH 16 is scheduled for numerous recreational amenities as part of "Land Use Plan 6" Walking trails, and bike trails are present within or near it Hunting, fishing, and trapping allowed in some locations 	<ul style="list-style-type: none"> Two marsh areas in the Town, one is west of STH 16 and the other is between CTH B and South Kinney Road. Most of the marsh area within the Town is in private ownership. Marsh is part of much larger La Crosse River ecosystem and serves as flood water holding area and critical wildlife area
Wolfridge	Open space	13	Wooded open space	Land dedicated to Town as part of Wolfridge Subdivision process
Green Hills	Open space	1	Wooded open space	Land dedicated to Town as part of Green Hills Subdivision process
Meadowood	Open space	8	Wooded open space	Land dedicated to Town as part of Meadowood Subdivision process
Town Hall and Park	Neighborhood park	2	Playground apparatus and ball field	The Town Hall is located here. A portion of this building is a one room school museum. The Town Hall is on the National Register of Historic Places.
La Crosse River Trail	Biking, hiking, and snowmobile trail	NA	State DNR bike trail passes through a portion of the Town	The La Crosse River Trail connects with the State's Great River Trail a few miles to the north and west and connects with the Sparta-Elroy trail 20 miles to the east.
STH 16 Side-path	Walking and biking lane	NA	A concrete walkway passes through the Town on the east side of STH 16. The walkway is approximately 3 miles in length and connects the Valley View Mall area with La Crosse Street.	Popular among long distance walkers, bikers and runners. Bus stop is also located along this route.
La Crosse Country Club	Private country club		<ul style="list-style-type: none"> 18 hole links type golf course Clubhouse Swimming pool Tennis courts 	<ul style="list-style-type: none"> Privately owned Golf course is within the Town. Surrounding residential development is in the City of Onalaska.
Bluebird Springs Recreation Area	Private recreation area	200	<ul style="list-style-type: none"> X-country skiing Hiking Playground apparatus Basketball court Volleyball court Recreation hall Store Snack bar Drink bar 120 campsites ranging from full hook-up to primitive sites. Showers, toilets, laundry, dump station, spring fed swimming pond, two fishing ponds, picnic shelter 	Privately owned
Smith Valley Creek	Creek	Over 3 1/2 miles in length	<ul style="list-style-type: none"> Creek originates from spring in Valley Class III Trout stream 	<ul style="list-style-type: none"> Private lands abut creek Creek is susceptible to erosion and sediment and build-up due to projected growth and development.



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9. Plan Goals and Implementation

This section includes goals, objectives, policies and programs that will guide future development in the Town. These are based on analysis of the information reported on in earlier sections of this Plan as well as the Town survey and the three public information meetings held on the Plan. Goals are broad statements that the Town desires to achieve. Some of the goals are straight forward in explaining what needs to be done others have objectives, policies and programs listed beneath them that are designed to help achieve a given goal.

The goals followed by numbers and/or letters in parentheses are identified in State Statutes as planning efforts the Town and other local governments agreed to address to the extent practical in order to receive a planning grant to help pay for their plans.

1. Issues and Opportunities Goals

01. Due to annexation and land conservancy purchases, conduct a cost benefit analysis on the long-term viability of the Town. As can be viewed from the various maps in this Plan, parts of the Town continue to be annexed to either the City of La Crosse or City of Onalaska. In addition the Mississippi Valley Conservancy is acquiring land adjacent to Hixton Forest and along its adjoining ridge top. Due to this continual loss of land the Town must consider at what point does it no longer make sense for it to be a Town. Since annexations and conservancy land purchases are done on a piece meal basis it may be a viable option for some parts of the Town to merge with the Towns of Barre or Shelby.
02. Strive to maintain the serene - rural settings of Peters Valley, Smith Valley, Miller Valley and Kiel Coulee. These valleys are unique because of their location so close to the City of La Crosse and within a Metropolitan Service Area.
03. Determine what the word "rural" means to the Town of Medary. Over 82% of Town survey responses indicated they agree or strongly agree with maintaining the Town's rural character and many written comments also relayed this message. If the Town develops over the next 20 years as this Plan illustrates will it be maintaining its rural character?
04. Strive to improve communication and cooperation with surrounding town, city and county governments.

2. Housing Goals. The following housing goals are based on an analysis involving age, structural value and occupancy characteristics of the Town's housing stock, sloping landscape challenges and infrastructure condition the Town must consider to appropriately plan for new housing. Input provided from the Town survey and public meetings were also considered in developing these goals.

01. Provide an adequate supply of affordable housing for individuals of all income levels (4)(b)9.
 - a. The areas shown on the Town's Recommended Land Use Map as Mixed Use or Conservation Mixed Use provide an adequate supply of land for affordable housing options.
02. Promote the use of innovative housing techniques such as planned unit developments, clustering, conservation subdivisions and accessory apartments that are compatible with existing neighborhoods and are designed to better protect the natural environment.
03. The Town will consider providing or sponsoring federal, state, local and private resources that are designed to maintain or rehabilitate its existing housing stock.
04. Utilize the Town's Public Utilities and Community Facilities; Transportation; Agricultural, Natural and Cultural Resources and Recommended Land Use maps to help identify locations for new housing development alternatives.

3. Transportation Goals. Efficiently moving people and goods to their destination in a safe and environmentally sound manner is the overall goal of transportation planning. To accomplish this the Town is proposing the following.

01. Develop a high quality transportation system that balances the needs to move people and goods with preserving quality of life and the natural open space environment that characterizes so much of Town.
02. Encourage neighborhood designs that support a range of transportation choices (4)(b)2.
 - a. Public transit stops and walking and bike paths will be considered for all new development projects in the Town.
03. Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens (4)(b)14.
 - a. Develop a bike and walking trail along the east side of Smith Valley Road. This path would originate across the road from the Town Hall and then extend north to the Northwoods Elementary School, see Map 9.1.
 - b. Develop a new road to serve Smith Valley. This road will serve as an additional north south collector. It will begin as an extension of Sablewood Road at or near the east La Crosse City limits and run south for approximately one mile up the valley to a point where it would connect with Hidden Springs Road, see Map 9.1.

4. Utilities and Community Facilities Goals. Chapter six of this plan points out that the Town has no public water or sewer service nor does it have any police, fire or public works department. Goals and recommendations for this section are therefore not as comprehensive as other local units of government may have.

01. Develop storm water management plans for Smith, Miller and Peters Valley and Kiel Coulee that manage storm water in as natural way as practical to reduce public expenditures on storm water infrastructure costs. The amount of housing development and accompanying storm water in these valleys is going to continue and the Town needs a plan on how to best manage increasing storm water.
02. Research grants to help fund storm water management plans and projects.

5. Agricultural, Natural and Cultural Resources Goals

01. Protect natural areas, including wetlands, wildlife habitats, lakes, rivers, woodlands, open spaces and groundwater resources (4)(b)3.
 - a. The Town will review all new development proposals in regard to their impacts on the above natural resources.
02. Preserve cultural, historic and archaeological sites (4)(b)6.
 - a. Chapter 8 has documented 3 sites in the Town that are on the Wisconsin Architecture and History Inventory. One is the Town Hall - Smith Valley School the other two are houses both located on Smith Valley Road. The Town will utilize this information when reviewing new developments.
03. Protect economically productive areas including farmland and forests (4)(b)4.
 - a. Promote Exclusive Agricultural Zoning and accompanying State tax credits as a viable option for landowners to look into if they desire to keep their land in agricultural use.
 - b. Existing development limitations on slopes from 20% to less than 30% and prohibiting development on slopes 30% or greater will assist in protecting the Town's forested valleys.
 - c. Promote purchase of development rights programs with conservancy organizations to help property owners maintain their lands in agricultural and forestry use.

6. Economic Development Goals.

01. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels (4)(b)11.

- a. Investigate how the town's existing agricultural lands in Smith, Miller and Peters Valley and Kiel Coulee can further support the region's agricultural and food processing industry and agri-energy production. Small farm and direct to consumer agriculture, community supported agricultural production systems and organic farming are gaining economic strength throughout the state.
- b. Investigate the concept of the Town Hall and Park or other areas in the Town serving as a farmers market or other use to provide income opportunities for agricultural landowners and gardeners.
- c. Promote small home occupation businesses that have less of an environmental impact as a way for the Town to maintain its economic base and rural lifestyle.
- d. Encourage industrial and institutional development to locate in other places in the region due to unsuitable land areas for these uses and road capacity concerns in the Town.

