

VILLAGE OF CAMP DOUGLAS

COMPREHENSIVE PLAN

JUNEAU COUNTY



Castle Rock

**Adopted
December 2009**

Prepared by:

North Central Wisconsin Regional Planning Commission

VILLAGE OF CAMP DOUGLAS

Village Board

Joseph Perz, President
Donald Cooper, Trustee
Lee Walling, Trustee
Geniece Schroeder, Trustee
Claire Morkin, Trustee
Brian Wilde, Trustee
Samantha Blanchard, Trustee
Carolyn Hoeth, Clerk/Treasurer

Plan Committee

Geniece Schroeder, Chair
Lee Walling
Phil Mundth
Maggy Crow

Photos: NCWRPC

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

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NORTH CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION

STATE OF WISCONSIN
Village of Camp Douglas, Juneau County

SECTION I – TITLE/PURPOSE

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

SECTION II – AUTHORITY

The Village Board of the Village of Camp Douglas has authority under s. 62.04, Wis. stats., its power to appoint a plan commission under ss. 62.23 (1), Wis. stats., and under s. 66.1001 (4), Wis. stats., to adopt this ordinance. The comprehensive plan of the Village of Camp Douglas must be in compliance with s. 66.1001 (4) (c), Wis. stats., in order for the Village Board to adopt this ordinance.

SECTION III – ADOPTION OF ORDINANCE

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

SECTION IV – PUBLIC PARTICIPATION

The Village Board of the Village of Camp Douglas has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by s. 66.1001 (4) (a), Wis. stats.

SECTION V – VILLAGE PLAN COMMISSION RECOMMENDATION

The Plan Commission of the Village of Camp Douglas, by a majority vote of the entire commission, recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of the Village of Camp Douglas Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

SECTION VI – PUBLIC HEARING

The Village of Camp Douglas, has held at least one public hearing on this ordinance, with notice in compliance with the requirements of s. 66.1001 (4) (d), Wis. stats.

SECTION VII – ADOPTION OF VILLAGE COMPREHENSIVE PLAN

The Village Board of the Village of Camp Douglas, by the enactment of this ordinance, formally adopts the document entitled Village of Camp Douglas Comprehensive Plan Ordinance under pursuant to s. 66.1001 (4) (c), Wis. stats.

SECTION VIII – SEVERABILITY

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

SECTION IX – EFFECTIVE DATE

This ordinance is effective on publication or posting.

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

Adopted this 9th day of December, 2009.



Bruce Jensen, Village President



Carolyn Hoeth, Clerk

STATE OF WISCONSIN
Village of Camp Douglas
Juneau County

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

Adoption of the Village of Camp Douglas Comprehensive Plan.

The Village of Camp Douglas Plan Commission, by this resolution, further resolves and orders as follows:

All maps and other materials noted and attached as exhibits to the Village of Camp Douglas Comprehensive Plan are incorporated into and made a part of the Village of Camp Douglas Comprehensive Plan.

The vote of the village plan commission in regard to this resolution shall be recorded by the clerk of the village plan commission in the official minutes of the Village of Camp Douglas Plan Commission.

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

Adopted this 3rd day of November 2009.

[Signatures of plan commission members]

Genieve Schroeder
Margaret Crow
Dr. J. M. Smith

Attest: *Margaret Crow* Plan Commission Clerk

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VILLAGE OF CAMP DOUGLAS

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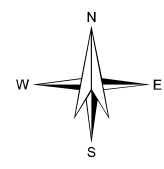
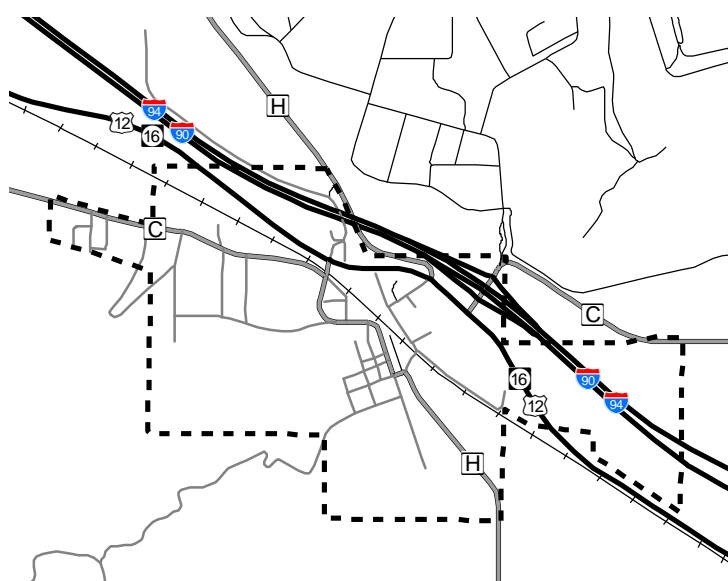
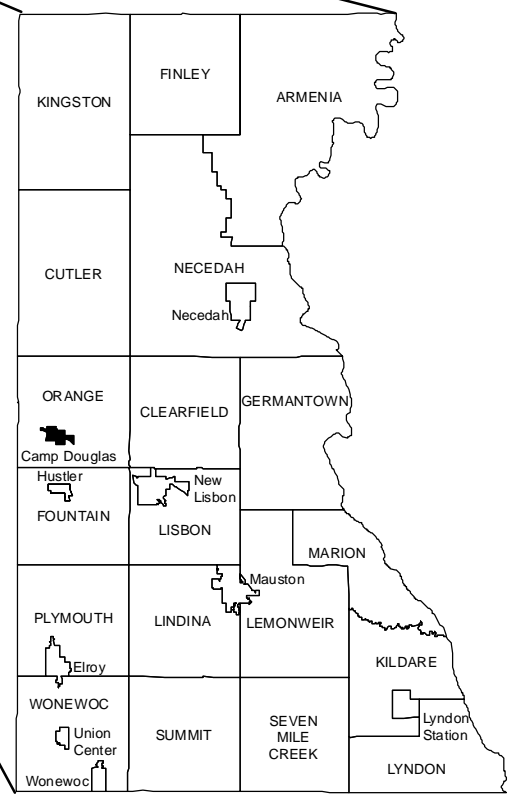
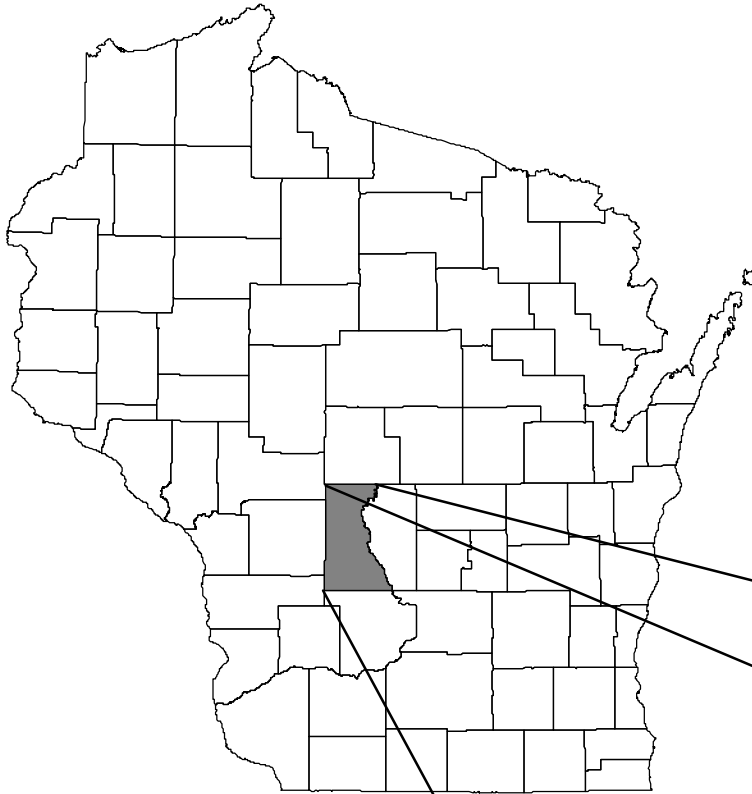
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ATTACHMENT:

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

Map 1
 Location
 Village of Camp Douglas
 Juneau County, Wisconsin



Source: WI DNR, NCWRPC

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



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

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I. ISSUES & OPPORTUNITIES ELEMENT

1. Overall Plan Process

A. Purpose of the Plan

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

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

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

B. Public Participation

Wisconsin's State Statute 66.1001 requires municipalities to adopt written procedures that are designed to foster a wide range of public participation throughout the planning process. The main goal is to make all village residents aware of how and when this plan is being created, so residents can make suggestions during this process. The Village formally adopted a Public Participation Plan on January 9, 2008, which provides for several methods that will enlist public input into the planning process, including posting of all meetings, press releases, newsletter articles, and posting the plan on the NCWRPC website.

C. Vision Statement

Vision Statement

The Village of Camp Douglas has some significant assets, exceptional transportation connections, full municipal services, and its location adjacent to Volk Field. Camp Douglas offers a safe, peaceful environment; a good place to raise a family. The Village seeks to protect its small-town character, preserve and conserve our historic architecture, small business, and to protect sensitive and unique areas within the village. At the same time the Village looks toward a future including a diversified local economy that makes the most of our location and assets.

C. Meetings

Meeting 1: Local Meeting (December 11, 2007)

- Overview Planning Process & Role of Committee
- Discuss Public Participation Plan
- Present draft Issues & Opportunity Chapter
- Issue Identification/SWOT

Meeting 2: Joint Meeting (March 27, 2008)

- Overview of Joint Planning Process
- Present draft Natural Resources Chapter
- Present draft Housing Chapter
- Present draft Transportation Chapter

Meeting 3: Joint Meeting (June 26, 2008)

- Follow up from last meeting
- Present Utilities & Community Facilities Chapter
- Present draft Economic Development Chapter
- Review Existing Land Use Map

Meeting 4: Joint Meeting (September 25, 2008)

- Follow up from last meeting
- Present draft Land Use Background
- Present Intergovernmental Cooperation Chapter
- Develop draft Future Land Use Plan Map

Meeting 5: Joint Meeting and Open House (January 22, 2009)

- Present findings to public
- Review FLUP Map
- Review draft Implementation Chapter

Meeting 6: Local Meeting (May 18, 2009)

- Follow up from last meeting
- Develop Plan Recommendations
- Review and additions to previous Chapters

2. Community Profile

A. Description

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

B. Demographics

1. Historical Population

The Village of Camp Douglas has experienced a 21 percent population increase since 1960. During this same period the population of the Town of Orange increased by 17.3 percent. After growing by 11.8 percent in the 1960s and 7.6 percent in the 1970s the population of the village declined by 13 percent during the 1980s, then grew by 16 percent in the 1990s.

	1960	1970	1980	1990	2000	1990-2000 % Change	1990-2000 Net Change
Village of Camp Douglas	489	547	589	512	592	16%	80
Town of Orange	468	619	607	581	549	-6%	-32
Town of Clearfield	283	312	538	502	737	46.8%	235
Town of Fountain	615	616	598	633	582	-8.1%	-51
Juneau County	17,490	18,455	21,037	21,650	24,316	12%	2,666

Source: U.S. Census

2. Population Projections

According to population projections prepared by the Department of Administration (DOA), the increase in population in the Village of Camp Douglas is expected to continue through 2010. After that the population is expected to decline by 3.6 percent over the next fifteen years.

Year	Village of Camp Douglas	Juneau County
2005	579	25,640
2010	600	27,677
2015	597	28,635
2020	591	29,449
2025	578	29,807

Source: Wisconsin Department of Administration

VILLAGE OF CAMP DOUGLAS
 Historic Population¹: 1960-2000
 Projected Population²: 2005-2025

Figure 1

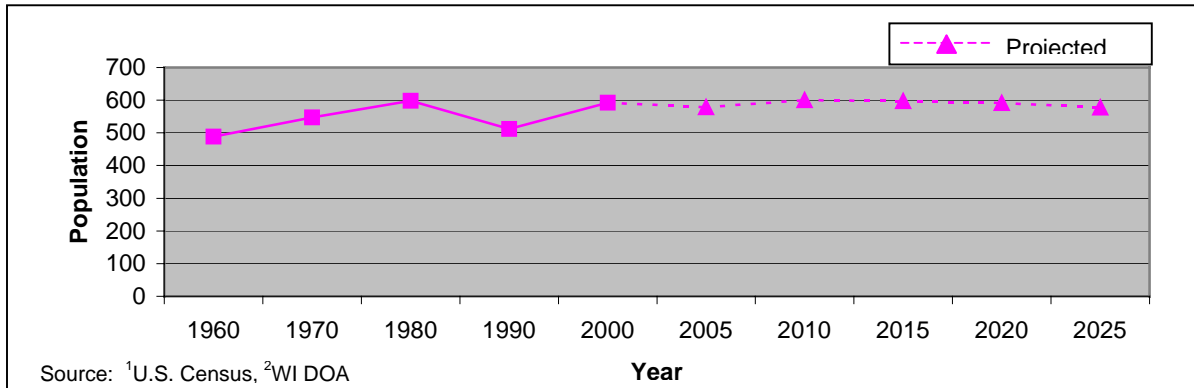


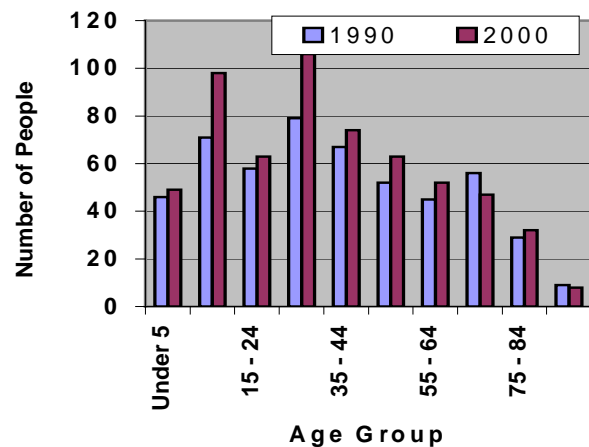
Figure 1 shows population trends in the Village of Camp Douglas over a 65-year period starting in 1960. The population of the village grew from 1960 to 1980, then declined during the 1980s and sprung back during the 1990s. Population is projected to be relatively flat to slightly declining through 2025.

3. Population Characteristics

In 2000, the Village of Camp Douglas had 296 males and 296 females. Village residents reported their race in the 2000 U.S. Census as the following: White 98.1%, African American 0.7%, Native American 1.4%, Asian 0.3%, or some other race 0.2%. The median age of Village residents is 33.8 years old. In comparison, Juneau County’s median age is 39.4, while the State of Wisconsin’s median age is 36.

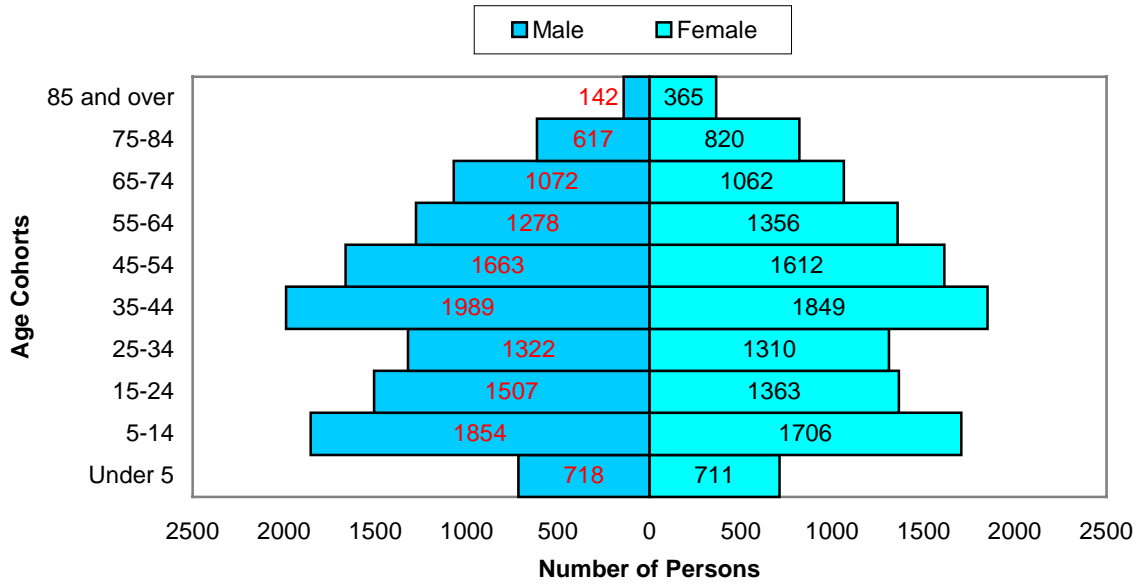
The most significant changes in the age structure in the Village of Camp Douglas is a 34 percent increase in the 25 to 34 age group between 1990 and 2000. Meanwhile those ages 65 to 74 dropped by over 16 percent. There was also an overall increase in children under 14 of over one quarter.

Figure 2
Age Distribution 1990-2000



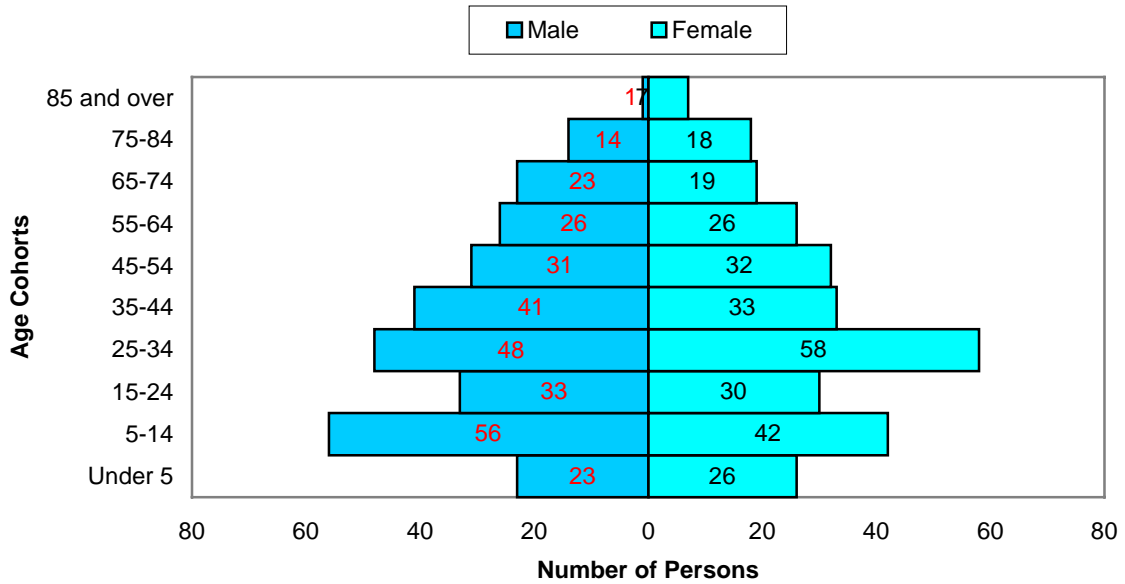
Source: U.S. Census

Figure 3
Juneau County
Male & Female Age Distribution
2000



Source: U.S. Census

Figure 4
Village of Camp Douglas
Male & Female Age Distribution
2000



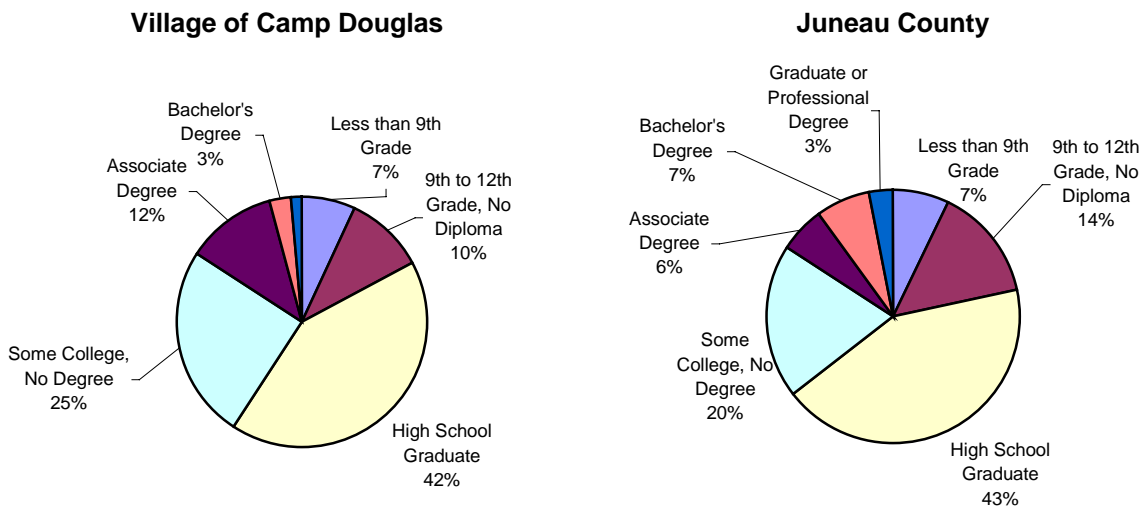
Source: U.S. Census

The population distribution of age and sex illustrated by Figure 3 shows some anomalies: large groups of males in the 5-14 cohort, and of females in the 25-34 category. As noted above there are exactly the same number of males as females.

4. Educational Attainment

Education levels in the Village of Camp Douglas are higher than Juneau County. Nearly 83 percent of residents over 25 have completed high school, while 78.5 percent of county residents are high school graduates. Of those 25 or older who have four or more years of college, for the state 22.4 percent have a bachelor’s degree or more, in Juneau County it’s ten percent, and in the Village of Camp Douglas only four percent of those over 25 have a bachelor’s degree or more.

Figure 5
Educational Attainment, 2000
For Population Over 25 Years



Source: U.S. Census, SF-3

5. Household Characteristics

A **household** includes all of the people who occupy a housing unit. ^{U.S. Census}

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

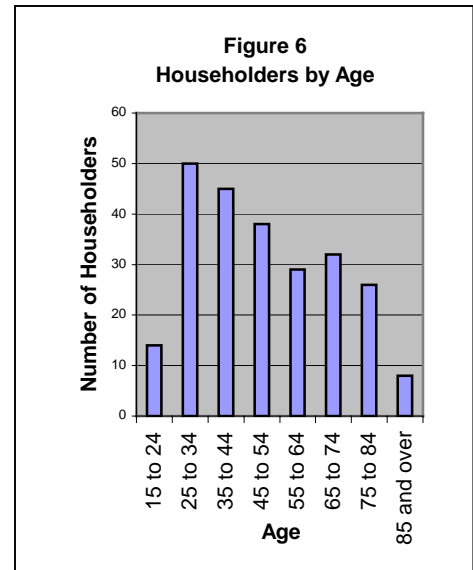
A **housing unit** is a house; apartment; mobile home; group of rooms; or single room occupied (or if vacant, intended for occupancy) as separate living quarters. ^{U.S. Census}

Married couples make up nearly 49.2 percent of all households; couples with children under 18 constitute 24.8 percent of households, while single parent households are 7.9 percent. Single person households are over thirty percent of the total. The largest percentage of householders is between 25 and 34 (20.6%), with 27.3 percent being over 65.

The Village of Camp Douglas's average household size in 1990 was 2.46 persons, while in 2000 it was 2.45 persons.

Table 3	Households
	Village of Camp Douglas
Total Households	242
1. Family households	155
a. Married-couple family	119
i. With own children under 18 years	60
ii. Without own children under 18 years	59
b. Householder without spouse present	27
i. With own children under 18 years	19
ii. Without own children under 18 years	8
2. Nonfamily household	87
a. Householder living alone	73
b. Householder not living alone	14

Source: U.S. Census



Source: U.S. Census

6. Household Projections

As the size of households decreases throughout the nation and in the Village of Camp Douglas it means that the number of households will increase at a higher rate than the population. It is expected that the number of households will increase by 21.5 percent over the entire period, with ten-year growth rates of 11.4% in the first decade of the century slowing to 7.5 percent in the second decade

Table 4	Historical Household Count 1980-2000¹							
	Household Projections 2005-2025²							
Village of Camp Douglas	1980	1990	2000	2005	2010	2015	2020	2025
Households	217	208	242	241	257	263	267	266

Source: ¹U.S. Census 1980-2000

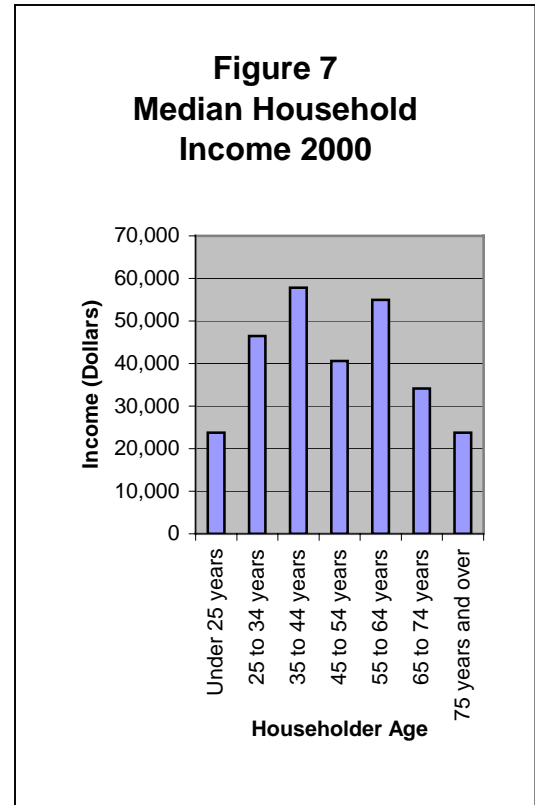
²WI Dept. of Administration Projections

7. Income Statistics

Over 65 percent of Camp Douglas residents make over \$35,000 per year. The highest median income is in households headed by persons between 35 and 44. There is a somewhat anomalous decline in the income in the 45-54 age group then a rise in incomes in the 55-64 age group followed by another decline in older households.

Annual Income	Number of Households	Percent of Households
Less than \$10,000	13	5.2%
\$10,000 - \$24,999	28	18%
\$25,000 - \$34,999	23	14.7%
\$35,000 - \$49,999	44	28.3%
\$50,000 - \$99,999	55	34.2%
\$100,000 and over	4	2.6%

Source: U.S. Census, SF-3



Source: U.S. Census, SF-3

Although median household income for the Village of Camp Douglas is twelve percent above the median for the county on a per capita basis it is only slightly percent above the county, indicating a predominance of families. The Village of Camp Douglas is above the Town of Orange in both median household and per capita income. Median income in the Village of Camp Douglas is 90.4 percent of the state median, while per capita income is 84.2 percent of the state level. Poverty is notably lower in the Village of Camp Douglas than in the surrounding towns, county or state.

	Per Capita Income	Median Household Income	Percent of inhabitants below poverty level
Village of Camp Douglas	\$17,919	\$39,583	2.8%
Town of Orange	\$17,788	\$35,909	15.2%
Town of Clearfield	\$17,445	\$35,781	13.5%
Town of Fountain	\$17,350	\$47,500	11.7%
Juneau County	\$17,892	\$35,335	10.1%
Wisconsin	\$21,271	\$43,791	8.7%

Source: U.S. Census, SF-3

8. Employment Statistics

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

Table 7 Top Employers in Juneau County, 2003

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

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

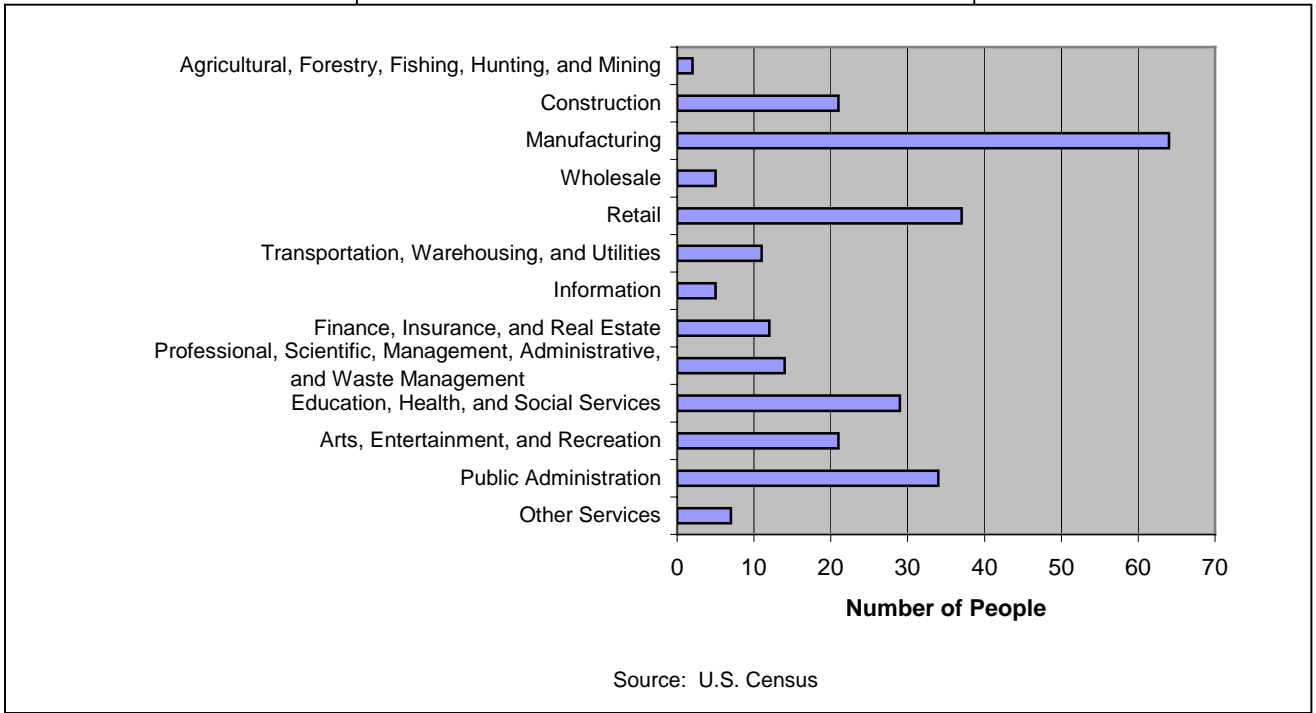
Juneau County wages are below state average in all sectors as shown in Table 8. The County comes the closest to average in agriculture and retail trade. It appears that agricultural wage averages have been declining rapidly in the past five years. Service and transportation / communications sectors wages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

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

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

Source: WI DWD 2002 and NCWRPC

**Figure 8
Employment by Industry
Village of Camp Douglas, 2000**



The largest single job classification in the Village of Camp Douglas is manufacturing, followed by retail, and public administration. Education, health and social services, arts, entertainment and recreation, and construction also represent a significant part of the Camp Douglas labor force. Professional & management, finance, insurance & real estate and transportation are less important

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

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

Source: U.S. Census, and NCWRPC

II. NATURAL, AGRICULTURAL, & CULTURAL RESOURCES ELEMENT

1. Natural Resources

A. Physical geography, Geology, & Non-metallic mining

Physical Geography & Geology

The Village of Camp Douglas lies within physiographic province of the Central Plain within an area known as the Great Central Wisconsin Swamp, an extensive alluvial lake plain that extends over 2000 square miles. This plain was the site of Glacial Lake Wisconsin that occupied much of northern Juneau County (as well as parts of Adams, Portage and Wood Counties) after the last Ice Age. The most prominent physical features in and around the village are several “bluffs” including the iconic Castle Rock adjacent to Volk Field, that are remnants of islands in the glacial lake.

Non-metallic mining

Mineral production in the area consists mainly of sand. Two sand pits exist just outside of the Village.

B. Climate

The Village of Camp Douglas climate is Humid Continental. A variety of weather can be expected in all seasons. Spring is a mixture of warm and cold periods. As spring advances precipitation increases, usually reaching its peak in June. Summers are warm with Fall arriving in mid September and often lingering on into November. Winters have periods of cold and snow. The average winter temperature is 19.9 degrees F. In December, January, and February the average daily minimum temperature is 9.9 degrees. In summer the average daily minimum temperature is 68.4 degrees, and the average daily maximum temperature is 80.3 degrees. The total annual mean precipitation is 28.04 inches, of this 17.87 inches, or 65%, usually falls in May through September. The average seasonal snowfall is 39.9 inches.

Growing Season Summary

Wisconsin State Climatology Office Data (State Climatology staff prepared this data by request).

Median date of last frost in the spring: May 11.

Last frost occurs on or after May 27 in 10% of years.

Median date of first frost in the fall: September 28.

First frost occurs on or before September 11 in 10% of years.

Median growing season: 139 days. Growing Season ranges from 110 to 160 days.

C. Soils

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

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

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

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

Soil Description

Soils are primarily sandy lake deposits, some with silt-loam loess caps.

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

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

A few areas have been drained and are used for crops. Some areas are used for unimproved pasture, and some are used for cranberry bogs. If these soils are drained, crop yields are limited by the low available water capacity. Frost and soil blowing are the main hazards. If used for crops, some areas of the Newson soils also require protection from flooding.

The major soils in this association are generally unsuitable as sites for residential development because of the water table, subsidence (sinking) in the Dawson soils, and flooding in some areas of the Newson soils.

D. Surface Water

Surface water covers about 1.25 acres, which is 0.2 percent of the land in the village, and wetlands cover about 70.1 acres, which is 11.5 percent of the land in the village.

Surface waters provide for drainage after heavy rains, and habitat for plants, fish, and wildlife. Webster Creek upstream from the Canadian Pacific railroad tracks has been designated as a Class III trout stream.

Outstanding and Exceptional Resource Waters

There are no Outstanding Resource Waters (ORWs) or Exceptional Resource Waters (ERWs) in Camp Douglas as identified by WDNR.

Impaired Waters

There are no impaired waters [303(d)] in Camp Douglas.

Dam

There are no dams that have the Village of Camp Douglas downstream.

E. Groundwater

Most residents of Camp Douglas get their drinking water from the Village's water system.