7. Intergovernmental Cooperation Goals.

01. Encourage coordination and cooperation among nearby units of government (4)(b)7.

- a. Continue to participate in the La Crosse Area Planning Committee
- b. Continue to work with the County Highway Department, Wisconsin DOT and neighboring local governments in developing road maintenance and construction efficiencies and cost sharing arrangements.
- c. Continue to participate in the Wisconsin Department of Transportation WISLER program to help ensure state road aid funding and identifying budgeting efficiencies.
- d. Continue to participate in the La Crosse Chapter of the Wisconsin County Towns Association to improve communication with towns and other governments and agencies.
- e. Utilize the La Crosse County Planning Departments website to provide information about the Town.
- f. Review and evaluate neighboring towns comprehensive plans to identify conflicts and/or coordination opportunities.
- g. Continue to work with the three school districts that serve the Town and facilitate to the extent practical any resources the Town has they could assist the School Districts in their missions.
- h. Continue to work with the County and other local governments on joint purchases resulting in quantity discounts on products and services.
- i. Continue to participate in planning efforts that address interests of overlapping or neighboring jurisdictions such as the joint grant application used to fund this plan and other local governments in the County 4(a).

8. Land Use Goals. The Land Use Element is a key section of the Comprehensive Plan and takes into consideration trends in land supply, demand, and prices as well as potential areas of future land use conflicts.

01. Promote the Redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures (4)(b)1.
 - a. The Town will look for redevelopment opportunities where practical but redevelopment opportunities in the Town are limited due to its rural nature, rough terrain, no blighted areas and most development activity being fairly recent.
02. Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs (4)(b)5.
 - a. The Town will encourage developments that are at densities that allow for efficient and economical public services including police, fire, roads, water, sewer, storm water, electrical, energy and public transportation services.
03. Identify "Smart Growth Areas". Smart growth areas are defined by Wisconsin Statutes as an area that will enable the development and redevelopment of lands with existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities that have relatively low municipal, state governmental and utility costs 4(c).

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- a. The Recommended Conservation Mixed Use (CMU) and Mixed Use Development (MU) areas along State Highway 16 and the Mixed Use Development area on the North end of Smith Valley near County Highway B are the areas that best qualify as Smart Growth Areas due to City of La Crosse boundary and water and sewer lines adjacent to or near these areas. In addition State Highway 16 and County Trunk Highway B both designated as principal traffic arterials have better capacity to more efficiently serve these areas.
04. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential commercial and industrial uses (4)(b)10.
 - a. The Town's recommended Land Use Map shows locations where residential and commercial developments are being recommended. Industrial uses in the Town outside of the area North of Gillette Street and East of River Valley Road are not recommended in the Town due to lack of suitable sites and road capacity concerns in the Town.
05. Balance individual property rights with community interests and goals (4)(b)12.
 - a. The Town's Public Participation Plan calling for a Town resident survey, public information meetings and a public hearing prior to developing the Comprehensive Plan is how the Town intends to balance individual property rights with community interests and goals.
 - b. The Town will also provide opportunity for input at public meetings where changes to the Comprehensive Plan or when zoning changes are being considered that balance both individual property rights and community interests and goals.
 - c. Encourage the Mississippi Valley Conservancy to better mark their boundaries and inform the public about the location of adjacent private properties to reduce trespassing.
06. Plan and develop land uses that create or preserve varied and unique urban and rural communities (4)(b)13.
 - a. The Town will strive to maintain the unique rural setting of Smith Valley, Miller Valley, Peters Valley and Kiel Coulee. These are unique rural communities due to their scenic and serene rural character within a growing metropolitan area and adjacent to the City of La Crosse.
07. Areas designated on the Town's recommended land use map as Conservation Mixed Use (CMU) or Mixed Use (MU) are to be interpreted as areas where mixed uses involving higher density residential and commercial uses may be more appropriate and are not to be interpreted as areas where all types of residential and commercial uses are to be allowed due to impacts many forms of development within these land use classes can have.
08. Industrial and institutional uses are not to be permitted in Areas shown as Conservation Mixed Use (CMU) or Mixed Use (MU) on the Town's Recommended Land Use Map due to terrain, traffic and incompatible impact concerns these uses would have in these areas.

The various land uses shown on the Town's Recommended Land Use Map are not to be construed as automatic "Permitted Uses". Zoning, slope and subdivision regulations and input provided during public meetings related to these regulations will ultimately determine whether a given development may occur or not. The Town's Recommended Land Use Map and goals developed in conjunction with it are to be viewed as guides developed from an overall perspective as uses more appropriate for a given area. There may be development impact concerns that arise during the permitting process that makes a recommended land use inappropriate. From an overall perspective though proposed land uses that are consistent with the Town's Recommended Land Use Plan should fair better in the permit approval process because of consistency with it.

*

**4a, 4b (1) through 4b (13) and 4c all refer to sections under Wisconsin's planning grant Statute 16.965 that calls for grant recipients to address these planning goals in their planning efforts.*

Land Use Classification System

This section defines the land uses that are being recommended this Plan and illustrated on Map 9.1. This land use classification system is the same used by La Crosse County but in some districts such as the Rural Residential and Single Family Categories additional classes have been added due to the generalized nature of the County system that could cause development of higher density in areas that are not suitable due to slope and road capacity. For example the Rural Residential District is defined as allowing one dwelling unit on one to five acres, which is a considerable variance, and could cause land use problems if this wide range of development densities would be allowed.

Each category of land use contains an overall purpose statement that describes the intent of each district and its allowable uses. The capitalized letters in parentheses indicate how that land use is represented on the Town's Recommended Land Use Map.

(a) Residential. A residential district includes land uses where the predominant use is housing. In areas that are zoned residential, buildings may include single family housing, multiple family housing (apartments, duplexes, townhomes, and condominiums) or mobile homes. Zoning for residential use may permit some services or work opportunities or may totally exclude business and industry. Residential development in La Crosse County may include the following types:

1. Single-Family. A single-family home is a detached, free-standing residential structure. Single-family residential development in La Crosse County includes the following:
 - a. Rural Residential 1 (R1). This district is generally intended to preserve agricultural lands and provide for very low-density rural, single-family detached residential development at a density of approximately 1 dwelling unit per 10 acres.
 - b. Rural Residential 2 (R2). This district is generally intended for low-density rural single-family detached residential development at a density of at least 1 dwelling unit per 5 acres.
 - c. Rural Residential 3 (R3) This district is generally intended for low-density single-family detached residential development at a density of 1-5 acres per dwelling unit.
 - i. Rural Residential 31 (R31) Approximately 1 acre per dwelling unit.
 - ii. Rural Residential 32 (R32) Approximately 2 acres per dwelling unit.
 - iii. Rural Residential 33 (R33) Approximately 3 – 4 acres per dwelling unit.
 - iv. Rural Residential 35 (R35) Approximately 5 acres per dwelling unit.
 - d. Single Family 1 (S1). This district is generally intended for low-density suburban single-family detached residential development at a density between two and five homes per acre.
 - i. Single Family ½ (SF1/2) Approximately ½ acre per dwelling unit.
 - e. Single Family 2 (SF2). This district is generally intended for single-family detached residential development up to a maximum density of six dwelling units per acre.
2. Multi-Family 2-4 Units (MF1). This classification includes housing where multiple, separate housing units are contained within one building.
3. Multi-Family 5+ Units (MF2). This classification includes housing where five or more separate housing units are contained within one building. This district includes the most “dense” residential structures found in La Crosse County. Large apartment buildings, student housing, and senior-care facilities are common examples. Care needs to be taken with development of these facilities to ensure adequate parking, access, and traffic facilities exist to accommodate many users.