Groundwater is at various depths, depending upon the general topography, the elevation above the permanent stream level, and the character of the underlying rock formation. It is in aquifers where water fills all pores and fissures in the bedrock or in unconsolidated material, such as sand. Wells drilled into these aquifers are the source of water for rural users. Yields are as high as 1,850 gallons per minute, but range mainly from 150 to 840 gallons per minute. The average yield for a high-capacity well is 500 gallons per minute (Soil Survey).

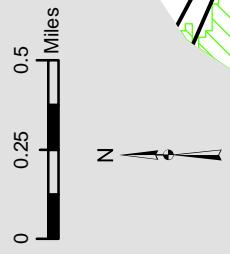
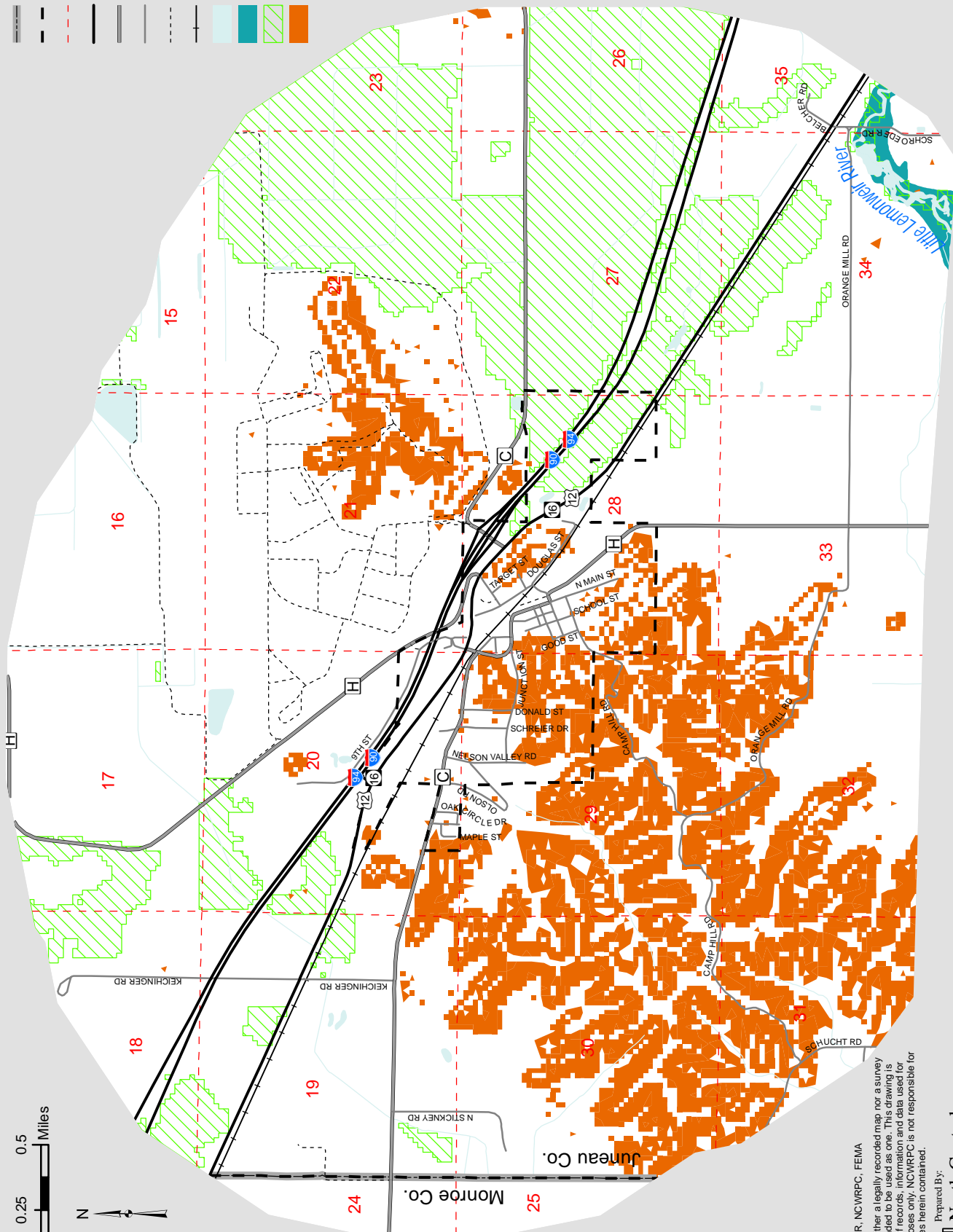
F. Wetlands

Every wetland is unique even though they may appear at first glance to be very similar to another. Wetland functional values are determined by a variety of different parameters including physical, chemical, and biological components.

Wetlands in Wisconsin were defined by the State Legislature in 1978. According to this definition, a wetland is: "an area where water is at, near, or above the land surface long


Map 2
Natural Resources
 Village of Camp Douglas
 Juneau County, Wisconsin

- County Border
- Village Boundary
- Section Lines
- US & State Highways
- County Highways
- Local Roads
- Private / Other
- Railroad
- Water
- Flood Way
- Wetland Wetlands
- Steep Slopes



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

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enough to be capable of supporting aquatic or hydrophilic (water-loving) vegetation and which has soils indicative of wet conditions." [§ 23.32(1)] Apart from these essential common characteristics, wetlands—and wetland function—vary. Wetland functions depend on many variables (including wetland type, size, and previous physical influences/natural or human-induced) and opportunity (including the location of the wetland in landscape and surrounding land use). Wetlands also change over time and may function differently from year to year or season to season. These are very dynamic ecosystems.

G. Floodlands

The goal of Wisconsin's Floodplain Management Program is to protect people and their property from unwise floodplain development, and to protect society from the costs that are associated with developed floodplains. Through shoreland zoning, Wisconsin's counties, cities and villages are required to zone their flood-prone areas. The state has set minimum standards for local regulation, but local governments can set more restrictive standards. Floods are the most costly natural disaster. Direct costs from floods include emergency response, clean-up, rebuilding of public utilities and uninsured homes and businesses. Indirect flood costs are lost wages and sales, disruption of daily life, tax base decline if businesses relocate.

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

H. Forests

Most of the forestlands in the town are privately owned. Forests play a key role in the protection of environmentally sensitive areas like steep slopes, shorelands, wetlands, and flood plains. Removal of woodland cover can be detrimental to these areas in both ecological functions and visual enjoyment. The health of a forest is measured by its capacity for renewal, for recovery from a wide range of disturbances, and for retention of its ecological diversity. Specific wildlife species depend upon forests to different extents. Some types of species need large blocks of forest habitat exclusively. Other animals are called “edge” species, because they can use small clusters of trees and brush. Deer and raccoons are edge species. Aquatic species benefit from trees that shade shoreland areas of lakes and rivers. Shoreland areas are the most biologically productive areas of lakes and rivers. At the same time forests must produce timber for various consumer uses (lumber, paper, & toothpaste), and meet current and future needs of people for desired levels of values, uses, products, and services. Arguably, invasive exotic species like garlic mustard and multiflora rose present the greatest threat to the long-term health and integrity of the forests. Invasive plants present a problem for native plants as they invade natural systems, and out-compete native species for nutrients, sunlight, and space. Usually having no natural predators, invasive species alter the food web and physical environment. Invasive species like the Gypsy moth and the Asian long-horned beetle aggressively compete with native insects for habitat.

I. Rare Species & Natural Communities

The Village of Camp Douglas has no locations with occurrences of aquatic and terrestrial plants, animals, and natural communities from common to critically endangered:

- One nearby section with aquatic occurrences
- Three nearby sections with terrestrial occurrences
- One nearby section with both aquatic and terrestrial occurrences

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

2. Agricultural Resources

A. Prime Farmland, cropland, livestock

According to the *NCWRPC GIS Inventory*, in the Village of Camp Douglas 0.3 percent is prime agriculture land. There are no active farms in the village

3. Cultural Resources

A. Brief community history

Back in the early days of the Milwaukee Road railroad the engines ran on firewood purchased at lumbering camps along their route. In 1864 James Douglas established such a camp at the foot of "Chinaman's Rock." Douglas operated a sawmill powered by a horse on a treadmill near the tracks and a telegraph office and some shacks for railroad section hands were built nearby. This became known as "Old Camp Douglas." In the mid-1870s the Omaha Railroad (later Chicago & Northwestern) connecting Elroy and Warrens, crossed the Milwaukee Road about half a mile to the east. The settlement was moved and renamed Camp Douglas Junction, and finally shortened to Camp Douglas.

The existence of statewide rail connections and abundant flat land available were among the factors that led to the establishment of the Wisconsin Military Reservation adjacent to Camp Douglas in 1888. Adjutant General Chandler Chapman purchased the original four hundred acres that made up the Reservation. In 1926 it was named Camp Williams after its long-time commander, and was renamed Volk Field in 1957, after the first Wisconsin National Guard pilot killed in Korea. Another notable facility in Camp Douglas was the Western Union Relay Station, the largest of its kind west of Chicago, where a crew of telegraphers received and sent messages, coast to coast, day and night. Western Union owned five houses in the village where telegraphers who serve at the Relay Station lived. The Lemonweir Valley Telephone Coop has operated from Camp Douglas for over a century.

In 1891 fire destroyed much of the downtown, but the area was rebuilt and the village continued to grow. Camp Douglas was incorporated as a Village in 1899. With the coming of the automobile Highway 12 became the primary route between Chicago and Minneapolis. A red and white beacon was mounted on a pole south of the tracks, and served as a guiding light for motorists and pilots. In 1913 the Village Board an ordinance stating that vehicles should “not exceed ten miles an hour.” When Interstate 90/94 opened it not only increased the speed of travel significantly it reinforced Camp Douglas’ role as a transportation hub into the future.

A. Historical buildings, archeological sites

There are no buildings or sites on the National Register of Historic Places within the Village of Camp Douglas. There is one house, located at 213 Douglas Street, which is on the Architectural History Inventory (AHI) within the Village. All of the old Camp Williams section buildings of Volk Field have been catalogued in the AHI too.



4. Goals, Objectives & Policies

Goals

1. Protect natural areas, including wetlands, floodplains, wildlife habitats, ponds, woodlands, open spaces and groundwater resources.
2. Preserve cultural, historic and architectural sites.

Objectives

1. New development in the village should not negatively impact natural resources.
2. Encourage and support the preservation of natural open spaces that minimize flooding such as wetlands.

Policies

1. New development should be discouraged from areas shown to be unsafe or unsuitable for development due to flood hazard, potential groundwater contamination, highway access problems, incompatibility with neighboring uses, etc.

2. Implement a stormwater management plan that will minimized the impact of runoff on the quality of surface and groundwater.
3. Development proposals should be reviewed relative to the potential impacts to the historical and cultural resources of the village.
4. Work with surrounding governments to regulate practices at area businesses which could negatively impact the quality of groundwater

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III. HOUSING ELEMENT

1. Background

A. Previous Studies

“Wisconsin State Consolidated Housing Plan”

The Consolidated Housing Plan is required by the Department of Housing and Urban Development (HUD) in the application process required of the State in accessing formula program funds of Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships, Emergency Shelter Grants, and Housing Opportunities for Persons With AIDS. “The Consolidated Plan provides the framework for a planning process used by States and localities to identify housing, homeless, community and economic development needs and resources and to tailor a strategic plan for meeting those needs.” This is how the Department of Housing and Urban Development (HUD) website (www.HUD.gov) describes the Consolidated Plan, which consists of a 5-year strategic plan, annual action plans, and annual performance reports, the Plan must be updated annually.

The Consolidated Plan has five parts: (1) an overview of the process; (2) a description of public participation; (3) a housing, homeless, community and economic development needs assessment; (4) long-term strategies to meet priority needs; and (5) an action plan. The Division of Housing and Intergovernmental Relations (DHIR) prepares the Consolidated Housing Plan, and is focused on low-income and special needs populations.

The Consolidated Plan, in assessing housing needs, looks at a number of different factors that are significant components of the housing picture. Housing affordability is a primary consideration. According to federal guidelines a family should not have to spend more than thirty percent of its income on housing. Using this standard “an individual in Wisconsin would need to earn \$12.22 per hour to afford the fair market rent unit at 30% of income. Households in the low-income range have great difficulty finding adequate housing within their means and that accommodates their needs.” This presents a particular problem for the working poor, many of whom earn little more than the federal minimum wage of \$5.15 an hour.

Other factors than the construction of new housing units affect the quality and availability of housing as well. Just as the difficulty of providing affordable housing to low-income families can be stated in terms of an hourly wage, there is more involved in a well-housed community than the number of housing units.

“The connection between community housing, public facilities and economic development is important. Without adequate infrastructure, housing quantity and quality suffers. Without adequate infrastructure, economic development is limited. Without adequate housing, infrastructure and economic investment, a community’s downtown deteriorates and results in disinvestments, a dwindling labor force due to out migration, and declining tax base make it difficult for localities to thrive.”

The State Consolidated Housing Plan (CHP) is primarily focused on how government action can address special needs. “With limited staff and shrinking budgets, knowing how these numerous programs can work together more efficiently and effectively would greatly benefit local governments and organizations”

B. Issues

Affordability

According to the 2000 Census 23.4 percent of Juneau County households reported incomes below \$25,000. In the village over 12.6 percent have incomes below \$15,000 and 27.3 percent of residents earn less than \$25,000 per year. For many of these people this poses a difficulty in paying for decent, safe and sanitary housing. For 42.3 percent of renters and 17.3 percent of homeowners in the village this means that they must spend more than thirty percent of their income on housing. This fits a pattern throughout rural America,

“...even though many low-income rural homeowners work full time, they may still spend a high percentage of their monthly income on housing and be unable to afford to bring their residences up to code...25 percent of all rural households were ‘cost-burdened,’ meaning they spent more than 30 percent of their income on housing.” (Freidman, p.2)

Although, housing prices rose across the country, they rose faster in non-metropolitan than in urban areas – 59 percent compared to 39 percent. The median home value rose by seventy-five percent in Juneau County during the 1990s and nearly eighty-five percent in the village. Generally low wage rates, the tendency for banking overhead expenses and mortgage interest rates to be marginally higher in rural areas, and the increase in housing values all combine to make housing less affordable for rural, low-income residents.

What can be done to address this problem? A number of programs are available to local governments that offer funding to provide affordable housing units. These are listed below. But there is a need also to seek solutions that will yield an increase in affordable housing units through market-based mechanisms. Multi-family housing or accessory dwelling units can provide housing at a lower cost than single-family units. One of the more persistent objections to multi-family housing, and to accessory dwelling units, is that apartments compromise the property values of single-family dwellings. In recent years evidence has emerged that, rather than diminishing the value of single-family housing, well-designed and maintained multi-family housing can increase the value of nearby neighborhoods.

Local governments can take actions to foster affordable housing. An affordable Housing Trust Fund is one such alternative. Funding can come from special fees, often on real-estate transactions or late property tax payments. A Small Cities CDBG housing grant could form the basis for a revolving loan fund, where as loans to improve the quality of housing are paid back that money could be lent out again to provide more and better quality housing for low- and moderate-income residents.



The Low Income Housing Tax Credit (LIHTC) may be the most prominent new source of funding for affordable housing over the last decade and a half. Investors who allocate a number of units as affordable to low-income families for a certain period (usually 15 years) are allowed to take a credit on their income tax. There are 106 housing units that utilize the LIHTC in the county 24 are located in the village.

Subsidized/Special-needs Housing

There are 488 subsidized housing units in Juneau County this is one unit for every fifty people. By contrast in Adams County there is one unit for every 114 people. Roughly half of these units are designated for the elderly. Slightly less than half are for families and thirteen are designed for the disabled. Whether this is sufficient is a matter of judgment. What is not open to question is that disabled and low-income citizens often require special housing accommodations. How best to meet these needs should be a focus of any planning process that the Village engages in.

Most project-based units in the county were funded under the U.S. Department of Agriculture – Rural Development (USDA-RD) Section 515 program that supports the construction of multi-family housing for low-income residents. Under the program, which has been in operation in Wisconsin since 1969, USDA underwrites fifty-year mortgages at a one percent interest rate in exchange for an agreement to provide housing for low and very low-income residents.

The other major housing subsidy program is the housing choice voucher program, commonly known as Section 8. Administered locally by the Mauston Housing Authority, eligible families are issued vouchers that they can use to secure housing in the private market. Having found a suitable housing unit, which meets minimum health and safety standards, where the owner has agreed to rent under the program, the eligible family uses its voucher to cover the part of the rent beyond the portion it pays, usually 30 percent of its income. The landlord receives a subsidy directly for the portion of the Fair Market Rent not paid by the tenant. The voucher-holder signs a lease for a term of, at least, one year and the landlord signs a contract with the Mauston Housing Authority, running concurrently with the lease. Eligibility for the program is generally limited to families with incomes below 50% of the median for the county in which they reside. The program is open to any housing unit where the owner agrees to participate and where the unit satisfies the standards.

Beyond the need for subsidized units a number of program alternatives are available to meet the needs of range of citizens. USDA-RD is focused on rural areas, and thus may be the most promising source of housing-related funding.

2. Housing Stock

A. Total Housing Units

The housing stock in the Village of Camp Douglas is generally adequate for the needs of the community. The 1990 Census indicates that there were 242 housing units in the village. All of these units had complete kitchen and plumbing facilities. In 2000, there were 260 housing units in the village, an increase of eight (3.3%) since 1990. This contrasts to a 16 percent increase in population during the decade. The 3.3 percent increase in Camp Douglas compares to an eight percent increase in housing units for the county during the decade. Since 1980 the total number of housing units has increased by 15.5 percent.

B. Year Built

The housing stock in the village is older than the state or county, but generally newer than New Lisbon. More than a third of buildings are more than 65 years old, significantly higher than for either the county or the state. Just over fifteen percent were built in the 1940s or 1950s. Structures built in the 1960s and 1970s are below the percentages for New Lisbon the county and state. Roughly half of the homes in both Camp Douglas and New Lisbon were built since 1960, slightly less than the state but considerably lower than the county. The percentage of homes built since 1980 in Camp Douglas is higher than New Lisbon, but lower than the county.

Table 10 Age of Structure by Jurisdiction, 2000

Year built	Village of Camp Douglas		City of New Lisbon		Juneau County		State of Wisconsin	
Before 1939	92	35.4%	226	32.6%	2,842	23.0%	543,164	23.4%
1940-1959	41	15.8%	124	18%	1,610	13.0%	470,862	20.3%
1960-1979	52	20%	184	26.6%	3,633	29.4%	667,537	28.8%
After 1980	75	28.8%	156	22.7%	4,285	34.6%	639,581	27.5%
Total	260	100%	690	100%	12,370	100%	2,321,144	100%

Source: US Census Bureau & NCWRPC

C. Building Type

Single-family dwellings are the most common type of housing units in the village. At 194, they constitute 74.6 percent of the housing stock. Multi-family units include two duplexes and 31 units in larger buildings for a total of twelve percent of all housing units. Manufactured and mobile homes account for 13.1 percent of housing units. The Census lumps the two together under the definition of “a housing unit that was originally constructed to be towed on its own chassis.”

Often described as “mobile homes” or “trailer homes”, manufactured housing has been subject to regulation by the Federal Government since the implementation of the “Manufactured Home Construction and Safety Standards” or “HUD-Code” in 1976. Manufactured housing has evolved from the “travel trailer”, which is built primarily to be

towed behind vehicles, they were lightweight and compact, generally metal clad, and intended to be moved repeatedly from place to place. Over time these structures became larger and often located permanently, either in a mobile-home park or on an individual lot.

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

D. Tenure

Owner occupancy is the (77.3%) norm in the Village of Camp Douglas. This is slightly below the rate for the county (78.9%) but higher than the state (68.4%). Less than a quarter (22.7%) of village residents are renters. Nearly two-thirds of residents have lived in their home for less than ten year, higher than New Lisbon, the county or the state. This slightly more transient population is probably related to a higher percentage of military personnel who live in the village, because of its proximity to Volk Field.

Table 11 Housing Tenure by Jurisdiction, 2000

Tenure	Village of Camp Douglas		City of New Lisbon		Juneau County		State of Wisconsin	
Over 30 years	27	11.3%	69	10.9%	1,053	10.9%	229,063	11.0%
21 to 30 years ago	16	6.7%	82	13%	1,189	12.3%	222,015	10.7%
11 to 20 years ago	41	17.2%	103	16.3%	1,701	17.5%	323,813	15.5%
10 years or less	154	64.2%	377	59.7%	5,753	59.3%	1,309,653	62.8%
Total	238	100%	631	100%	9,696	100%	2,084,544	100%

Source: US Census Bureau & NCWRPC

E. Value

Median home value in the Village of Camp Douglas is below the median value for the county, but higher than in Hustler or New Lisbon. Home values are higher in the surrounding towns, all of which are above the county median value. The indication from the Census is that 13.1 percent of homeowners and nearly a fifth of renters spend more than thirty percent of their income on housing. This is a relatively low percentage.

The National Low Income Housing Coalition assembles a yearly list of estimates of the income required to afford housing using this “cost-burden” standard for localities across the country. This report focuses on rental housing, but can be broadly applied to owner-occupied housing as well. The report calculates that for the state as a whole a full-time worker must earn \$11.63 an hour in order to be able to afford a two-bedroom apartment. For the non-metro areas of the state the comparable figure is \$8.93. In Juneau County a full

time worker must earn \$10.66 per hour to afford the two-bedroom apartment. For a worker earning minimum wage this means working 79 hours every week to afford that apartment.

Table 12 **Median Value of Structures by Jurisdiction, 2000**

Municipality	Median home value	% of state Median value
Village of Camp Douglas	\$63,800	56.8%
City of New Lisbon	\$62,700	55.9%
Village of Hustler	\$59,000	52.6%
Town of Orange	\$73,500	65.5%
Town of Lisbon	\$88,200	78.6%
Town of Fountain	\$76,300	68%
Juneau County	\$71,200	63.5%
State of Wisconsin	\$112,200	100%

Source: US Census Bureau & NCWRPC

Although, housing prices rose across the country, they rose faster in non-metropolitan than in urban areas – 59 percent compared to 39 percent. The Median home value rose by 75 percent in Juneau County during the 1990s. Generally low wage rates, the tendency for banking overhead expenses and mortgage interest rates to be marginally higher in rural areas, and the increase in housing values all combine to make housing less affordable for rural, low-income residents.

F. Vacant/Seasonal

Of 264 housing units in the village 242 were occupied, while twenty-two (13.3%) were vacant. Three units, 1.1 percent, were identified as seasonal. This compares to 16.5 percent of housing units in the county being described as seasonal, and just over six percent for the state. The number of seasonal dwellings in the village has decreased by one unit since 1990. The number of vacant houses is down from 34 units in 1990.

3. Housing Demand

A. Persons Per Household

Families are getting smaller and more people are living alone, so average household size has been going down for several decades. The most obvious effect of this trend is that demand for housing units is increasing faster than population. In the Village of Camp Douglas the average household size in 2000 was 2.45 persons per household. This compares to the average of 2.47 for Juneau County and the average of 2.5 for the state as a whole. In 1990 there were 2.46 persons per occupied housing unit, which indicates a slow trend toward smaller households. So it is likely that demand for housing units will increase at a slightly higher rate than population.

B. Projections

An important part of the planning process is the projection of growth trends. There are a number of different methodologies that can be used to determine possible future growth. Any projection is on some level an educated guess, but methods exist to ensure the accuracy of these estimates. The Department of Administration (DOA) of the State government prepares population estimates and projections that are based on birth, death, and age data, and other information available to the State. By aging the existing population and calculating normal life expectancy and birth rates it is possible to project the number of people who are likely to live in an area in the future. The movement of population into and out of an area can be used in making projections but it is a more speculative form of calculation and DOA generally only adopts well-established immigration trends into their projections.

Where DOA deliberately adopts the most conservative approach to population projections, this method does not anticipate changing circumstances that can affect growth trends. The twenty-year growth trend (1980-2000) for the county has been approximately 15.6 percent. Population growth in the village during the same period was only 0.5% percent.

	2000	2005	2010	2015	2020	2025
Dept. of Administration	592	579	600	597	591	578
Twenty-year growth rate	592	593	594	594	595	596
Fifteen-year growth trend	592	556	572	587	604	619

Source: U.S. Census, DOA, NCWRPC

The DOA projections yield a net loss of 14 people by 2025, while a continuation of the twenty-year growth trend would result in an increase of four residents. The village lost thirteen percent of its population during the 1980s. The sixteen percent growth during the 1990s only brought it back to slightly higher than the 1980 population. The estimate of the 2006 population by DOA is 556, lower than their 2005 projection by four percent. Using this estimate and projecting forward the 15-year trend (1990 to 2005) yields an increase in population of 27, a 4.5 percent increase by 2025.

Based on the 2006 population estimate the pattern of rising and falling population that has held since 1980 would seem to be continuing, making straight-line projections (such as the fifteen- and twenty-year growth trends above) probably unreliable. Although the village saw strong growth during the 1990s, the six percent drop in population over six years reflected in the DOA estimate would indicate that the projections done by DOA likely reflect the actual trend in population, and are, if anything, too optimistic.

4. Housing Programs

There are a number of programs available to local governments to aid those having trouble affording their housing needs. Based on the 2000 U.S. Census 14.7 percent of homeowners

and 21.2 percent of renters spend more than thirty percent of their income on housing, the accepted standard for affordable housing. Below is a partial listing of programs available to localities:

- Section 502 Homeownership Direct Loan Program of the Rural Health Service (RHS) provides loans to help low-income households purchase and prepare sites or purchase, build, repair, renovate, or relocate homes.
- Section 502 Mutual Self-Help Housing Loans are designed to help very-low-income households construct their own homes. Targeted families include those who cannot buy affordable housing through conventional means. Participating families perform approximately 65 percent of the construction under qualified supervision.
- Section 504, the Very-Low-Income Housing Repair Program, provides loans and grants to low-income homeowners to repair, improve, or modernize their homes. Improvements must make the homes more safe and sanitary or remove health or safety hazards.
- Section 521 Rural Rental Assistance Program provides an additional subsidy for households with incomes too low to pay RHS-subsidized rents.
- Section 533 Rural Housing Preservation Grants are designed to assist sponsoring organizations in the repair or rehabilitation of low-income or very-low-income housing. Assistance is available for landlords or members of a cooperative.

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

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

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

5. Goals, Objectives & Policies

Goals

1. Allow adequate, affordable housing for all individuals consistent with the character of the community.
2. Discourage residential development in unsuitable areas.
3. Ensure that the quality of the housing stock in the village is improved and that it fully meets the needs of both families and the elderly.

Objectives

1. Ensure that local land use controls and permitting procedures do not discourage or prevent the provision of housing opportunities consistent with the character of the community.
2. Protect traditional design of neighborhoods with walkable character.

Policies

1. Restrict the location of new development in areas that are shown to be unsuitable for specific uses due to flood hazard, groundwater pollution, highway access problems, etc.
2. Continue participation in Juneau County revolving loan fund to finance improvements to housing within the village.
3. Make use of manufactured housing as an affordable, and well regulated, source of housing.

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IV. TRANSPORTATION ELEMENT

A. Background

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

B. Summary of Transportation Plans

1. Corridors 2020

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

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

2. TRANSLINKS 21

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

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

None of the above modal plans have projects that conflict with the Village of Camp Douglas Comprehensive Plan.

3. Connections 2030

Connections 2030 will be a 25-year statewide multi-modal transportation plan that is policy-based. The policies will be tied to "tiers" of potential financing levels. One set of policy recommendations will focus on priorities that can be accomplished under current funding levels. Another will identify policy priorities that can be achieved if funding levels increase. Finally, WisDOT may also identify critical priorities that we must maintain if funding were

to decrease over the planning horizon of the plan. This plan will not conflict with the Village of Camp Douglas Comprehensive Plan, because the policies are based upon the transportation needs outlined in TransLinks 21. There are no TransLinks 21 projects identified in Camp Douglas.

4. State Trails Network Plan

The Wisconsin Department of Natural Resources (DNR) created this plan in 2001, to identify a statewide network of trails and to provide guidance to the DNR for land acquisition and development. Many existing trails are developed and operated in partnership with counties. By agreement the DNR acquires the corridor and the county government(s) develop, operate, and maintain the trail. Segment 53—Wyeville to Mauston to Adams County Hwy Z is a potential trail corridor that is a combination of rail line and highway right-of-way that links via Juneau County's Omaha Trail to the Elroy-Sparta and "400" State Trails in Elroy. Rail line would provide the linkage from Wyeville to Mauston, and various roadways from Mauston east to the Wisconsin River.

5. North Central Wisconsin Regional Bicycle Facilities Network Plan

The North Central Wisconsin Regional Planning Commission (NCWRPC) created this plan in 2004 to guide the development of bicycle facilities in north central Wisconsin. The vision of this plan is to increase the mobility of people within the Region by making bicycling a more viable and attractive transportation choice. The plan contains a proposed off-road route to parallel USH 12/STH 16 through Camp Douglas.

C. Inventory of Transportation Facilities

1. Roads

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

The Village of Camp Douglas’s principal arterial is I-90/94. County Highway H and USH 12/STH 16 are major collectors, County Highway C is a minor collector, and the remaining 7.24 miles of roads in the town are local.

The Village of Camp Douglas road network consists of roughly 12.9 miles of federal highways, 2.15 miles of county highways, and 5.09 miles of local roads. WisDOT requires all local units of government to submit road condition rating data every two years as part of the Wisconsin Information System for Local Roads (WISLR). The Pavement Surface Evaluation and Rating (PASER) program and WISLR are tools that local governments can use to manage pavements for improved decision making in budgeting and maintenance. Towns can use this information to develop better road budgets and keep track of roads that are in need of repair.

<u>Road Classifications</u>
<p>Principal Arterials – serve interstate and interregional trips. These routes generally serve urban areas with 5,000 people or more.</p>
<p>Minor Arterials – accommodate interregional and county-to-county traffic, often in conjunction with principal arterials.</p>
<p>Major Collectors – provide service to moderate sized communities and other county-level traffic.</p>
<p>Minor Collectors – take traffic from local roads and provide links to all remaining portions of smaller communities and connect to other higher function roads listed above.</p>
<p>Local Roads – provide direct access to residential, commercial, and industrial developments.</p>

Annual average daily traffic counts (AADT) are measured and calculated every three years by the Department of Transportation for seven areas in the town. Monitoring these counts provides a way to gauge how traffic volume is changing in Camp Douglas. Table 1 shows no congestion on any roads in Camp Douglas. Besides traffic volume, other factors like lane widths, shoulder paving, alignment, and adjacent land use also affect congestion.

	<i>1980</i>	<i>1983</i>	<i>1989</i>	<i>1995</i>	<i>1998</i>	<i>2001</i>	<i>2004</i>	<i>#/% Change</i> <i>1980-2004</i>
Site 1	390	460	550	540	480	460	410	20 / 5.1%
Site 2	1250	970	1190	1200*	1300*	210*	1200*	-50 / -4.0%
Site 3	2650	3050	2060	1900	1700	1700	1600	-1,050 / -39.6%
Site 4	2040	2100	3410	4100	2900	4100	2900	860 / 42.2%
Site 5	1900	1700	3180	3900	2600	---	---	700 / 36.8%
Site 6	---	1780	1150	3100	4600	3400	4100	2,320 / 130.3%
Site 7	700	---	430	250	430	270	570	-130 / -18.6%

Source: Wisconsin Highway Traffic Volume, Department of Transportation

“---” No Data

Site 1: CTH C, on the far west side of the Village.

Site 2: Bartell St., between Tomah Rd and Oakdale Rd.

*This site moved one block south in 1995.

Site 3: Tomah Rd, between Bartell St. and CTH H.

Site 4: Tomah R, between CTH H and CTH C leading under I-90/94.

Site 5: Tomah Rd, between CTH C and the east edge of the Village.

Site 6: CTH C, between Tomah Rd. and I-90/94.

Site 7: CTH C, just north of I-90/94.

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

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



Easy access to the Interstate is one of the defining things about Camp Douglas. The interchange above also serves Volk Field/Camp Williams.

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

Juneau County Road Improvement Plan

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

State of Wisconsin Six Year Highway Improvement Program

The state will coordinate two projects affecting Camp Douglas from 2006-2011. Roadway maintenance in 2008 will refurbish I-90/94 bridges between Camp Douglas and Wisconsin Dells. Pavement will be replaced between 2009-2011 on I-90/94 between the Monroe county line to Camp Douglas.

2. Rail

Canadian National owns several tracks nearby. Union Pacific provides commercial rail service. Canadian Pacific Railway is the track that Amtrak uses to provide passenger rail service, which has stations in Tomah and Wisconsin Dells.

3. Bus/Transit

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

4. Transportation Facilities for Disabled

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

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

5. Airports

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

Transport/Corporate airports are intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service and small airplanes (piston or turboprop) used in commuter air service. The only difference between a transport/corporate airport and a commercial airport is that the commercial airport has scheduled passenger service. The closest airports of this type to the Village of Camp Douglas are the Sparta/Fort McCoy Airport (CMY) in Sparta, Reedsburg Municipal Airport (C35) in Reedsburg, and Alexander Field-South Wood County Field (ISW) in Wisconsin Rapids.

Utility airports are intended to serve virtually all small general aviation single and twin-engine aircraft, both piston and turboprop, with a maximum takeoff weight of 12,500 pounds or less. These aircraft typically seat from two to six people and are now commonly used for business and some charter flying as well as a wide variety of activities including recreational and sport flying, training, and crop dusting. The closest airports of this classification are the Mauston-New Lisbon Municipal Airport (82C) between Mauston and New Lisbon, and the Necedah Airport (DAF) in Necedah.

Volk Field

Volk Field is one of only four Air National Guard Combat Readiness Training Centers in the Nation. Volk Field is unique because it is not associated with a civilian airport and can provide training around the clock. The other three training centers are located at commercial airports, which place restrictions on training. Volk Field is available 24 hours a day, seven days a week with no restrictions from commercial air uses. Volk Field also controls the nearby Hardwoods Bombing Range that makes this one of the most valuable training facilities in the country for our national defense. Volk Field has a 9,000 foot runway with 1,000 foot overruns, which was completely replaced in 1998, it can accommodate all military aircraft.