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4. Planned Neighborhoods (PN). This classification refers to a planned mixture of predominantly single-family residential development, combined with one or more of the following land use types: two-family/townhouse residential, mixed residential, neighborhood office, neighborhood business, institutional, and public open space. Planned neighborhoods generally have a minimum size of 40 acres. Sites larger than 120 acres should be developed as multiple neighborhoods, with each neighborhood designed to be integrated into an overall plan. Open space should be provided in each neighborhood.
5. Conservation Subdivision (CS).
 - a. Wisconsin law (s. 66.1027) defines a conservation subdivision as “a housing development in a rural setting that is characterized by compact lots and common open space, and where the natural features of land are maintained to the greatest extent possible.” Conservation subdivisions allow for an adjustment in the location of residential dwelling units on a parcel of land so long as the total number of dwelling units does not exceed the number of units otherwise permitted in the zoning district. The dwelling units are grouped or “clustered” on only a portion of a parcel of land. The remainder of the site is preserved as open space, farmland, or as an environmentally and culturally sensitive area. The clustering of the dwellings into a small area is made possible by reducing the individual lot sizes. The open space is permanently protected and held in common ownership.
 - b. Conservation subdivisions are an alternative approach to conventional lot-by-lot division of land in rural areas which spreads development evenly throughout a parcel with little regard to the impact on the natural and cultural features of the area. Conservation subdivisions enable a developer to concentrate units on the most buildable portion of a site, preserving natural drainage systems, open space, and environmentally and culturally sensitive areas.¹
6. Mobile Home District. (MH)
 - a. These districts include accommodations for mobile homes, or manufactured housing. These structures are generally defined as those built in factories, rather than on site, that are delivered to the location where they will be occupied. They are usually transported by semi-trucks over public highways. They are less expensive per square foot than site-built homes, and are often associated with rural areas and high-density developments, sometimes referred to as trailer parks.
 - b. A “Mobile Home District” often requires additional requirements and regulations. These may include permanent foundations, minimum footprints, minimum roof pitches, and other standards to control for design and appearance of these housing units.
7. Institutional Living (IL). These structures include accommodations for people under formally authorized supervised care or custody. Populations residing in these units include patients or inmates. Residential living activity associated with dormitories, group homes, barracks, retirement homes, nursing homes, etc. would all fall within this category. These activities may occur in any number of structural types (single-family homes, multi-family homes, manufactured homes, etc.) but the activity characteristics of such living is not the same as the other subcategories under residential activities.
8. Transitional Areas Residential (TR). Growth areas identified in local plans or intergovernmental agreements that are anticipated to require municipal water, sewer, or other related service.

(b) Non Residential. A non-residential district includes uses that are business related, including commercial, retail, or industrial. Zoning for these areas is established to provide separation from incompatible uses, which may include residential neighborhoods. Non-residential development in La Crosse County may include the following types:

¹ Information from UW Extension Conservation Subdivision Ordinance Guide

1. **Commercial – Retail (CR).** This district includes areas dedicated to the sale of goods or merchandise for personal or household consumption. Structures include neighborhood stores, or designated shopping districts such as a downtown area. Commercial districts may also include malls or areas of intensive transportation access, such as interchange areas off highways and interstates.
2. **Office (O).** Office developments include buildings that provide a workplace for primarily administrative and managerial workers. Office uses can occur in almost any building, though modern technical requirements (such as internet access) limit some older structures for reuse. A typical office building may be divided into sections for different companies or may be dedicated to one company. Large companies may develop a campus-like environment including landscaping, fountains, or other natural or artistic elements. These uses generally require sewer and water facilities and large parking lots to accommodate commuters. Considerations for development include many of the same elements as “Commercial” uses, including signage, building and lighting standards, appropriate access, and compatibility with surrounding uses.
3. **Mixed Use (MU).** Mixed-use development refers to the practice of containing more than one type of use in a building or set of buildings. This includes a combination of residential, commercial, industrial, office, institutional, or other uses.
4. **Conservation – Mixed Use (CMU).** A combination of residential, commercial, industrial, office, institutional, or other uses developed in an environmentally low-impact manner. It is generally recommended that at least 50% of the site is preserved as open space, farmland, or as an environmentally and culturally sensitive area.
5. **General Industrial (GI).** All industrial activities are allowed in this district including assembly plants, manufacturing plants, industrial machinery, shipping, and trucking.
6. **Light Industrial (LI).** Light industrial is usually a less intensive use than “General Industrial,” and is more consumer-oriented than business-oriented (i.e., most light industry products are produced for end users rather than for use by other industries). Light industrial has less environmental impact than heavy industrial and is more tolerated in residential areas.
7. **Transitional Areas Non Residential (TNR).** Growth areas identified in local plans or intergovernmental agreements that are anticipated to require municipal water, sewer, or other related service.

(c) Public/Institutional (PI). This district encompasses a range of public, social, and institutional uses. These uses are public or semi-public, and generally tax exempt. Specific uses include schools, libraries, parks, municipal buildings, emergency response and public safety buildings, health care facilities, travel-related facilities, places of worship, or other governmental lands. As a broad policy plan, the County Land Use Plan will not depict the exact location of these facilities. Siting guidelines for new facilities are proposed in the recommendations section of this chapter.

(d) Agricultural and Rural. The Agricultural and Rural District is established for areas in which agricultural and certain compatible low intensity uses are encouraged as the principal uses of land.

1. **Exclusive Agricultural Preservation Areas (EA).**
 - a. The purpose of the Exclusive Agricultural District is to preserve agricultural land for food and fiber production; protect productive farming by preventing conflicts between incompatible uses; maintain a viable agricultural base to support agricultural processing and service industries; reduce costs of providing services to scattered non-farm uses; promote orderly urban growth; implement the provisions of the County Farmland Preservation Plan, when adopted and periodically revised; and comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under ss. 71.09(11), Wis. Stats.

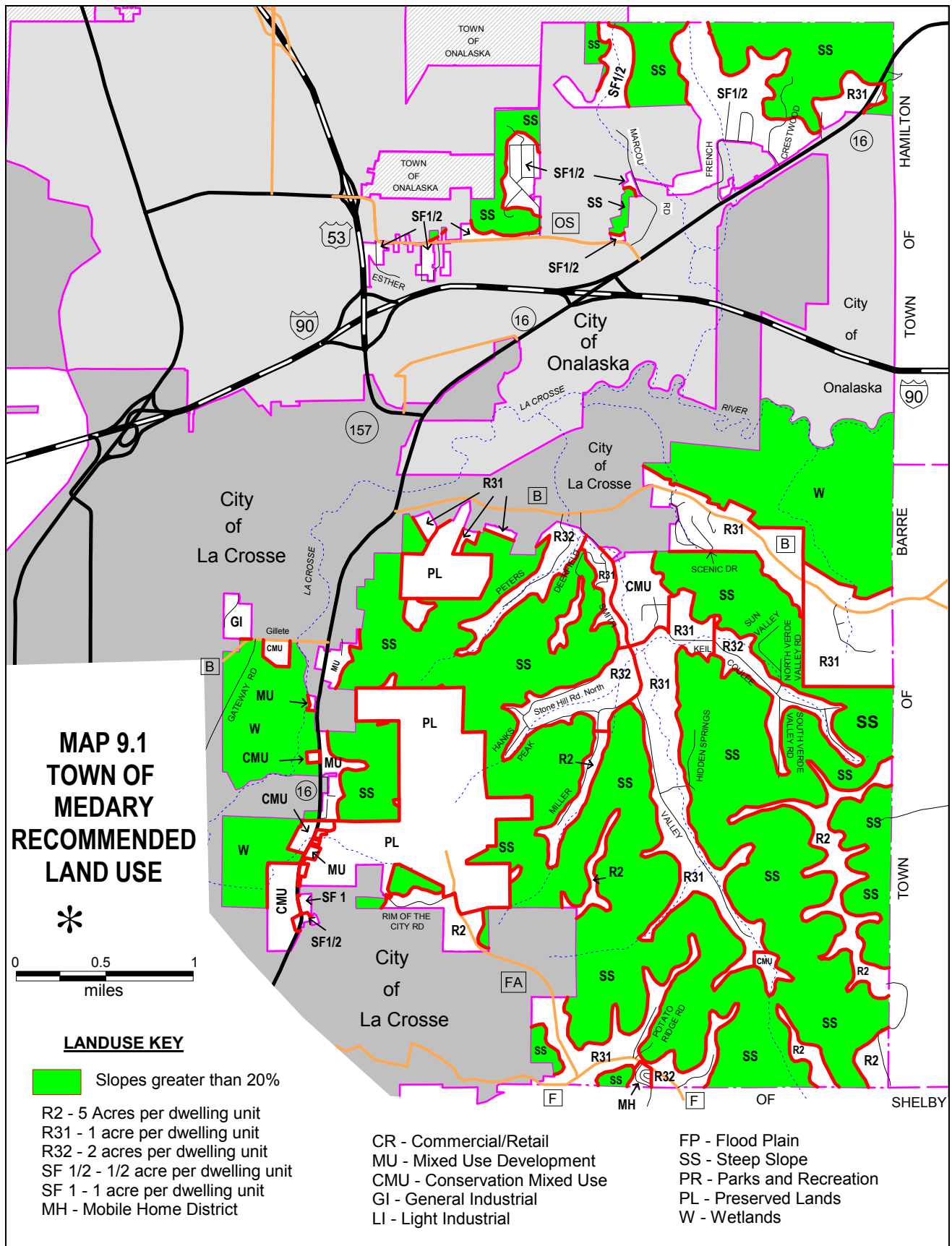
- b. This district is generally intended to apply to lands which include all classes of soils in the County that are in productive agricultural use including, but not limited to, land demonstrated to be productive for forestry, dairy, livestock raising and grazing; lands historically farmed which are integral parts of farm operations; lands for the production of specialty crops; and lands that are potentially productive given improvements such as irrigation or drainage.
- c. A developer or land owner wishing to remove property from Exclusive Agricultural Preservation Areas shall provide adequate evidence to Town and County governments that the proposal meets the following criteria:
 - i. The development proposal is consistent with the locally adopted land use plan map and related policies.
 - ii. Land proposed for rezoning does not have a history of productive farming activities or is not viable for long-term agricultural use.
 - iii. Land is too small to be economically used for agricultural purposes or is inaccessible to the farm machinery needed to produce and harvest agricultural products.
 - iv. The land is located such that there would be minimum conflicts with surrounding agricultural uses.
 - v. The land does not include natural features such as wetlands, floodplains, steep slopes, or significant woodlands that would be adversely affected by non-farm development.
 - vi. The lay of the land will allow for construction of a road or driveway that is suitable for emergency vehicle travel. Safe access from the road or driveway onto existing roadways shall be required.
 - vii. A need for additional non-farm development can be demonstrated in the community.
 - viii. Outside of existing or planned sanitary district limits, only land that is comprised of soils that are suitable for on-site septic systems shall be considered.
 - ix. Provision of public facilities to accommodate the proposed development will not place an unreasonable burden on the ability of the community and County to provide those facilities.

2. General Agricultural Areas (GA).

- a. This category indicates other rural and agricultural areas that are not designated as planned exclusive agriculture areas. New residential development should be limited to a density of one home per 20 acres. However, this district does not require a 20 acre minimum lot size. Splits and land divisions within this category will be limited to one split per five years. Lot size and physical constraints will be determined by local and County ordinances.
- b. New developments are strongly encouraged to utilize cluster and conservation housing principles (described in Section 6.2).

(e) Environmental. The Environmental District includes areas where special protection is encouraged because of unique landscape, topographical features, wildlife, or historical value. They contain the best remaining woodlands and wetlands, wildlife habitats, undeveloped shorelands and floodlands, groundwater recharge and discharge areas, and steeply sloped lands in the County. In developed areas, this designation also refers to parks and open spaces used for recreation or environmental purposes.

1. Floodplain (FP) A floodplain is flat or nearly flat land adjacent to a stream or river that experiences occasional or periodic flooding. It includes the floodway, which consists of the stream channel and adjacent areas that carry flood flows, and the flood fringe, which are areas covered by the flood but which do not experience a strong current.
2. Steep Slopes (SS). Slopes are the grade of the land determined by the vertical rise or fall in feet, per horizontal length in feet, measured perpendicular to the land contour and expressed as a percentage. The County prohibits development on slopes of 30% or greater. This Plan recommends that development be limited on slopes greater than 20% but less than 30% as development in these areas create an erosion hazard and the potential for off-site damage to public and private property. It is recommended that ordinances are updated to revise this standard.
3. Wetlands (W). Wetlands are those areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which have soils indicative of wet conditions and indicated on NRCS or County wetland inventory maps.
4. Parks and Recreation (PR). Land and water resources designated for recreation where people can engage in active and passive recreation activities.
5. Preserved Lands (PL). In La Crosse County, these include lands owned by a non-profit land trust for permanent conservation purposes. Lands may include blufflands, prairies, wetlands, and streams.
6. Open Space (OS). Structured or unstructured open space areas required for various types of development, or reserved for recreation or aesthetic purposes. These spaces are generally suited for passive recreational pursuits, and are sometimes developed or reserved to buffer different types of land uses or resources.
7. Overlay Districts (OD). This category includes any local or County adopted “overlay” districts prepared to protect viewsheds, historic, archeological, or culturally significant sites. Specific guidelines for each overlay will be enforced through the plan and applicable ordinances.



Comprehensive Plan Implementation

This Comprehensive Plan will only be beneficial if it influences how Town and County officials make land use and project budgeting decisions. It is hoped that the planning process used to develop this plan is sustainable and this Plan will create increased habits for use and become a key policy document for local officials. This chapter identifies actions that need to be undertaken to implement this Comprehensive Plan.

Plan Element Integration and Consistency Requirement

Wisconsin Statutes call for all Comprehensive Plans to include an Implementation Element. This element is to have a description of how each of the plan elements in the Comprehensive Plan will be integrated and made consistent with the other elements of the comprehensive plan. This integration and consistency requirement for the Town's Plan was achieved through developing this Plan holistically under one continuous planning process starting in the fall of 2005 and culminating with the Plan's adoption in late 2008. State Statutes also allow for communities to develop and adopt each plan element independently. Under this arrangement integration and consistency is a bigger challenge due to lack of information about the contents of elements yet to be developed.

The Town's planning process involved: designing, mailing and tabulating resident surveys; reviewing drafts of each element independently and for consistency with the other elements; and developing the Town's goals, policies and program's collectively for each of the elements for accuracy and consistency purposes. In addition the same Town Planning Committee was in charge of the planning process from beginning to end. Due to this holistic – complete system planning process the elements of the Town's Comprehensive Plan have been thoroughly integrated and are consistent with one another.

Plan Update and Amendments

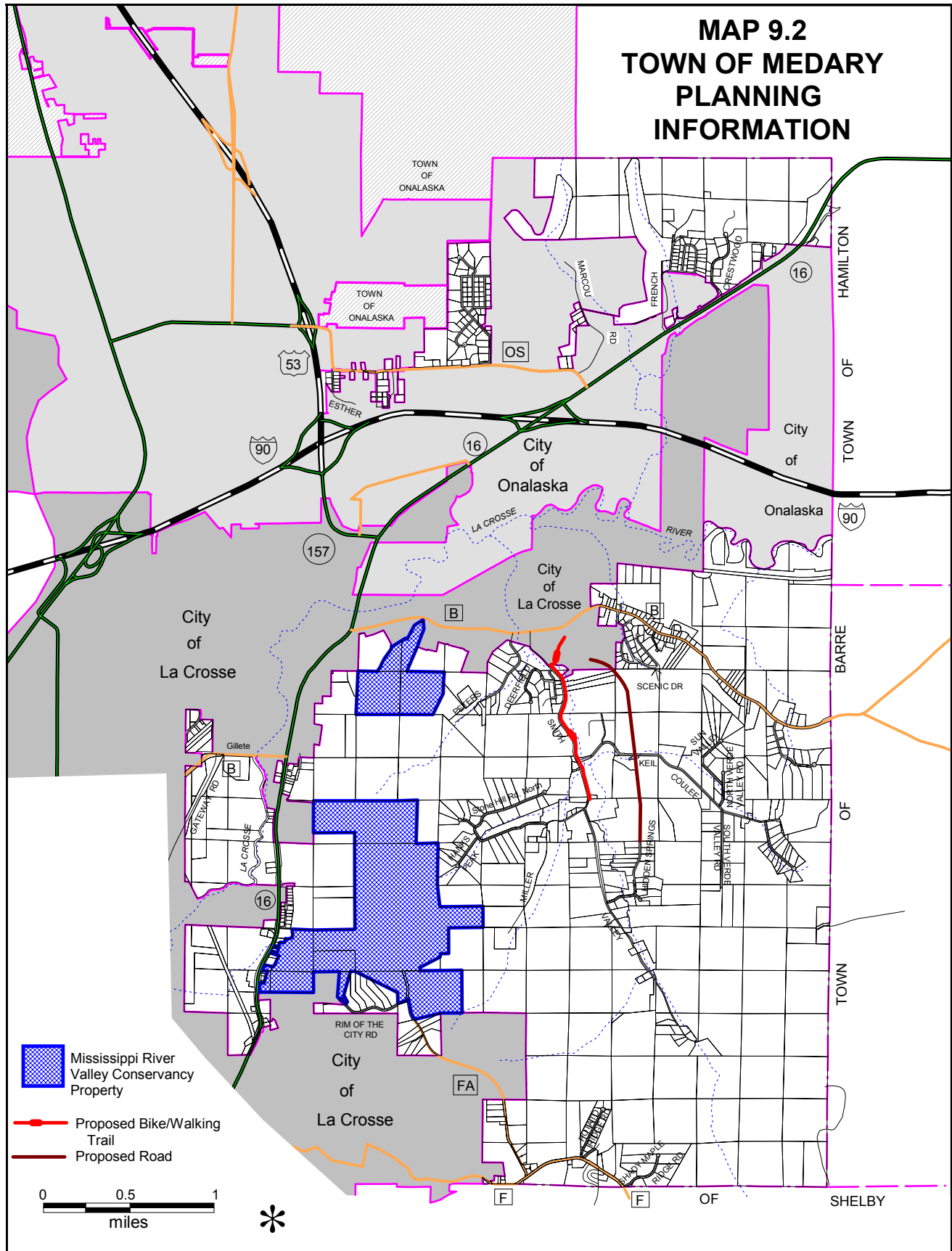
State Statutes call for all Comprehensive Plans to be updated at least once every ten years. An update is a major rewrite of the entire plan and maps. An amendment can be made at any time as long as appropriate public notices and meetings have occurred to allow for the amendment.