6. Pedestrian Facilities

All roads except I-90/94 are available for pedestrian travel. Some of the Village roads have sidewalks. Sidewalks and trails create the pedestrian network. Sidewalks exist in most residential areas and throughout the downtown. Issues of most concern to pedestrians are missing sidewalk sections, broken or uneven sections, and intersections without curb ramps. Roads that do not have sidewalks may not provide areas to walk outside of the traffic lanes. These are less desirable pedestrian facilities since there is no separation between moving vehicles and the pedestrian.

7. Bicycling Opportunities

All roads except I-90/94 are available for bicycle travel. The Bicycle Federation of Wisconsin along with WisDOT have determined that all county and state highways within and near Camp Douglas have the best bicycling conditions.

The Village of Camp Douglas is the trailhead for the Omaha County Trail, which travels south 13 miles through the Town of Orange to the city of Elroy. From Elroy, a bicyclist may connect with either the “400” State Trail or the Hillsboro State Trail to the south, and the Elroy-Sparta State Trail to the northwest.

Juneau County Rails-to-Trails

Rails-to-Trails has been a successful outdoor recreation program in Juneau County. Four former railroads have been converted to recreation trails—Elroy-Sparta State Trail, 400 State Trail, Hillsboro State Trail, and Omaha County Trail. All four trails lie within the Townships of Plymouth and Wonewoc, and connect the municipalities of Camp Douglas, Hustler, Elroy, Union Center, and Wonewoc. All the trails are surfaced with limestone screenings to provide a smooth surface suitable for walkers and bicyclists from spring through fall and for snowmobilers in winter. Each of the four trails has a unique story.

The Elroy-Sparta State Trail is considered the first rail-to-trail in the United States, and remains one of the most popular trails too. Traveling between Sparta and Elroy, the trail stretches through the communities of Norwalk, Wilton and Kendall, passing by wetlands, prairies, farmland, and unglaciated areas. Three century-old railroad tunnels highlight the trail. The tunnels near Kendall and Wilton are each about 0.25 mile long. The tunnel between Norwalk and Sparta is 0.75 mile long.

The 400 State Trail was named for the Chicago-Northwestern passenger train that ran on this grade. The train traveled the 400 miles between Chicago and Minneapolis/St. Paul in 400 minutes. Wetlands, wildlife, sandstone bluffs, rolling croplands and pastures are just a few of the sights you can enjoy on the 400 State Trail as it repeatedly crisscrosses the Baraboo River. The entire length of the 22-mile trail follows along the river valley from Elroy to Reedsburg, and it passes through the communities of Union Center, Wonewoc and LaValle. A unique feature of the 400 Trail is a 7-mile horse trail parallel to the bike trail between Wonewoc and LaValle.

Hillsboro State Trail is a 4.2-mile state-owned and county-operated hike, bike, and snowmobile trail between Hillsboro and the 400 Trail in Union Center. The trail crosses the Baraboo River four times.

The Omaha County Trail runs north for 13 miles from Elroy to Camp Douglas. This trail has one tunnel, which is 875 feet long. Most of the pathway is shaded, flat, and straight as an arrow. Northwest of Camp Douglas is Mill Bluff State Park, which is known for its towering sandstone bluffs.

2. Goals, Objectives & Policies

Goals

1. Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety.

Objectives

1. Improve and expand pedestrian walkways and non-motorized vehicle pathways linking parks, commercial, residential, natural areas within the village and also link to the Omaha Trail and the trail system of the county at large.
2. Improve existing roads before constructing new roads.

Policies

1. Utilize WISLR software to inventory and rate the local roads.
2. Discourage land uses that generate heavy traffic volumes on streets that have not been constructed or upgraded for such use.
3. Work with the County and WisDOT to coordinate transportation planning.

3. Bibliography

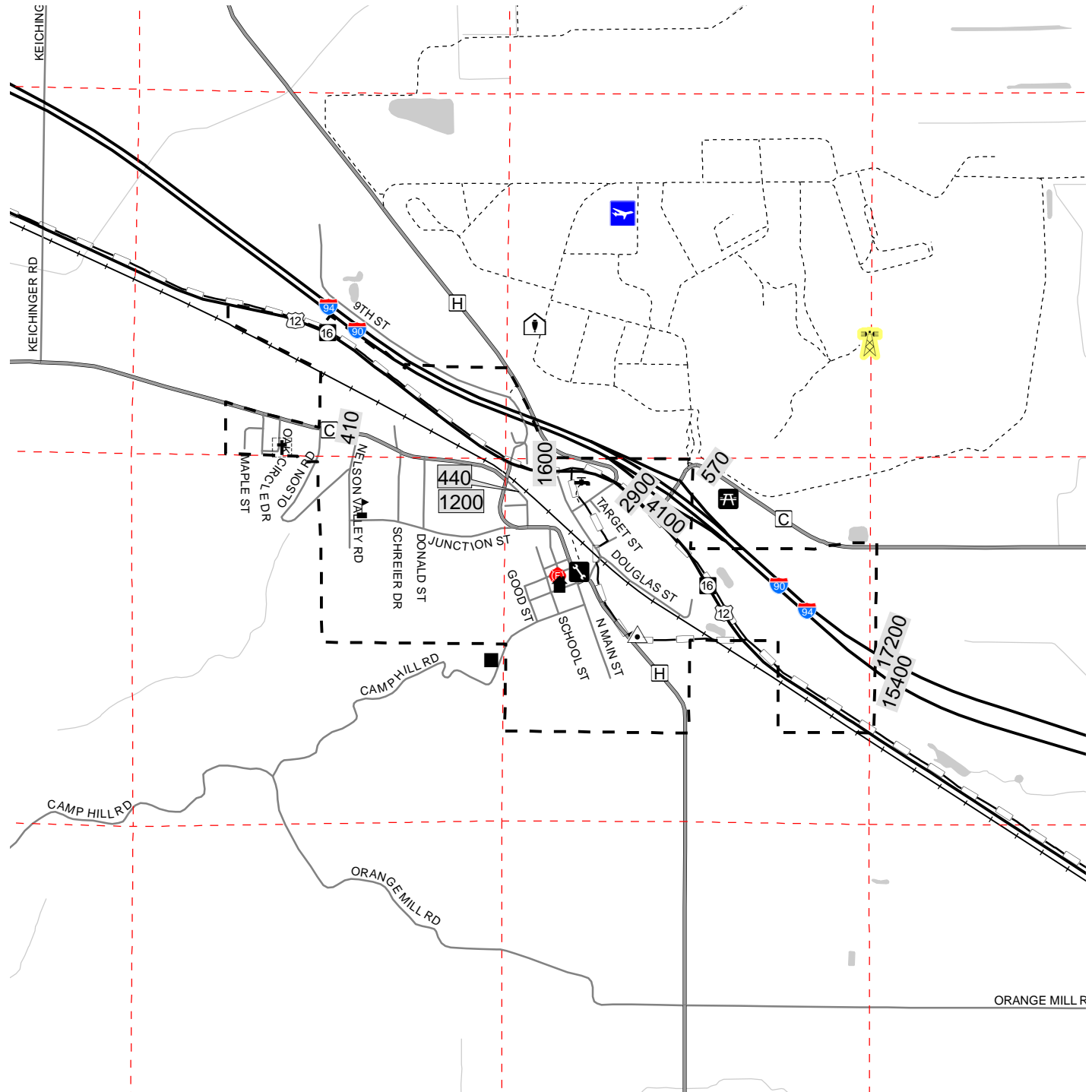
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WDOT – Bureau of Planning, Connections 2030, *in process*, Madison, WI

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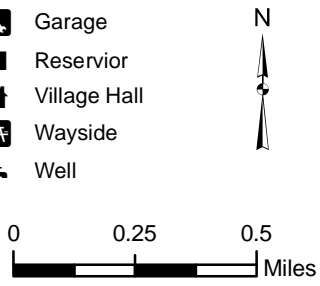
Map 3
Base Map
 Village of Camp Douglas
 Juneau County, Wisconsin



- - Village Boundary
- - - Section Lines
- == US & State Highways
- == County Highways
- == Local Roads
- ... Private / Other
- +— Railroad
- High Voltage Powerline
- Water

- 500 Annual Average Daily Traffic Count, 2004
- △ Electric Sub-Station
- ✈ Airport
- 📶 Celltower
- ✠ Cemetary
- 🏠 Museum
- 🎓 School

- 🚒 Fire Hall
- 🚗 Garage
- 🏊 Reservoir
- 🏛 Village Hall
- 🛖 Wayside
- ⛑ Well



Source: WI DNR, NCWRPC, WI DOT 2004
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

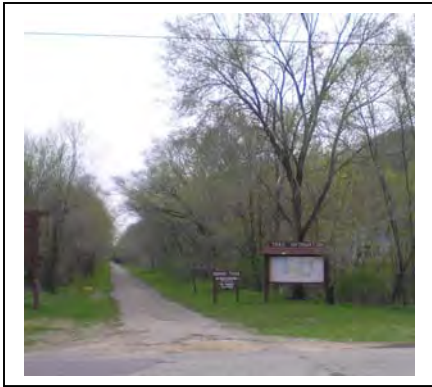
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V. UTILITIES & COMMUNITY FACILITIES ELEMENT

1. Background

There are sanitary sewer, storm water systems, water supply, and wastewater facilities in the Village of Camp Douglas. There are no power plants or major transmission lines, but there are two health care clinics and an assisted living. The village is part of the Tomah School District.

A. Appealing to Recreational, Nature and Cultural Tourism



Omaha Trail

Perhaps the most unique public asset in Camp Douglas is the trailhead of the Omaha Trail, which runs along the abandoned Omaha Railroad right-of-way to Elroy where it meets several other recreational trails also run along abandoned rail lines. Located within a mile of the exit from I-90/94 the trailhead offers the most direct access to the trail system in southwestern Juneau County to the greatest number of people of any of the communities along the trails.

Recently there has been increasing attention to the effects of the sedentary lifestyle on the health of Americans. Obesity has been described as an epidemic. One of the more obvious prescriptions for this condition is to get out and walk more or ride a bike. The infrastructure to support such a cure is clear: sidewalks or trails, and somewhere to go within walking or biking distance. Recreational trails provide a benefit that goes beyond the salutary effect on individuals' health, however. With the growth in the popularity of biking as a sport and increasing interest in nature tourism, trail systems are an important means to drawing visitors to the village. Low cost, outdoor activities that made the most of the area's assets have the potential to open up new markets for the village. Juneau County is rich in recreational assets, including 30,000 acres of recreational land accessible to the public and two of the largest lakes in the state.

The Omaha Trail is owned by Juneau County and is the only section of the trail system in the county that is paved. The Omaha Trail has been open for a number of years and at least one local business has sought to serve this market by renting bicycles. The Omaha Trail, and the other trails it connects to are open to snowmobiles in the winter and in turn connect to an extensive system that encompasses the entire county.

It is unlikely at this point that the trail will spur a transformation of the village, but as an "on the ground" asset the Omaha Trail should figure into any future planning for how the economic basis for the village can be diversified and how the quality of life for residents can be improved.

2. Inventory

A. Water-related Assets:

1. Drinking water

The Village of Camp Douglas maintains one high capacity well capable of producing 280 gallons per minute. The distribution system consists of 35,843 feet of water mains. The Village has a main storage reservoir that holds 80,000 gallons. Water service is available throughout the village.

2. Waste-water

The Village of Camp Douglas has a contract relationship with Volk Field to send its wastewater to the base treatment plant. The Village is currently replacing all three lift-stations within the village. Sewer service is available throughout the village.

The base treatment plant serves Volk Field, Camp Williams, Camp Douglas, and a few smaller users. The current plant was built in 1995 and is designed to handle an average of 200,000 gallons per day, although the current average turnover is about 100,000 gallons per day, or about half of capacity. The treatment plant is located on the base and discharges into the Lemonweir River.

3. Stormwater

The Village of Camp Douglas has a stormwater handling systems, which generally drains into the Little Lemonweir River. About a quarter of the village has stormwater controls.

B. Solid Waste-related Assets:

The Village of Camp Douglas has its employees provide curbside garbage pick-up, including recyclables. Refuse is hauled to the Juneau County sanitary landfill, located in the Town of Lisbon. The landfill serves the majority of the county, and is used by the Village. Heavy trash pick up is offered on a regular monthly basis.

C. Public Works

1. Village Hall

The most prominent community facility is the Village Hall is owned and maintained by the Village of Camp Douglas and contains the Village offices, a meeting room, a senior feeding site and the police station, along with a large gymnasium on the second floor, also used for public events such as weddings.



Village Hall

The Village has a large detached garage located near the Omaha Trailhead where heavy equipment is stored. The Village owns a number of vehicles and heavy equipment: one dump truck (Sterling M6500, 2001), three pick-up trucks (two GMC Sierra, 2002 & Chevrolet, 1988).

2. Airport

The Village of Camp Douglas is served by the Mauston/New Lisbon Airport located in the along Highway 12/16 halfway between the cities in the Town of Lisbon. This is a utility airport designed to accommodate small, private planes. With a 3,700-foot runway it can handle most small planes. The Cities are currently involved in an expansion project, funded by a grant from the FAA, at the airport that will extend the runway to 5,000 feet. Land has been acquired to accommodate the expansion and it is anticipated that the runway extension will take place soon.

The Village of Camp Douglas is adjacent to Volk Field, a major military airport that is not available for public use.

3. Cemeteries

The Camp Douglas Cemetery was founded in the late 1800s and is located along Oak Circle Drive. There is also a Catholic cemetery.

D. Public Safety

1. Police

The Village of Camp Douglas Police Department provides general law enforcement services. The department has one full time officer. The department has one cruiser (Chevrolet Impala, 2001). The Village of Hustler contracts for police service calling for the Village officer to spend roughly twenty percent of his time patrolling Hustler.

2. Fire



The Fire Hall also houses the Camp Douglas Area Ambulance Assoc.

The Camp Douglas Fire Department, and a branch of the Village, serves the Camp Douglas plus the Village of Hustler and the Town of Orange. The Department contract to provide fire protection to Camp Williams at night. The Department consists of 20 members, including a chief, an assistant chief, and three captains. There are 5 trained EMT's in the Department. The Camp Douglas Department maintains a tanker (GMC, 1999, 1,800 gallons), two pumpers (International, 1999, 1,250 gpm & Spartan, 1984, 1,500 gpm) and a rescue unit (Ford, 1999), in

the Fire Hall attached to the Village Hall. There are also a tanker and a brush truck that belong to the Town of Orange, but are housed in the Fire Hall. Although it was recently downgraded the village has an ISO rating of, at least, six.

3. Emergency Medical Service

The ambulance service is provided by the Camp Douglas Area Ambulance Association, which has two ambulances. The Village offers free rent to the Association in exchange for membership. Individuals are charged a fee for service on all ambulance calls.

E. Health-care

The Village is served by the Hess Memorial Hospital in Mauston and Tomah Memorial Hospital. Hess Memorial Hospital is a 40-bed acute care facility offering Urgent Care, Emergency Services, Surgery, In-patient Services, a Birthing Center, and Outpatient Services. Active physicians include 18 family practitioners, 3 gynecologists, 2 podiatrists, 2 surgeons, and a pathologist. Consulting physicians represent 23 fields. Other medical professionals include 2 nurse practitioners, and 13 physician assistants. The facility is equipped with cardiac and industrial rehabilitation centers, audiology and speech pathology laboratory, a sports medicine department and an EEG department.

Medical care is available for military personnel at the Camp Williams dispensary. There is a staff medic on-site, and visiting units will bring their own medical personnel.

F. Education, Recreation & Culture

1. Libraries

The New Lisbon Library serves the village, which is located at the corner of Park and Division in a New Lisbon. The Library receives some funding through the County for borrowers who live outside the city. The Library contains 25,000 volumes, reference works, periodicals, CDs, videos, DVDs, and cassettes all available to the public. There are three computers with Internet connections available, and three with card-catalogue reference capabilities available for use by the public. There is also an extensive genealogy collection and the Harry A. Mortensen Indian Artifact Collection.

The library also participates in the Inter-Library Loan Program of the Winding River Regional Library System that can place virtually every library book in ten Wisconsin counties in patrons' hands.

2. Parks, Trails & Natural Areas

The Village of Camp Douglas and Juneau County provide a wide range of recreational activities on a year-round basis. The Village also provides neighborhood and community level recreational facilities for its residents. The primary recreational facility within the city is the Nelson Park. This seven-acre park is located in the western part of the city, and contains

hiking trails, playground equipment, a picnic shelter, baseball fields, basketball and tennis courts, camping, restrooms, and parking.

The Camp Douglas Elementary School has a 1.5-acre playing field with a baseball diamond and playground equipment. The Omaha Trailhead is a space near the downtown where the Omaha Railroad tracks were located. This area contains restrooms and parking for trail users.

The Castle Rock Wayside rest area, although not located within the village, is adjacent to I-90/94 near the entrance to Volk Field.

3. Schools

The Village of Camp Douglas is served by the Tomah School District. The Camp Douglas Elementary, which serves grades third through fifth, has an enrollment of 46. Students in the lower grades are bussed to Oakdale School which serves 59 kindergarten through second grade and 33 students in an early childhood program. Older attend middle school in Tomah, with 682 students. Grades ten through twelve attend Tomah High School with 1,040 students. Overall the district has seven elementary schools, middle school and high school, along with an alternative school for a district enrollment of 3,014.