The Town will evaluate the Plan's need for amendments at least every five years and update it pursuant to State Statutes every ten years.

Comprehensive Plan Implementation Schedule

State Statutes call for Comprehensive Plans to develop a compilation of programs and specific actions in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps or subdivision ordinances to implement the goals policies and objectives listed in a local governmental unit's comprehensive plan and provide a mechanism to measure the local governmental unit's progress toward achieving all aspects of their Comprehensive Plan. The following is the Town of Medary's Comprehensive Plan Implementation schedule.

Table 9.1 Comprehensive Plan Implementation Schedule 1= High or Short Term Priority 2 = Medium or Mid-Term Priority 3 = Long Term or Continual Priority			
Action #	Priority	Action	Responsible Party
1	1	Land Use Regulations. Work with La Crosse County in updating the County Zoning Ordinance, Subdivision Ordinance, Site Plan Review Ordinance, Sign Regulations and Conservation Subdivision Design Standards within the County's Subdivision and Platting Ordinance (Ch.18).	Town Planning Commission and Town Board.
2	1	New Walking/Bike Path. Develop new walking and bike path from the Town Hall -Smith Valley School to North Woods Elementary School.	Town Planning Commission and Town Board
3	1	Reduce Trespassing on Private Property. Encourage the Mississippi Valley Conservancy to better mark their boundaries and inform the public about the location of adjacent private properties to reduce trespassing.	Town Planning Commission and Town Board
4	2	Farmers Markets and Agri-Energy. Direct to consumer agriculture markets, organic farming, and community supported agricultural production systems for food and energy show great regional growth potential. Investigate how the Town Hall location or other locations could help provide income opportunities for the Town's landowners to help maintain its agricultural economic base.	Town Planning Commission and Town Board
5	2	Define Rural. The Town Survey and Plan place a priority on maintaining a rural character. This term needs to be better defined for what it means in the Town of Medary.	Town Planning Commission and Town Board.
6	3	Town Viability Analysis. Prepare cost benefit analysis to determine at what point it may no longer make sense for the Town to maintain its self as a local Government due to annexation and land conservancy purchases.	Town Planning Commission and Town Board.
7	3	Storm Water Management Plans. Develop Storm Water Management Plans for Smith, Peters and Millers Valley and Kiel Coulee that manage storm water in as natural way as practical to decrease future public infrastructure costs as development continues in these valleys.	Town Planning Commission and Town Board
8	3	New Road. Investigate the feasibility of developing a new road from Hidden Springs Road north to Sablewood Road in the City of La Crosse.	Town Planning Commission and Town Board
9	3	New Development Consistency With Town Comprehensive Plan. When any new development is proposed in the Town it will be evaluated based on the goals, policies, programs and maps in the Town's Comprehensive Plan.	Town Planning Commission and Town Board
10	3	Intergovernmental Cooperation. Work to improve communication and cooperation with surrounding town, city and county governments.	Town Planning Commission and Town Board
11	3	Town Plan Annual Review. The Town will annually review the Town Comprehensive Plan relating to needed amendments and in regard to achieving goals and actions identified in the plan.	Town Planning Commission and Town Board



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APPENDIX A

SURVEY REPONSES
FOR QUESTIONS
25 AND 26

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Table 5 - Town of Medary Survey Responses to Question 25 on the Biggest Issues Facing the Town Today

The following are the written responses to question 25 of the Town survey that was conducted during the September-October 2006 time period; 624 surveys were mailed out and 161 were returned. Each survey had response lines for two adult members of the household to complete. In some cases both responses were exactly the same. That is the reason why some of the following responses are listed twice. Also some surveys did not have any written responses.

- State and county mandates with no funding.
- City control in the town.
- Property taxes.
- Annexation pressure from La Crosse.
- Too much residential growth, maintain a rural atmosphere.
- Controlling development.
- Preventing city annexation.
- Controlling development.
- Preventing city annexation.
- Urban sprawl.
- Balance of services, land values and taxes.
- Intelligent land use management.
- Annexation by City of La Crosse and City of Onalaska and their extraterritorial "rights" make it difficult for Town to really decide its destiny.
- Urban sprawl into rural areas resulting in loss of farming and land use conflicts between residential and rural interests; increased residential growth will demand expanded services/costs.
- Shouldn't have to help pay for repairs on Bliss Road - I feel it's the City of La Crosse's problem.
- State and county rules.
- City, state and county rules.
- Concern of further annexation by the city.
- Taxes, keeping them low.
- Onalaska annexing Medary property.
- Maintaining low taxes.
- The annexing of Medary to Onalaska.
- Improved emergency services (fire etc.)
- Improve tax base - no new expenses.
- Keep noxious weeds under control - as law suggests in drain ditches down from hills.
- Cooperation with Onalaska and La Crosse to maintain orderly progression in annexation.
- Protecting farmland.
- Protecting the views of the bluff from sporadic development.
- Protecting farmland.
- Protecting the views of bluff land from sporadic development.
- Barre development with same highway system.
- Lack of fire hydrants within development areas.
- Roads should be improved for increasing traffic.
- Taxes on properties.
- Highway maintenance.
- Keeping property taxes affordable.
- Providing affordable garbage (large items) drop off times and services.
- Preventing annexation to La Crosse.
- Keeping property taxes low.
- Loss of bluff lands.
- Urban sprawl.
- Keeping taxes low.
- Housing development in rural areas - destroying too much of the wooded lands, valleys etc.
- Keeping taxes low.
- Maintaining roads in the township and bridges.
- Roads.
- Roads.
- Unwanted annexation.

- Increased traffic.
- New development and losing irreplaceable natural lands.
- Stop loss of scenic beauty. Higher taxes caused by new growth and development.
- Controlling development.
- Loss of farmlands and woodlands.
- Controlling development - multi-unit housing on small plots; keeping business out of rural areas; etc. "SPRAWL".
- Loss of woodland, fields and farmlands.
- Road maintenance and improvement.
- Road maintenance and improvement.
- Safety - walking and biking on Smith Valley Road - need pedestrian bike lane.
- Preservation of green space.
- Safety of bikers on the roads ? - need for bike lanes.
- Future development - loss of natural landscape.
- Property development for sub-divisional growth by investors.
- Re-doing existing roads to meet the higher traffic due to development.
- Growing too fast without being prepared for rapid growth!
- Recreation areas/parks for new developments for use by the young families and existing families/residents.
- Commercial development in residential neighborhoods.
- Water/sewer/septic systems.
- Avoid annexation to City of La Crosse.
- Controlling growth of new development that won't ruin the rural setting we have now.
- Controlling taxes so they don't sky rocket out of the average person's wages.
- Rate of development.
- Density - how many housing units/acres.
- Loss of area to Onalaska and La Crosse to development causing loss of character to area.
- Loss of tax base.
- Unplanned housing development.
- Annexation of property.
- Land use.
- Paying for the infrastructure.
- Aging septic systems.
- Fire protection.
- To not raise taxes.
- Highway 16 traffic.
- To not raise taxes.
- Highway 16 traffic.
- Roads are inadequate for the amount of development going on.
- Bike lane along Smith Valley Road to get kids and bikes off the main road.
- Inadequate roads for the amount of development.
- Bike lane along Smith Valley Road.
- Taxes.
- Septic systems.
- Poor road maintenance.
- No park.
- Inability to elect proper people to certain positions.
- Maintaining the rural nature of the valley areas.
- Maintain bluff slopes and tops in forested cover undeveloped.
- Condo clusters that detract from the rural scene.
- Better fire protection.
- Better fire protection.
- Residential over-development for existing roads.
- Keeping the relatively rural environment.
- Residential over-development and loss of green space.
- Adequate traffic flow for increasing populace - enforce speed limits.
- Uncontrollable growth.
- Hold on taxes.

- City of La Crosse - too much control, over area surrounding it.
- County control.
- City of La Crosse - trying to annex all outlying areas.
- Too much county and state control.
- Annexation.
- Proper land use.
- Annexation.
- Proper use of the land.
- Pressure to develop houses.
- Annexation.
- Some roads need to be updated to accommodate large amounts of traffic.
- Keep the rural feel where possible but allow growth where possible.
- Land being consumed by new housing. I believe the minimum acreage restrictions consume more land and do the opposite of what was intended.
- Growing too fast will cause people to want to enact more restrictions, thus making it more like living in a city.
- Too much land being used for new housing.
- The roads are getting in rough condition and nothing is getting done about it.
- Too many people.
- Too many people.
- Continued loss of land to La Crosse, Onalaska, etc.
- Towns' ability to meet the needs of geographical diverse community and also the needs of the different land uses-suburban, rural, industrial, business, farm - we have some of everything and the needs are not the same.
- Annexation.
- Housing on the bluffs.
- Annexation.
- Housing on the bluffs.
- Road access.
- I would like to see a walking/bike path along Smith Valley Road. This is for safety and recreation. I do feel we could get some funding for this.
- Maintaining integrity and rural setting.
- Roads.
- Maintaining integrity and rural setting.
- Roads.
- Too much control by City of La Crosse.
- Lack of promoting the area.
- Reluctant to change.
- To many developers looking to get rich at the expense of present homeowners.
- To keep up present service with the rising cost without excessive tax increase.
- Growth at the expense of the present owners and money made to developers who don't care about land-green area/trees.
- Made Onalaska city residents without wanting too, but because developers want to build way to many houses in an area, we may have to.
- Avoiding annexation to the City of La Crosse.
- Vehicle traffic breaking rules of the road.
- Planning for development.
- Increasing road traffic and safety.
- Annexation by La Crosse.
- Loss of undeveloped land.
- Annexation by La Crosse.
- Loss of undeveloped land.
- Ordinances by the City of La Crosse.
- Federal, state and county mandates.
- A sewer system would be great.
- Annexation into La Crosse.
- Pressure to be annexed by La Crosse.
- Expanding residential growth.
- Expanding residential growth.

- Pressure to be annexed by La Crosse.
- Maintaining/improving services while levying reasonable taxes.
- Equality and fairness of representation throughout the township, i.e. not favoring one portion of township's needs at expense of another.
- Maintaining/improving services while levying reasonable taxes.
- Equality and fairness of representation throughout the township, i.e. not favoring one portion of township's needs at expense of another.
- Road conditions (poor).
- Annexation of Town to the City of La Crosse.
- Urban sprawl.
- Smart development.
- Keeping property tax rates in line.
- Maintaining town roads.
- Onalaska sucking Medary away.
- Apartment buildings and townhouses.
- Too much development.
- Lack of planning.
- Road maintenance and improvement.
- Road maintenance and improvement.
- Taxes.
- Encroaching City of La Crosse boundaries.
- Taxes.
- Encroaching City of La Crosse boundaries.
- Controlled growth, avoiding suburban sprawl like Holmen.
- Preserving natural areas.
- Increasing taxes.
- Threat of annexation of parts by La Crosse, Onalaska.
- Maintain rural character - avoid houses built in clusters.
- Improve Smith Valley Road - walking/biking lane.
- Houses and condos too close together.
- Increased traffic levels with increasing speeds.
- Cost of operating the Town.
- Housing expansion.
- Road construction and road maintenance.
- We should be able to subdivide land. People need housing between La Crosse and Onalaska.
- La Crosse County taxes not fairly distributed.
- Allow one acre lots.
- Preserve large rural areas.
- Overgrowth.
- Not saving enough green space.
- Take over of City.
- Not enough green space.
- Protect Medary from annexation. Some people are seeking a quick fix to complex issues such as tax relief, resulting in a stampede mentality.
- Developer encroachment - multiple dwelling housing units; extremely small parcels of land for housing units.
- Protect Medary from annexation. Some people are seeking a quick fix to complex issues such as tax relief, resulting in a stampede mentality.
- Developer encroachment - multiple dwelling housing units; extremely small parcels of land for housing units.
- Road upkeep for Smith Valley Road - new developments, new housing traffic on a no shoulder tore up road.
- Traffic speed and amount of traffic on Smith Valley Road. Wouldn't mind family housing development down Smith Valley if at least 2 more outlet roads.
- Too many housing units. We should be conserving farm and woodlands.
- Traffic - extreme problems due to building and development.
- Residential growth needs to be carefully controlled.
- Maintaining and protecting natural resources is critical to quality of life.
- Maintaining farm areas, concentrating housing to clusters with green space.

- Smith Valley Road move traveled roads should have improved shoulders for walking, biking and children.
- High density housing (condos) spread out growing the roads.
- Land/property taxation.
- Explosive growth in residential housing.
- The country is looking too much like the city as city dwellers move out.
- Need a development plan for area along 16 not annexed by La Crosse.
- Plans to regulate housing along Highway B & Smith Valley Road.
- Planning future development as the population of La Crosse and Onalaska expand to surrounding areas.
- Infrastructure for future development.
- Small residential clusters, mobile home courts, sewage, fire protection, pork control development.
- Regulations.
- Viability of Town - annexation.
- Adequate and properly maintained roads.
- Park and recreation fees need to be lower.
- Plowing snow adequately on Hickory Point Court.
- None - satisfied.
- Road maintenance - winter and summer - to icy never cleared well.
- Widening the roads for bike traffic.
- Roads are left with a layer of snow slush - ice forms.
- Possibility of too much development of commercial enterprise i.e. malls and manufacturing.
- Growth.
- Population.
- Keep taxes affordable.
- Do not develop beyond our services.
- Keeping the city out.
- Taxes.
- Roads.
- Expanding housing developments too quickly.
- Roads - walkways.
- Annexation to La Crosse.
- Road up keep.
- Traffic on Highway 16.
- Road conditions and width of road on County B.
- Housing growth, roads suitable for the new growth.
- Housing growth, roads suitable for the new growth.
- Safe roadways - I feel we need to make our roads safe for children and all pedestrians - walking, biking...
- Rapid housing growth without careful town planning.
- Maintaining what we have (minimum city involvement, lower taxes, rural living).
- Smith Valley Road condition - (should be widened, repaired, walking/bike lane) from CTY B to Town Hall.
- La Crosse annexation process. I oppose it.
- Onalaska annexation process. I oppose it.
- Keeping the area we have instead of losing it to La Crosse and Onalaska.
- Keep the Town of Medary - no annexation.
- Get a handle on condo developments, and crowding these so close together.
- Annexation - I am against any calls to annex.
- Water quality - monitor from contamination regularly.
- Annexation - against.
- Taxes - keep affordable.
- Annexation by Onalaska and La Crosse.
- Generating tax dollars to adequately maintain roads, fire/police protection.
- Annexation by Onalaska and La Crosse.
- Generating tax dollars to adequately maintain roads, fire/police protection.
- Keeping property taxes at reasonable levels.
- Allowing some growth but keeping the rural feel to much of the Town.
- Traffic on Smith Valley Road - people do not stay on the sides between yellow lines - drive down the middle.
- Too many condos to close together.