The Village of Camp Douglas is within the Western Wisconsin Technical College district, and there is a branch of the College in Mauston.



5. Day Care

There are no licensed day-care facilities located in the Village of Camp Douglas

*Camp Douglas
Elementary School*

G. Energy & Telecommunication

1. Electric – Natural Gas

Alliant Energy provides electricity within the village.

Natural gas service is provided in the village by Alliant Energy.

2. Telecommunication

Lemonweir Telephone Company provides telephone service to the Camp Douglas area including DSL Internet service. Fiber-optic cables that will increase bandwidth available to residents is currently being installed in the village. Cable TV service, including broadband Internet, is available from Lemonweir Telephone Company and MediaCom in the village. US Cellular and Altell provide wireless phone service.

3. Goals, Objectives & Policies

Goals

1. Provide adequate infrastructure and public to meet existing and future market demand.
2. Continue to provide ambulance, volunteer fire and first responder services to residents.
3. Ensure that stormwater runoff is handled in a manner that protects surface and groundwater resources.

Objectives

1. Consider the potential impacts of development proposals on groundwater quality and quantity.
2. Share equipment and services across municipal boundaries, where possible.

Policies

1. Work with the Town of Orange, the County, the State, and individual landowners to maintain current water quality standards.
2. Encourage recycling by residents.
3. Encourage the County and the State to maintain and improve the Omaha Trail.

VI. ECONOMIC DEVELOPMENT ELEMENT

1. Background

Camp Douglas has been dependent of transportation connections since James Douglas first established his “camp” to sell firewood to railroad locomotives in 1864. Soon the Milwaukee Road (now Union Pacific), Omaha and Wisconsin Central railroads converged at Camp Douglas. Establishment of the Wisconsin Military Reservation on 600 acres in 1888 just outside the village created one of the pillars of the local economy. With the coming of US Highway 12, the main route between Chicago and the Twin Cities, and the subsequent upgrading to Interstate 90/94, transportation took on a new importance for the village.

A. Volk Field

Encompassing 2,336 acres with a 9,000 foot-long landing strip Volk Field is a full service military readiness training complex. When considered along with nearby Fort McCoy in Monroe County and Hardwood Air to Ground Gunnery Range located in the Towns of Finley and Armenia and covering over twelve square miles, it is one of the most valuable national defense training facilities in the country. Today Volk Field serves as a training site for over two hundred units per year, nearly half Air National Guard units. It is also base to the 128th Air Control Squadron, which extends approach control services to eight civilian airports in the area. Volk Field is also site of the Air Combat Maneuvering Instrumentation system computerized three-dimensional tracking and recording system, the most powerful training aid for combat aircrews and one of only twenty such systems in the world.

If the employees of the Department of Defense and the Wisconsin Department of Military affairs are taken together Volk Field/Camp Williams is the second largest employer in Juneau County. There are 132 civilian employees and 252 military personnel that work here. The total impact on the county’s economy is estimated to be \$15 million, based on \$11.5 million annual payroll and \$10.3 in private contracts generated. Volk Field is the only Air National Guard Combat Readiness Training Center that allows for 24-hour, 7-day a week operation, because it is not locate in conjunction with a commercial airport. It offers a year-round training environment for National Guard units to enhance their combat readiness. Camp Williams is the home of the United States Property & Fiscal Office for the State of Wisconsin, which is accountable for all property used by the Wisconsin National Guard, and to the Army National Guard’s Consolidated State Maintenance Facility.

Volk Field is central to the economic health of Juneau County and the Village of Camp Douglas. With the increasing role in the national defense that has been assumed by National Guard units in recent years the broad range of training opportunities that this facility offers there could be increased utilization of these facilities in the future.

The Volk Field/Camp Williams complex has a number of assets, ranging from the historic buildings of Camp Williams to the 9,000 feet of runway at Volk Field, rebuilt in 1998. The more than two thousand acres of land that make up the facility have outstanding access to I-90/94, include several spectacular geological features and a large expanse of natural areas. All of these assets have value that can be used to the benefit of the local economy.

B. Becoming a Destination

Nearly thirty-three thousand vehicles pass the Camp Douglas exit on Interstate 90/94 every day. Because of the continuing importance of the interstate linking Chicago, Milwaukee, Madison and the Twin Cities the level of traffic is likely to only increase in the future. Camp Douglas, because of the bluffs on either side of the highway, including the iconic Castle Rock just outside Volk Field, is one of the most identifiable exits on I-90/94. The existence of the Omaha Trailhead in the village constitutes an attraction for visitors.

The face that the village presents to the Interstate exit will define Camp Douglas into the future. The kind of investments made by Wisconsin Dells in becoming a major visitor destination don't make sense in Camp Douglas, but it may still be reasonable to raise the profile of the village as a way of diversifying the economic base. As part of the planning process it is incumbent on the Village to consider the first impression that it wants to make and how to attain that goal. How the area around the Interstate exit is treated makes a statement on how the Village sees itself, and wants the world to see it.

C. SWOT

Strengths:

- Excellent freeway connection.
- Volk Field/Camp Williams – “largest employer in county.”
- Two railroad lines
- Fully serviced industrial park with space available
- Scenic beauty.
- Small town atmosphere:
 - Safety, no crime
 - “Town watches out for its’ own.”
 - Less stress
- Building lots available – new 20-lot subdivision

Weaknesses:

- Distance to Tomah schools
- Limited tax base – full assessment
- Have to travel to entertainment/shopping
- Junky yards!!

2. Economic Base

A. Juneau County

In looking at the prospects for economic development in a small community it is best to place it in a larger context. It is most useful to look first at Juneau County as a whole in assessing the prospects for economic development in the Village of Camp Douglas. In recent years there has been a good deal of change in the economy of Juneau County. Most significant has been the decline in manufacturing that has occurred throughout the nation as well as in the county. In order to reinvigorate the county's economic base diversification away from the traditional reliance on manufacturing will be required in order to better position the county to compete in a changing marketplace. In order to more fully explore the options for restructuring the county's economy Juneau County engaged NCWRPC to prepare an Economic Diversification Study, which looks at the current employment base and examines ways that it can be made more competitive in the future.

Many of the communities in Juneau County are located along the Interstate 90/94 Corridor making them something of a "midpoint" between the larger cities of Madison, Eau Claire, & La Crosse. Perhaps even more important is Juneau County's position between Chicago and Minneapolis. Manufacturers seeking to serve markets in these communities have located in Juneau County. This transportation link works for both employers and employees who take advantage of the county's location to commute as well. Based on Census figures, 200 more workers leave Juneau County to work elsewhere than enter the county to work each day. Many people working in the areas of Tomah and Baraboo reside in Juneau County. Nearly 17 percent of Juneau County's resident labor force leaves the County each day to work. This is offset by the incoming labor force from surrounding counties each day, which amounts to approximately 15 percent of the county's total workforce.

Economic success often hinges on the characteristics of the population. These human resources are key to the diversification of the economy in Juneau County. A diversified community requires more employees with a wider variety of skills than a "one-industry focus" community. These workers must be adaptable to changes in the demand for labor and be capable of quickly retraining in new vocations to meet that demand. The county lags behind the state in educational attainment and the population is slightly older than the state as a whole. In spite of these factors, which could be considered handicaps to economic diversification, there has been steady job growth within the county over the last twenty years.

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

Source: U.S. Census 1980 to 2000, and NCWRPC

The labor force and participation rates in Juneau County have grown faster than the state, but the number of those employed have increased even faster, leading to a decrease in the unemployment rate, albeit slower than the decrease in the state unemployment rate. Though total employment has increased over the last twenty years, employment has not increased in every industry sector of the economy. Table 14 provides an inventory of employees by industry in Juneau County.

Industry Name	1990	2000	% Change
Agriculture, Forestry, Fishing, and Hunting	45	106	135.6%
Construction	258	252	-2.3%
Manufacturing	2,809	3,011	7.2%
Transportation and Public Utilities	249	336	34.9%
Wholesale Trade	318	209	-34.3%
Retail Trade	1,254	1,466	16.9%
Finance, Insurance, and Real Estate	184	212	15.2%
Services	922	1,275	38.3%
Total	6,039	6,867	13.7%

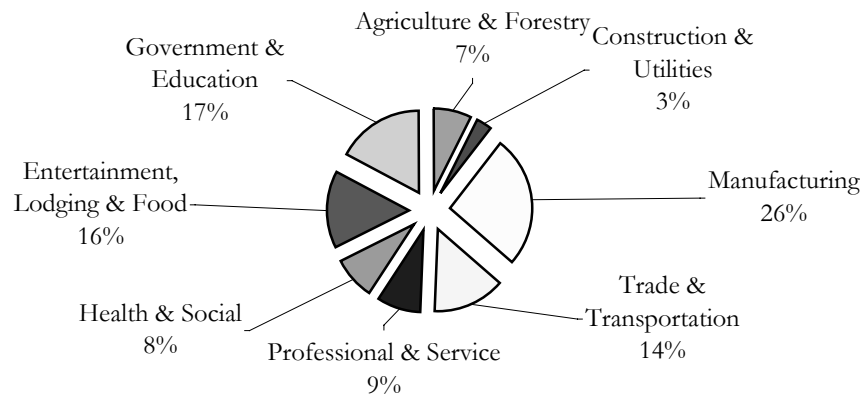
Source: Wisconsin Department of Workforce Development

Juneau County's largest source of employment is the manufacturing industry, followed by government, schools and public administration, then accommodation and food services, and retail trade. Industries showing a large number of firms indicates many small businesses or "one-person shops". Farming is, of course, the greatest share of one-operator businesses; construction, retail, and services show large shares of total firms as well. Figure 8 summarizes the allocation of workers in Juneau County by industry.

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

Source: WI DWD 2002 and NCWRPC

Figure 9: Distribution of Employment by Industry Sector, Juneau County, 2000



Source: County Business Patterns, U.S. Census; and NCWRPC

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

B. Major Employers

As noted, manufacturing is still the largest single source of employment in Juneau County but a look at the largest employers in the county reveals how the profile of employment is changing. Of the eleven largest employers in the county only three are in manufacturing. Two are involved in health-care. The other six are some form of government enterprise. This is not to say that the trend in employment is toward more people working for the government, but that much of the private employment involves smaller enterprises. Most people are employed by small business. Much of the job growth in the future is likely to be in these industries and in these kinds of small enterprises.

Table 18: Top Employers in Juneau County, 2003

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

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

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

C. Employment

The particulars of the labor force within the Village of Camp Douglas can be gleaned from the Census. Seventy-one (26.6%) residents work in the village, and 196 (73.4%) workers leave the village. Thirty-six percent leave the county for their work. This compares to Hustler, where 80.1 percent leave the village and a quarter of workers leave the county for their jobs. Over thirty-seven percent have a commute less than fifteen minutes to get to their jobs. Nearly forty-five percent of workers commute between fifteen and thirty minutes and fifteen percent travel between half an hour and an hour to get to work. Three percent of workers travel for more than an hour to reach their jobs. Seven people work at home.

Table 19: Resident Occupation, 2000

Occupation	Village of Camp Douglas		Village of Hustler		Juneau County		State of Wisconsin	
Management/professional	47	17.9%	8	38.1%	2,515	22.2%	857,205	31.3%
Service	54	20.6%	0	0.0%	2,034	17.9%	383,619	14.0%
Farming/forestry	0	0.0%	0	0.0%	179	1.6%	25,365	0.9%
Sales/office	72	27.5%	6	28.6%	2,494	22%	690,360	25.2%
Construction	33	12.6%	2	9.5%	1,110	9.8%	237,086	8.7%
Production/transportation	56	21.4%	5	23.8%	3,001	26.5%	540,930	19.8%
Total	262	100%	21	100%	11,333	100%	2,734,925	100%

Source: US Census Bureau & NCWRPC



Table 17, above, shows the occupation of workers in the Village of Camp Douglas and compares it with those in the Village of Hustler, Juneau County, and the state as a whole. The percentage of those in management or the professions is significantly lower than the state, but similar to the county and higher than Hustler. A higher percentage of workers are in service jobs than in Hustler, the county or the state. The percentage of sales and office workers is higher than Hustler or the county, and comparable to the state. Construction workers are a lower percentage of the labor force than in Hustler, the state or county. Although the percentage of production and transport workers is quite a bit lower than Hustler and close to the level for the county it is significantly higher than the level for the state.

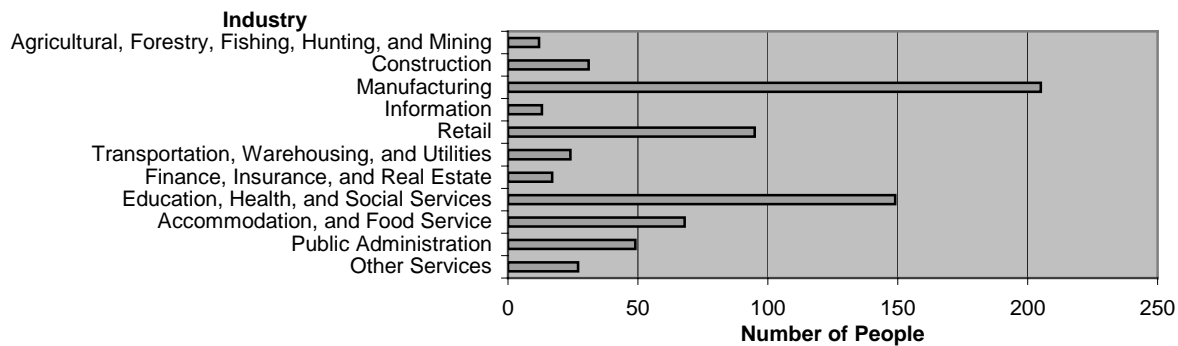
Table 20: Industry by Jurisdiction, 2000

Industry	Village of Camp Douglas		Village of Hustler		Juneau County		State of Wisconsin	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
Agriculture/forestry/mining	2	0.8%	0	0.0%	602	5.3%	75,418	2.8%
Construction	21	8%	0	0.0%	757	6.7%	161,625	5.9%
Manufacturing	64	24.4%	3	14.3%	2,789	24.6%	606,845	22.2%
Wholesale trade	5	1.9%	0	0.0%	258	2.3%	87,979	3.2%
Retail trade	37	14.1%	3	14.3%	1,423	12.6%	317,881	11.6%
Transport/warehouse/util.	11	4.2%	2	9.5%	623	5.5%	123,657	4.5%
Information	5	1.9%	2	9.5%	90	0.8%	60,142	2.2%
Finance/insur./real estate	12	4.6%	0	0.0%	379	3.3%	168,060	6.1%
Professional/management	14	5.3%	2	9.5%	393	3.5%	179,503	6.6%
Education/health/soc.serv	29	11.1%	9	42.9%	1,702	15.0%	548,111	20.0%
Arts/enter./accom/food	21	8%	0	0.0%	1,369	12.1%	198,528	7.3%
Other service	7	2.7%	0	0.0%	390	3.4%	111,028	4.1%
Public administration	34	13%	0	0.0%	558	4.9%	96,148	3.5%
Total	262	100%	21	100%	11,333	100%	2,734,925	100%