- City annexing land.
- Tax base to support town.
- Traffic/road issues.
- Growth.
- Public works - service, need improvement.
- Growth, need more control.
- Annexation and higher taxes.
- Heavy traffic on County B.
- Need grocery store.
- Annexation by surrounding cities.
- Keeping taxes low enough and services good enough so that residents don't seek to be annexed to take advantage of city services.
- Land use - maintain natural beauty by not overdeveloping.
- Not being annexed.
- Too many houses and housing developments.
- Traffic - roads not adequate.
- Taxes going up at an unreasonable rate.
- Too many large homes going up and causing an economic burden for smaller and established homes.
- Avoiding having parts of Medary annex into La Crosse or Onalaska.
- Allowing current landowners to sell land for homes and avoid destroying the rural character.
- Avoiding annexation by La Crosse and Onalaska.
- Keeping population density low and avoiding business and manufacturing growth.
- Management of housing growth and its impact on existing housing/rural areas.
- Condominiums.
- Over-development.
- Over-development. Where are the parks in Miller Valley and Kiel Coulee area. Developers should be made to pay for a park.
- Wasting money cutting road side trees. Why haven't Bob Kiel's roadside trees been trimmed.
- Three things: sewer, water and fire protection. A municipal building in the area to the south or behind the present City Town Hall. This would immediately house the governing committee, the volunteer planning committee and be finished later to house the volunteer fire department's equipment and the Medary sewer and water commission. We need fire hydrants throughout the settled area. Perhaps this could be done in stages equipping the most densely populated areas first. The actual sewage disposal operation would be elsewhere.
- Roads - especially Smith Valley and Miller should be widened or straightened to allow for the increase in traffic.
- The need for a convenience store/gas station near County Road "B". It should be located near Hwy 16.
- The need to hold down or decrease the amount of taxes that the homeowners pay.
- Annexation.
- Development.
- Annexation.
- Development.
- No annexation (La Crosse).
- Limited commercial growth.
- No annexation (La Crosse).
- Limited commercial growth.
- Over-development.
- Maintaining rural roads due to increased traffic and construction.
- Controlling multi-family housing.
- Controlling taxes.
- High school taxes.
- Socio-economic bussing of children is too costly.
- Taxes to high.
- Lack of cohesiveness as a Town because there are no common areas like parks and the Town is so spread out over the coulees.
- Public park somewhere in Medary would be great!
- Not enough representation from residents - thanks for the survey. It's a start - used to be run by 4 people and forget the rest of our opinions.
- City of La Crosse trying to get too involved in township business.
- Annexation.
- Control of taxes.

- Maintaining current level of government services.
- Taxes.
- Maintaining roads.
- Need to protect natural waterways.
- Roads are not adequate versus growth.
- Control residential growth - City annex town.
- Maintaining necessary public services while keeping suburban and purest character of the Town.
- Adequate tax base - ability to control skyrocketing property taxes.
- Keeping the land in the Town.
- Over-development.
- Keeping the land in the Town.
- Over-development.
- Annexation.
- Housing growth.
- Snow removal is inadequate - drop the blade - why do you sand before plowing - your wasting the taxpayers gas and time (hourly pay) without accomplishing anything. Finish the roads you start. Solution: hire some professionals that are qualified for the job.
- There is getting to be too many housing developments in Medary - too much traffic for roads.
- Snow removal is inadequate - drop the blade - why do you sand before plowing - your wasting the taxpayers gas and time (hourly pay) without accomplishing anything. Finish the roads you start. Solution: hire some professionals that are qualified for the job.
- There is getting to be too many housing developments in Medary - too much traffic for roads.
- Stopping the annexation to Onalaska.
- Rising costs.
- Pressure from developers to build duplex slums. Let the "urbanites" move to City of La Crosse.
- Preserving the character of the Town: Rural/suburban - keep out cheap housing/duplexes on small lots.
- Pressure from developers to build duplex slums. Let the "urbanites" move to City of La Crosse.
- Preserving the character of the Town: Rural/suburban - keep out cheap housing/duplexes on small lots.
- Being annexed to La Crosse.
- Traffic flow out of Smith Valley onto CTH A.
- Keeping taxes manageable, we are moving from La Crosse because of their high taxes!
- Do not overdevelop rural areas.
- Keeping taxes manageable, we are moving from La Crosse because of their high taxes!
- Do not overdevelop rural areas.
- City of La Crosse annexing areas for their benefit.
- There are no public parks close to where I live.
- Land use.
- Preservation of the township.
- Land use.
- Preservation of the township.
- The hodge podge of Medary's land area.
- Fire and police protection.
- Traffic on County B.
- Annexation to City of Onalaska.
- Taxes.
- Too many condos! Stop this growth now.
- The roads during the winter months need to be maintained better - solution: Add more people to crew doing the plowing, drop the blade on the plow down so you can get the snow off the road or fire people doing it now and replace with some professionals.
- Raising taxes.
- Takeover by the City of La Crosse.
- Taxes.
- Taxes.

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Table 6 - Town of Medary Survey Responses to Question 26 on the Most Positive Aspects About the Town

The following are the written responses to question 26 of the Town survey that was conducted during the September-October 2006 time period; 624 surveys were mailed out and 161 were returned. Each survey had response lines for two adult members of the household to complete. In some cases both responses were exactly the same. That is the reason why some of the following responses are listed twice. Also some surveys did not have any written responses.

- Open township government.
- Good control of the tax dollar.
- Low density population.
- Rural character.
- Low taxes, country setting.
- Close to needed businesses.
- Quiet neighborhood.
- Low taxes.
- Quiet neighborhood.
- Low taxes.
- Rural feel.
- Safe for families.
- Rural feel.
- Tax rate.
- It's rural, pastoral landscape and lifestyle; people are good neighbors.
- Ability to keep cost (taxes) of government at reasonable level. This will become difficult as growth occurs.
- Rural environment.
- Low density population.
- Control on spending tax dollars.
- Keeping city of La Crosse out.
- Country living but close to services and action.
- Low taxes.
- Low taxes.
- Rural Area.
- Taxes being low.
- Green space (rural areas).
- Taxes - suburban living.
- Taxes - minor government meddling.
- Land.
- Minimal government.
- Beauty of land.
- Minimal government.
- Low taxes.
- Country setting close to town.
- Rural atmosphere; multi-acre lots.
- Low taxes.
- It's a beautiful place to live.
- Small town government.
- Beautiful area to live.
- Less restrictions i.e. burning brush etc.
- Quality of life, not crowded, less urban sprawl.
- Low taxes.
- Low taxes.
- There are still beautiful rural undeveloped areas of land. I don't like to see every "inch" of land developed.
- Lower taxes.
- Lower taxes.
- Large wooded lots.
- Property tax rates.
- Beautiful, rural environment. Valuable natural resources.
- Recreation and hunting/fishing opportunities.

- Rural character and proximity to La Crosse.
- Low housing density, quietness and beauty.
- Rural character - lower traffic, quiet and wildlife.
- Close proximity to La Crosse's developed areas.
- Rural features.
- Rural features.
- Quiet natural beauty.
- Lower taxes.
- Quiet, rural atmosphere.
- Natural landscape - woods, prairie etc.
- Rural setting.
- Close proximity to services in La Crosse and Onalaska.
- Close to stores..in Onalaska and La Crosse but yet has a rural feel.
- Not too many subdivisions yet, enough, but not too many and like preserved Hixon Forest that surrounds part of Medary.
- Small town/local control feeling.
- Reasonable taxes.
- Low taxes.
- Country setting, not too far away from city.
- The rural setting that is close to local business.
- The ease of contacting town board members.
- Transition zone - city to semi rural.
- No sidewalks, streetlights, no big city government.
- Allows more green space with larger yards.
- Areas of undeveloped wood acreage.
- A reasonable local mill rate.
- Proximity to shopping and other business.
- Rural atmosphere.
- Beauty.
- Proximity to La Crosse and surrounding communities.
- Taxes.
- Our water and sewer.
- Lower taxes.
- Our water and sewer.
- Lower taxes.
- Rural Setting.
- Rural setting yet close to city.
- Reasonable services and reasonable taxes.
- Reasonable taxes. .
- Rural atmosphere.
- Location.
- Openness.
- Quiet and close to the mall, etc.
- The rural quality of life.
- The low-key presence of the Town of Medary government.
- Country living so close to shopping and city jobs.
- Rural -but close to business.
- Rural living.
- Rural living.
- Country living - well maintained.
- Safe living, spacious living.
- Affordable taxes.
- Relatively rural environment.
- Affordable taxes.
- Its rural nature.
- Its good roads.
- The open and green spaces. It's been sad seeing Barre Mills become houses.

- Good roads and good government.
- Semi-rural.
- Easy access taxes.
- Not being a part of the City of La Crosse and their lack of reasoning.
- Low taxes and conservative views.
- Being outside the City of La Crosse.
- Tax base.
- Low taxes.
- Low taxes.
- Great service/country living.
- Privacy and freedom.
- Having the ability to have their own rules.
- Like the rural feel so close to the city.
- Lower taxes.
- Rural setting close to La Crosse.
- Rural setting.
- Lower taxes.
- Rural setting - private well.
- Rural residential environment close to La Crosse.
- Rural residential environment close to La Crosse.
- Ability to live in a rural area and yet be close to the things a city has to offer.
- Low taxes.
- Rural setting.
- Low taxes.
- Rural setting.
- Low taxes.
- Rural setting.
- Low taxes.
- The beauty and location of Medary.
- The Town is always looking to keep taxes down, I like that.
- Rural setting, close proximity to shopping.
- Low taxes.
- Rural setting, close proximity to shopping.
- Low taxes.
- Potential for growth.
- Ideal location for families to relocate.
- Affordable taxes.
- Board keeps open mind - open to suggestions.
- Rural type neighborhood presently.
- Meetings to listen to concerns and changes.
- Quality of life.
- Open spaces.
- Low taxes.
- Rural atmosphere.
- The marsh and woodlands.
- Quiet country like atmosphere.
- Location in regard to La Crosse and Onalaska.
- Quiet country like atmosphere.
- Location in regard to La Crosse and Onalaska.
- The Town has planned well and listens to the voters.
- Low taxes.
- Great services.
- Rural, country feel.
- People that want to keep the country in the Town of Medary.
- Pride of living in the Town of Medary, not big city.
- Rural, country feel.

- Rural/suburban character.
- Reasonable taxes.
- Rural/suburban character.
- Reasonable taxes.
- Rural setting and atmosphere.
- Close proximity to schools and other amenities.
- Rural character.
- Low taxes.
- Rural character.
- Reasonably low property taxes.
- The rural setting, try to keep it.
- The small amount of population.
- It's beautiful, why allow so much construction?
- Rural features.
- Rural features.
- Rural living.
- Lower taxes - try to keep them that way.
- Rural living.
- Lower taxes - try to keep them that way.
- Beautiful countryside, rural character.
- Close access to La Crosse.
- Rural feel and natural beauty.
- Lower taxes than La Crosse.
- Rural character.
- Wildlife (animals, birds, etc.)
- Country living (beautiful)
- Wildlife.
- Peace and quiet associated with living here.
- Close proximity to mall, restaurants, etc.
- Focusing on resident surveys and ideas.
- Proper communication with residents and landowners.
- Natural beauty.
- No industry.
- Rural areas.
- No industry.
- Cheaper taxes.
- The close-knit feel of community - approachable.
- Scenic beauty.
- Rural quality of life.
- Scenic beauty.
- Rural quality of life.
- Country feeling 8-10 minutes from mall, 10-15 minutes to La Crosse.
- Mostly residential nonmanufacturing.
- The ability to have an independent town board and meetings - you can express yourself. Try to keep it small as long as possible.
- Convenience also is important. You can speak to board members on a more personal basis as well as contacts at the Town Hall. People residing in our Town care about our future, not everyone wants to continue expansion and wants development.
- Natural beauty.
- Low density.
- Natural beauty.
- Low density.
- Rural setting but near work, recreation and retail.
- Preservation of country setting - tracts of farmland, woods, and wildlife.
- The rural aspects of the township.
- Close to shopping - schools - churches.
- Quiet - not so densely populated.
- Combination of rural and housing development.

- The rural character.
- Lower taxes.
- Low taxes.
- Better than average level of housing appearance.
- Low taxes.
- Nice neighborhoods.
- Low taxes.
- Nice neighborhoods.
- Scenic beauty and lack of commercial/business growth.
- Easy access to schools.
- Lack of commercial/business growth.
- Spacing of homes on 2 acres plus - help maintain rural/country feel.
- Affordability regarding taxes and services.
- Quality of life and low crime rates.
- Taxes.
- Country atmosphere.
- Closeness to city - shopping - river etc.
- Low taxes.
- Good service.
- Country setting.
- Live outside city limits.
- Rural setting.
- Close to town.
- Rural and isolated areas.
- Road maintenance.
- Great area to live.
- Rural setting close to city.
- Low taxes, rural setting.
- Low taxes, rural setting.
- Beautiful place to live, quiet setting.
- Neighbors helping each other, work as community.
- Rural living (homes not too close together, cows, wildlife, larger yards)
- Minimum government involvement in our lives.
- Lower taxes.
- Housing is spread out.
- The country/rural atmosphere - great neighbors.
- Having over an acre for building. Not being crowded.
- Quality of life is great; local town government takes a "hands off" approach.
- Availability of beer, cheese, brats remains acceptable.
- Low taxes.
- A quiet, peaceful township.
- Low taxes.
- Quality of life - open space for recreation, friendly neighbors with strong work ethic.
- The bluffs and scenic beauty.
- The quiet, small town feel.
- The rural feel - scenery, protect it.
- Lower taxes.
- Close knit community.
- Lower than most taxes.
- Rural - low taxes.
- Rural look.
- Rural look.
- The laid back small town rural feel that the community has with little commercial development in most areas.
- Lower property taxes with the close proximity to surrounding towns and cities.
- Its rural character.
- Close proximity to services and jobs.

- Still mostly rural.
- Population issues still manageable.
- Low crime rates.
- Reasonable flux of traffic.
- Great rural environment close to city activities and stores.
- Quiet and peaceful environment.
- Open environment close to city facilities.
- Peace and beauty.
- Rural feel.
- Larger lots.
- Living in a quiet and beautiful area where traffic isn't a problem yet.
- Rural character.
- Leave our trees alone!
- The quietness due to the rural nature of the village and the diversity of housing due to the separating coulees and valleys.
- The quietness due to the rural nature of the village and the diversity of housing due to the separating coulees and valleys.
- I like the lack of traffic congestion even during "rush hour".
- I like the beauty of the area. Please don't do anything that will harm that.
- Living environment.
- Lot sizes.
- Town of Medary is next to the City of La Crosse.
- Has sufficient land to develop properly.
- Rural quality but convenient location.
- Low crime.
- Small town atmosphere.
- Low taxes.
- Reasonable taxes.
- Taxes.
- Large lots - limited house building.
- Rural atmosphere.
- Proximity to La Crosse and Onalaska.
- Rural setting.
- Privacy.
- Tranquility.
- My independence.
- Country feeling, wide-open spaces.
- Close to town.
- Close to Onalaska shopping district, but still somewhat "country" atmosphere.
- Rural/agricultural nature of the town, closeness to natural resources.
- Rural living close to town services.
- Low taxes.
- Low taxes.
- Low taxes.
- Rural setting.
- Close to schools, business services, major highways.
- Rural setting.
- Close to schools, business services, major highways.
- Suburban/rural character of Town (what still remains).
- Access to businesses, services, etc, in adjacent communities.
- Government.
- Costs.
- Nice government: ease access, helpful people.
- Costs are kept low.
- Privacy.
- Close to business.
- Ability to build bike trails w/o endangering the rural atmosphere.
- Rural character - no big city politics or issues.

- Low population density - few transients, pride of ownership, preservation of land.
- Rural character - no big city politics or issues.
- Low population density - few transients, pride of ownership, preservation of land.
- Rural living.
- Lower taxes.
- Manageable taxes.
- The country living which is hard to find near La Crosse.
- Manageable taxes.
- The country living which is hard to find near La Crosse.
- Having privacy and a neighborhood.
- Benefits of La Crosse without City of La Crosse taxes.
- Still feels "country".
- Country lifestyle.
- Fiscal responsibility - roads plowed only as needed, capital improvements only as needed and very well managed.
- Rural-suburban atmosphere and fiscal responsibility.
- Rural atmosphere.
- Open space - not congested.
- Country setting.
- Close to shopping, medical facilities and schools.
- Development.
- Growth.
- Still has a little rural feeling left.
- Taxes.
- Taxes - close to multiple services.