Source: US Census Bureau & NCWRPC

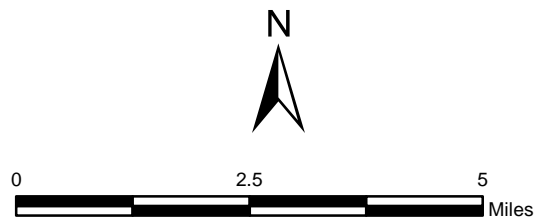
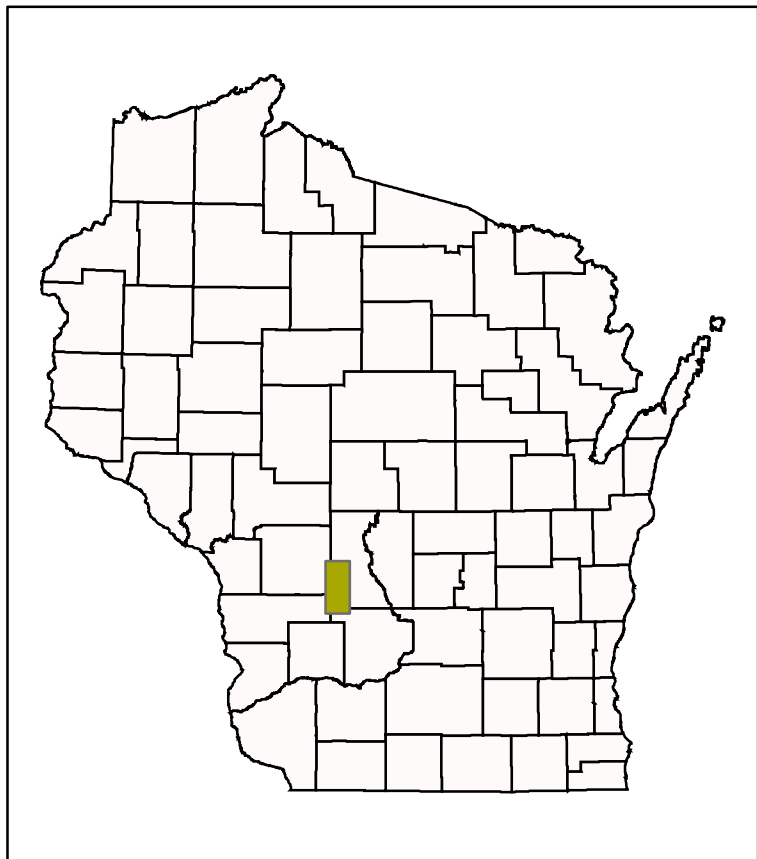
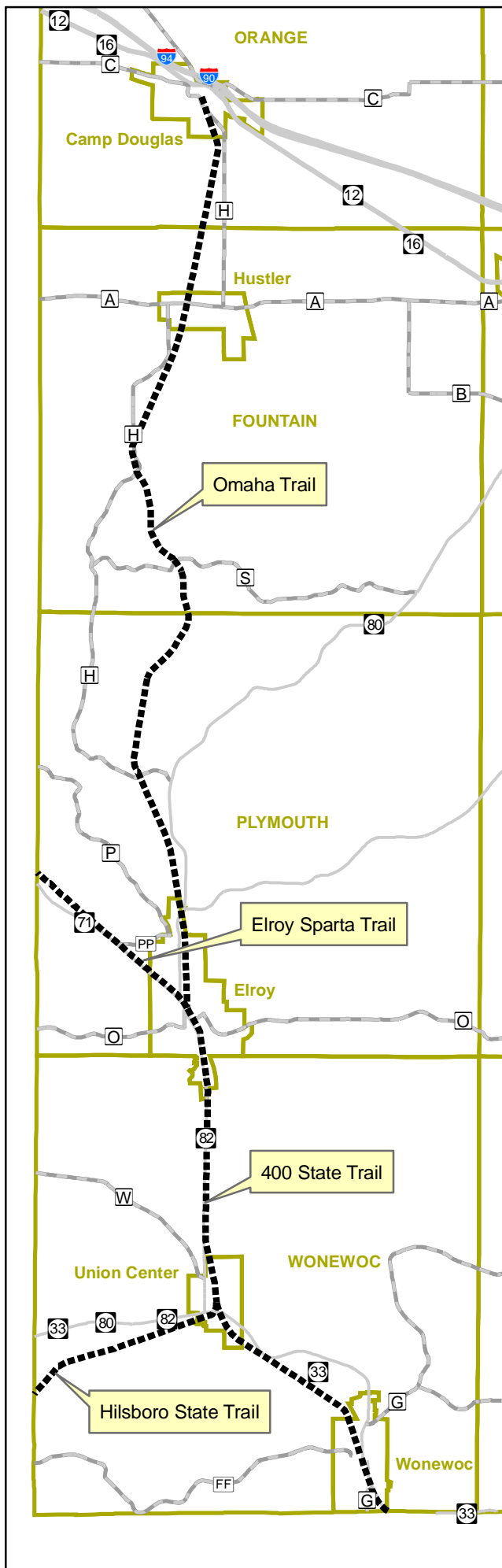
Manufacturing is the most common industry¹ for workers to be involved in. The percentage of workers in manufacturing is above the county and state, but lower than Hustler. The next most common industry is education, health-care and social service. The 20.8 percent of workers in education, health-care and social service work is similar to the state, and higher than the county or Hustler. Retail trade is a higher percentage of the total than Hustler, the county or state level. Arts, entertainment, accommodation and food service workers is double the level in Hustler higher than the state, but below the level for the county. Public administration is at a similar level to Hustler, but higher than the county or state. Construction is lower than in Hustler, the county or state.

**Figure 10 Employment by Industry
Village of Camp Douglas, 2000**



¹ The number of employees in this table varies from the county numbers in Tables 14 and 18. The figures in Table 14 come from the Census Business Profile, which is collected directly from businesses. The other numbers are the result of individuals reporting their own occupation and industry, and are thus different from what businesses report.

Map 4
TRAILS
South West Juneau County



D. Economic Development Programs

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

Local

The Juneau County Economic Development Corporation (JCEDC)

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

Juneau County Development Zone

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

Juneau County Revolving Loan Fund

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

Regional

North Central Wisconsin Development Corporation

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

Western Wisconsin Technology Zone Tax Credits

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

Northwest Wisconsin Manufacturing Outreach Center (NWMOC)

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

Alliant Energy

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

State

Rural Economic Development Program

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

Wisconsin Small Cities Program

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

University of Wisconsin Extension Office

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

The Wisconsin Innovation Service Center (WISC)

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

Wisconsin Small Business Development Center (SBDC)

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

Other State Programs

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

Transportation Economic Assistance (TEA)

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

Federal

Economic Development Administration (EDA)

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

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

The USDA Rural Development program is committed to helping improve the economy and quality of life in all of rural America. Financial programs include support for such essential public facilities and services as water and sewer systems, housing, health clinics, emergency service facilities, and electric and telephone service. USDA-RD promotes economic development by supporting loans to businesses through banks and community-managed lending pools. The program also offers technical assistance and information to help agricultural and other cooperatives get started and improve the effectiveness of their member services.

Small Business Administration (SBA)

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

2. Goals, Objectives & Policies

Goals

1. Promote the expansion and stabilization of the current economic base and the creation of a range of employment opportunities at the local level.
2. Build community identity by revitalizing downtown and enforcing building standards.

Objectives

1. Plan for industrial space needs to attract new industry, and encourage existing industries to remain and expand in the village.

Policies

1. Accommodate home-based businesses that do not significantly increase noise, traffic, odors, lighting, or that would otherwise negatively impact the surrounding areas.
2. Encourage job-training and economic development activities that will foster high-paying jobs for village residents and increase skill levels within the local workforce.

3. Cooperate in countywide economic development initiatives.

3. Bibliography

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VII. LAND USE ELEMENT

1. Land Use

A. Background

The Village of Camp Douglas covers about 609 acres in Juneau County. The land is generally flat, with scattered rocky outcroppings. This is the remnant of Glacial Lake Wisconsin, which occupied this area at the end of the last Ice Age, some 12,000 years ago. There are a number of these “bluffs” in and around the village.

Camp Douglas is located along Interstate 90/94. State Highway 16, US 12, and the Canadian Pacific railroad run parallel to the Interstate along the edge of the village. Across the Interstate from the village is Volk Field, a 2,336-acre Air National Guard base. The exit off the Interstate serves both the village and the base.

B. Existing Land Use 2005

Knowing the existing land use patterns within a community is necessary to develop a desired future land use pattern. The Existing Land Use Map was developed using air photos from a countywide flight in 2005, with updates by local residents in 2008. Woodlands represent nearly half of the area of the village, followed by Residential uses with over a fifth and Open Grassland at fifteen percent. Commercial represents just over six percent. Transportation is five percent, Agriculture occupies one percent, and Governmental and recreation each are less than two percent. See the Existing Land Use Map.

Table 21: Existing Land Use, 2006

Land Use Type	Acres	Percent
Agriculture	6.4	1%
Commercial	37.7	6.2%
Governmental	9.6	1.6%
Open Grassland	91.9	15.2%
Residential	126.8	20.8%
Recreation	8.7	1.4%
Transportation	31.2	5.1%
Water	1.3	0.2%
Woodlands	295.4	48.5%
Total Acres	608.8	100%

Source: NCWRPC GIS

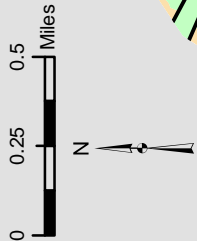
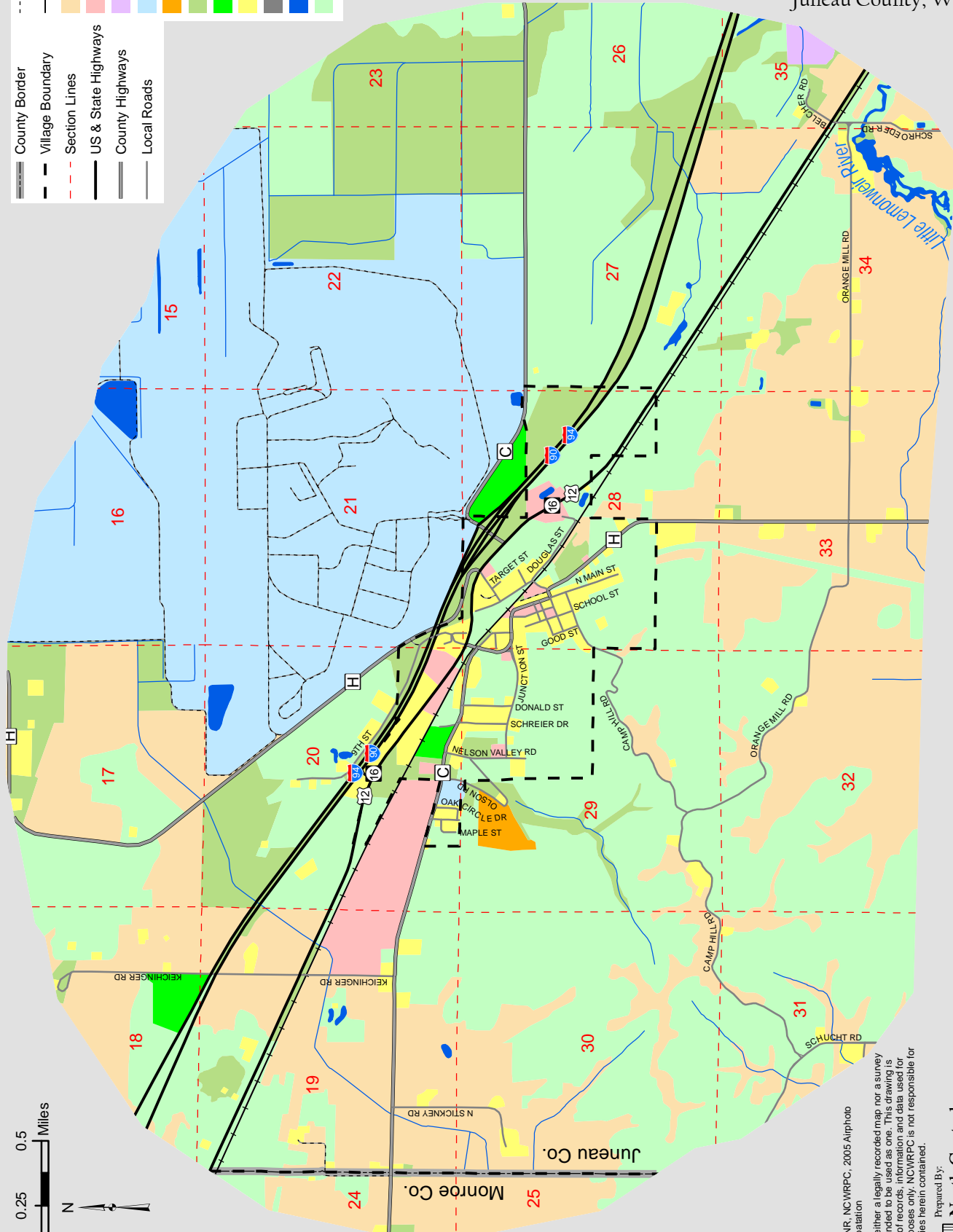
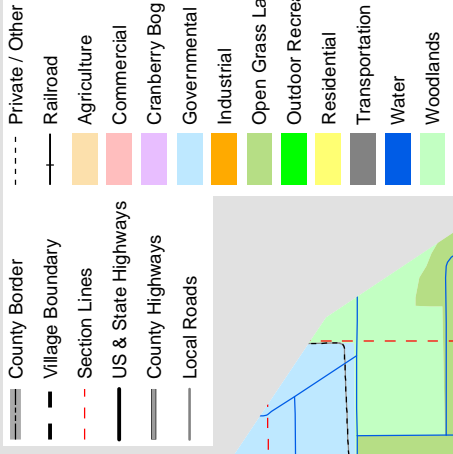
C. Future Land Use 2005-2025

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

The Plan groups land uses that are compatible and separates conflicting uses. To create the Plan, nine basic future land use categories were created. Again, the classifications are not zoning districts and do not have the authority of zoning. However, the preferred land use map and classifications are intended for use as a guide when making land use decisions.

These land use classifications that are designed to be similar to those embodied in the Village’s zoning ordinance. A future land use map drawn with the broad categories that can


Map 5
 Generalized Existing
 Land Use
 Village of Camp Douglas
 Juneau County, Wisconsin



Source: WI DNR, NCWRPC, 2005 Aerialphoto Interpretation

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

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easily be translated into zoning districts. The vision that is embodied in the future land use map can act as a guide for whatever land use controls are implemented.

D. Land Use Classifications

A general description of each land use classification follows:

1. Residential

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

2. Multi-Family Residential

Identifies areas recommended for multi-family residential development, as well as existing multi-family development located throughout the villager.

3. Rural Residential

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

4. Commercial

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

5. Industrial

Identifies areas recommended for industrial development, as well as existing industrial areas located throughout the Village.

6. Governmental/Public/Institutional

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

7. Agricultural & Forestry Areas

Identifies areas to be preserved for the purpose of general crop farming or the raising of livestock and areas of large woodlands within the Village.

8. Transportation Corridors

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

9. Preservation & Open Space

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

Using these categories the Planning Commission participated in a mapping exercise to identify the desired land use. Commission members were asked to indicate their thoughts on a map by drawing shapes or circles to place these different land uses on a map. Specifically, they used their broad knowledge of the village, the series of maps that were prepared as part of the planning process, and their interpretation of the current trends. The goal was to produce a generalized land use plan map to guide the village's growth in the coming decades. The Year 2025 Land Use Plan Map represents the desired arrangement of preferred land uses for the future.

E. Future Land Use Plan Map Overview

The future land use plan map has identified approximately 195 acres in residential, and 41 acres for rural residential development, 44 acres in commercial use, and 13 acres in industrial use. Two hundred twelve acres of land for preservation & open space, 26 acres of land for government/public/institutional development,

The Village's Future Land Use Plan (FLUP) envisions a land use pattern within the village limits similar to what currently exists. It shows an expansion of Residential development west of the village and increased Rural Residential along and near CTH H south of the village and CTHs H and C to the north and west. Within the village, Commercial uses would increase along Junction Street and along US 12 westbound. The existing industrial park would be expanded to the west, beyond the village limits.

Table 22: Land Use Projections

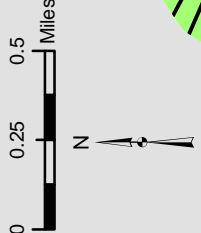
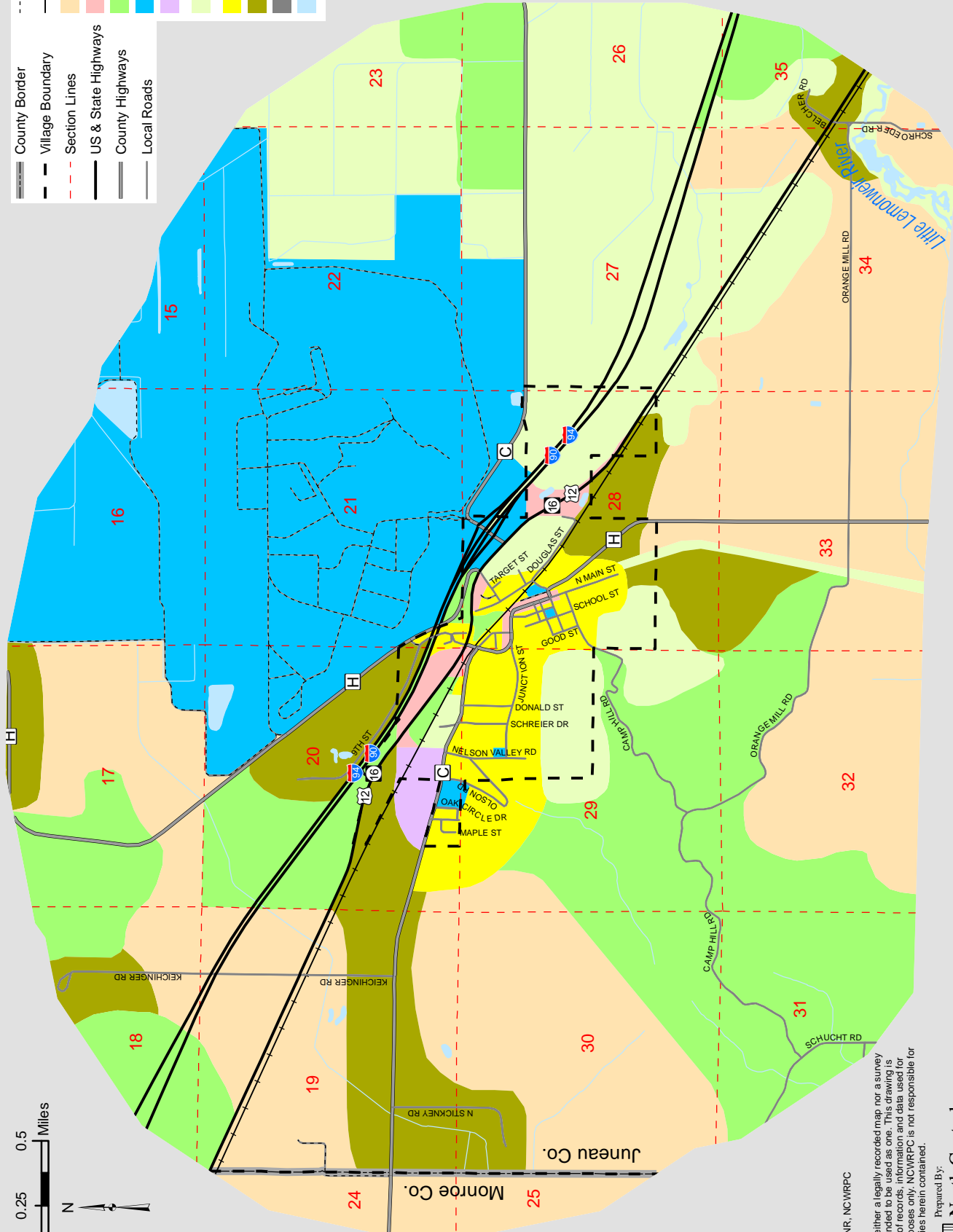
	2000	2005	2010	2015	2020	2025
Residential	127	130	135	139	144	148
Commercial	38	42	48	53	58	64
Industrial	13	15	17	18	20	22

Source: U.S. Census, DOA, NCWRPC

Projected requirements for Residential land are more than adequately met in the FLUP. Although the Industrial land within the village comes up short on the projected need, if you add in the expansion of the industrial park beyond the village limits envisioned in the FLUP

Map 6
 Future Landuse Plan
 Village of Camp Douglas
 Juneau County, Wisconsin

- | | |
|------------------------|-------------------------------|
| --- County Border | --- Private / Other |
| - - - Village Boundary | --- Railroad |
| - - - Section Lines | --- Agricultural Areas |
| == US & State Highways | --- Commercial |
| == County Highways | --- Forestry Areas |
| == Local Roads | --- Governmental |
| | --- Industrial |
| | --- Preservation & Open Space |
| | --- Residential |
| | --- Rural Residential |
| | --- Transportation |
| | --- Water |



Source: WI DNR, NCWRPC

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

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it constitutes a surplus of land for Industrial use. The amount of land for Commercial use in the FLUP is considerably under the projected need, but much of current Commercial real estate in the village is underutilized and there is room for expansion in the area adjacent to the interstate exit.

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

2. Land Use Controls

A. Zoning

1. Village Zoning

The Village has general zoning authority. The Zoning Ordinance was adopted in 1989, and the Village administers the ordinance. The ordinance provides for a total of eight districts, seven of these are in use. The Ordinance has two Residential districts, two Business districts, a Commercial & Industrial district, as well as Institutional and Mobile Home districts, and a wellhead protection overlay district.

The Zoning Ordinance shows the effects of age and amendments that have been made over the years. The Village has engaged an attorney to review its ordinances: following is an assessment of parts of the Ordinance that may provide assistance in formulating any revisions.

Within the Definitions section (SEC. 10-1-180) there are a number of references that raise question. The definition of Conditional Uses (18) "Uses of a special nature as to make impractical their predetermination as a principle use in a district" is vague in meaning and better addressed in an Intent section of the Procedures involved in the application and approval process. Substituting "permitted" for "principle" would make the statement more accurate, but the purpose of Conditional Uses is better addressed elsewhere. There are a number of other terms (Net Acre, Development, Dwelling, Essential Services, Family, Lot, Modular Unit, Story & Half Story) that are unclear, redundant, or commonly understood and not really in need of definition. The definition of Mobile Home (57) is problematic because according to the federal statute quoted in the definition such structures **must** be described as manufactured housing and cannot be dealt with differently than site-built housing. Definitions 57, 58 and 60 should be deleted.

Several of the definitions include extensive standards: Corner Lots (20, defined elsewhere 47), Home Occupation (42), and Professional Office (67). These standards would better be included in a Performance Standards section. This would clarify the organization of the ordinance for reference purposes and limit definitions to the precise legal meaning of terms utilized in the ordinance. Some aspects of the Home Occupations definitions are also

questionable in the their appropriateness. The detailed treatments of small engines and motorcycle repair might better be dealt with elsewhere and if defined as a nuisance are more appropriately health and safety issues than zoning questions. The definition of Nonconforming Uses (62) should be divided to provide a separate definition of Nonconforming Structures.

The Residential districts (SECS. 10-1-24 & 25) seem adequate and well organized. Under Permitted Uses in the R-2 Multiple-Family Residential District, #12 dealing with multiple ownership seems to be referring to condominiums, but the form of ownership is not an appropriate concern of zoning and should be deleted. The B-1 Highway Commercial District (SEC. 10-1-26) appears to be adequate, but the other two Commercial districts (SECS. 10-1-27 & 28) and the G-1 Institutional District (SEC. 10-1-29) are organized differently. The districts would benefit from a more consistent organization. These last three district contain extensive lists of Permitted Uses – there are over a hundred Permitted Uses in the C-1 District – and these lists could probably be consolidated and simplified without changing the intent of the ordinance. The B-2 and C-1 Districts both contain the provision that: “Existing residences shall comply with all provisions of the Residential Districts.” This standard raises questions about equal protection under the law and should be deleted. The R-HM Mobile Home District should only be applied to Mobile Home Parks (59).

2. Extraterritorial Zoning

The Village of Camp Douglas is surrounded by the Town of Orange, which does not have either zoning or land division regulations. Wisconsin statutes grant incorporated municipalities authority to review subdivisions within a one and a half mile extraterritorial area. Since the Town does not regulate land divisions this authority is not currently exercised. Potential still exists for the Town and Village to enter into an extraterritorial zoning arrangement in all or part of the one and a half mile area surrounding the village.

The statutes lay out a process by which zoning can be implemented within the extraterritorial area [ss62.23(7a)] that involves the appointment of a joint committee with three representatives from each jurisdiction. Any action by this committee requires a majority vote. Once an agreement is reached, an ordinance covering zoning for the area is adopted. These regulations would be enforced by the Village. There is no restriction in the statutes that would preclude a Town which does not exercise village powers from entering into an extraterritorial zoning agreement.

B. Annexation

Because the Village of Camp Douglas is surrounded by the Town of Orange, any land annexed by the Village will come from the Town. Although no annexation is anticipated in the immediate future if residential growth continues annexation on the west side of the village may occur.

Wisconsin’s annexation laws generally favors the property owner. Under current law what is called direct annexation [ss60.021(2)(a)] must be initiated by the property owner. Although

state law requires tax-sharing for a transitional period, from the Town's point of view annexation usually represents a loss of tax-base with little redeeming benefit. Ensuring that the Town's interests are protected in any annexation process is an argument in favor of such an agreement. For the Village a boundary agreement can provide for an orderly process.

C. Subdivision Ordinance

The Village of Camp Douglas has a Land Divisions Ordinance that was adopted in 1988. The ordinance calls for Village approval of all land division. The ordinance also provides for approval procedures, design standards, road dedication, inspections, sureties, and penalties.

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

D. Managed Forest Tax Law

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

3. Goals, Objectives & Policies

Goals

1. Balance individual property rights with community interests and goals.
2. Plan and develop land uses that create or preserve the community.
3. Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal and utility costs.
4. Promote the redevelopment of land with existing infrastructure and public services and maintain and rehabilitate existing residential, commercial and industrial structures.
5. Promote a quiet and peaceful community with open spaces and scenic landscape.

Objectives

1. Maintain orderly, planned growth which promotes the health, safety and general welfare of residents and makes efficient use of land and of public services, facilities and tax dollars.
2. New development should not negatively impact the natural environment or existing properties.
3. Provide for a mix of land uses within the village.
4. Promote new land development that is consistent with this plan.

Policies

1. Encourage land uses and building locations that minimize the potential for conflicts between existing and proposed land uses.
2. Consider policies incorporating areas of growth or likely annexation into the village.
3. Update existing land use regulations to be consistent with this plan.

VIII. INTERGOVERNMENTAL COOPERATION ELEMENT

1. Background

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

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

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

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

Adjoining Units of Government

During the planning process the Village of Camp Douglas met jointly with the Town of Lisbon and the Villages of Hustler. Although this plan was prepared specifically for the Village of Camp Douglas, there was an attempt in the plan and in discussions at the joint meetings to emphasize the common interests of the participating local governments.

In preparing a FLUP a map was used showing the one-and-a-half mile extra-territorial jurisdiction (ETJ) of the Village of Camp Douglas. The surrounding Town of Orange had prepared a FLUP several years previously and the Commission was provided with a copy of this plan as a reference.

The Camp Douglas Fire Department is a branch of the Village and contracts with the Village of Hustler and several surrounding towns, and provides fire service at night to Camp

Willaims. The Camp Douglas Area Ambulance Association is an independent entity contracting with both Camp Douglas, Hustler and the City of New Lisbon, as well as several other surrounding Towns. The Village also has an arrangement with Volk Field to send its wastewater to the base treatment plant.

2. Goals, Objectives & Policies

Goals

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

Objectives

1. Promote communication with other units of government, including the Town of Orange, the County, the state and federal government.
2. Join together with other units of government to provide services in a more cost-effective manner.

Policies

1. Periodically review existing shared service agreements, and explore additional agreements.

IX. IMPLEMENTATION

Background

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

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

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

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

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

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

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

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

ATTACHMENT A
2000 CENSUS PROFILE

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

Geographic area: Camp Douglas village, Wisconsin

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

Subject	Number	Percent	Subject	Number	Percent
Total population	592	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	592	100.0
Male.....	296	50.0	Hispanic or Latino (of any race).....	10	1.7
Female.....	296	50.0	Mexican.....	7	1.2
Under 5 years.....	49	8.3	Puerto Rican.....	2	0.3
5 to 9 years.....	52	8.8	Cuban.....	-	-
10 to 14 years.....	46	7.8	Other Hispanic or Latino.....	1	0.2
15 to 19 years.....	35	5.9	Not Hispanic or Latino.....	582	98.3
20 to 24 years.....	28	4.7	White alone.....	572	96.6
25 to 34 years.....	106	17.9	RELATIONSHIP		
35 to 44 years.....	74	12.5	Total population	592	100.0
45 to 54 years.....	63	10.6	In households.....	592	100.0
55 to 59 years.....	24	4.1	Householder.....	242	40.9
60 to 64 years.....	28	4.7	Spouse.....	119	20.1
65 to 74 years.....	47	7.9	Child.....	186	31.4
75 to 84 years.....	32	5.4	Own child under 18 years.....	167	28.2
85 years and over.....	8	1.4	Other relatives.....	17	2.9
Median age (years).....	33.8	(X)	Under 18 years.....	4	0.7
18 years and over.....	417	70.4	Nonrelatives.....	28	4.7
Male.....	203	34.3	Unmarried partner.....	14	2.4
Female.....	214	36.1	In group quarters.....	-	-
21 years and over.....	402	67.9	Institutionalized population.....	-	-
62 years and over.....	101	17.1	Noninstitutionalized population.....	-	-
65 years and over.....	87	14.7	HOUSEHOLD BY TYPE		
Male.....	38	6.4	Total households	242	100.0
Female.....	49	8.3	Family households (families).....	155	64.0
RACE			With own children under 18 years.....	85	35.1
One race.....	588	99.3	Married-couple family.....	119	49.2
White.....	578	97.6	With own children under 18 years.....	60	24.8
Black or African American.....	1	0.2	Female householder, no husband present.....	27	11.2
American Indian and Alaska Native.....	6	1.0	With own children under 18 years.....	19	7.9
Asian.....	2	0.3	Nonfamily households.....	87	36.0
Asian Indian.....	-	-	Householder living alone.....	73	30.2
Chinese.....	-	-	Householder 65 years and over.....	39	16.1
Filipino.....	1	0.2	Households with individuals under 18 years.....	90	37.2
Japanese.....	-	-	Households with individuals 65 years and over.....	71	29.3
Korean.....	-	-	Average household size.....	2.45	(X)
Vietnamese.....	-	-	Average family size.....	3.08	(X)
Other Asian ¹	1	0.2	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	264	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	242	91.7
Guamanian or Chamorro.....	-	-	Vacant housing units.....	22	8.3
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	3	1.1
Some other race.....	1	0.2	Homeowner vacancy rate (percent).....	2.1	(X)
Two or more races.....	4	0.7	Rental vacancy rate (percent).....	14.1	(X)
Race alone or in combination with one or more other races: ³			HOUSING TENURE		
White.....	581	98.1	Occupied housing units	242	100.0
Black or African American.....	4	0.7	Owner-occupied housing units.....	187	77.3
American Indian and Alaska Native.....	8	1.4	Renter-occupied housing units.....	55	22.7
Asian.....	2	0.3	Average household size of owner-occupied units.....	2.50	(X)
Native Hawaiian and Other Pacific Islander.....	-	-	Average household size of renter-occupied units.....	2.27	(X)
Some other race.....	1	0.2			

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

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

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

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

Geographic area: Camp Douglas village, Wisconsin

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

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school			Total population	571	100.0
Nursery school, preschool.....	4	2.9	Native.....	567	99.3
Kindergarten.....	2	1.5	Born in United States.....	565	98.9
Elementary school (grades 1-8).....	83	61.0	State of residence.....	440	77.1
High school (grades 9-12).....	30	22.1	Different state.....	125	21.9
College or graduate school.....	17	12.5	Born outside United States.....	2	0.4
EDUCATIONAL ATTAINMENT			Foreign born.....	4	0.7
Population 25 years and over			Entered 1990 to March 2000.....	-	-
Less than 9th grade.....	26	7.0	Naturalized citizen.....	-	-
9th to 12th grade, no diploma.....	38	10.2	Not a citizen.....	4	0.7
High school graduate (includes equivalency).....	156	41.9	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree.....	93	25.0	Total (excluding born at sea)	4	100.0
Associate degree.....	44	11.8	Europe.....	4	100.0
Bachelor's degree.....	10	2.7	Asia.....	-	-
Graduate or professional degree.....	5	1.3	Africa.....	-	-
Percent high school graduate or higher.....	82.8	(X)	Oceania.....	-	-
Percent bachelor's degree or higher.....	4.0	(X)	Latin America.....	-	-
MARITAL STATUS			Northern America.....	-	-
Population 15 years and over			LANGUAGE SPOKEN AT HOME		
Never married.....	71	16.4	Population 5 years and over	524	100.0
Now married, except separated.....	247	57.0	English only.....	521	99.4
Separated.....	10	2.3	Language other than English.....	3	0.6
Widowed.....	50	11.5	Speak English less than "very well".....	-	-
Female.....	40	9.2	Spanish.....	3	0.6
Divorced.....	55	12.7	Speak English less than "very well".....	-	-
Female.....	28	6.5	Other Indo-European languages.....	-	-
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well".....	-	-
Grandparent living in household with one or more own grandchildren under 18 years			Asian and Pacific Island languages.....	-	-
Grandparent responsible for grandchildren.....	-	-	Speak English less than "very well".....	-	-
VETERAN STATUS			ANCESTRY (single or multiple)		
Civilian population 18 years and over			Total population	571	100.0
Civilian veterans.....	96	23.9	Total ancestries reported	705	123.5
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Arab.....	-	-
Population 5 to 20 years			Czech ¹	6	1.1
With a disability.....	6	4.9	Danish.....	23	4.0
Population 21 to 64 years			Dutch.....	10	1.8
With a disability.....	53	17.4	English.....	44	7.7
Percent employed.....	58.5	(X)	French (except Basque) ¹	21	3.7
No disability.....	251	82.6	French Canadian ¹	6	1.1
Percent employed.....	86.9	(X)	German.....	246	43.1
Population 65 years and over			Greek.....	2	0.4
With a disability.....	47	52.8	Hungarian.....	-	-
RESIDENCE IN 1995			Irish ¹	81	14.2
Population 5 years and over			Italian.....	16	2.8
Same house in 1995.....	276	52.7	Lithuanian.....	2	0.4
Different house in the U.S. in 1995.....	244	46.6	Norwegian.....	96	16.8
Same county.....	85	16.2	Polish.....	49	8.6
Different county.....	159	30.3	Portuguese.....	7	1.2
Same state.....	105	20.0	Russian.....	-	-
Different state.....	54	10.3	Scotch-Irish.....	4	0.7
Elsewhere in 1995.....	4	0.8	Scottish.....	12	2.1
			Slovak.....	-	-
			Subsaharan African.....	-	-
			Swedish.....	14	2.5
			Swiss.....	2	0.4
			Ukrainian.....	-	-
			United States or American.....	5	0.9
			Welsh.....	10	1.8
			West Indian (excluding Hispanic groups).....	-	-
			Other ancestries.....	49	8.6

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

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

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

Table DP-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Camp Douglas village, Wisconsin

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

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over			Households		
In labor force	419	100.0	Less than \$10,000	248	100.0
Civilian labor force	281	67.1	\$10,000 to \$14,999	13	5.2
Employed	262	62.5	\$15,000 to \$24,999	5	2.0
Unemployed	11	2.6	\$25,000 to \$34,999	53	21.4
Percent of civilian labor force	4.0	(X)	\$35,000 to \$49,999	37	14.9
Armed Forces	8	1.9	\$50,000 to \$74,999	74	29.8
Not in labor force	138	32.9	\$75,000 to \$99,999	55	22.2
Females 16 years and over			\$100,000 to \$149,999	7	2.8
In labor force	202	100.0	\$150,000 to \$199,999	4	1.6
Civilian labor force	130	64.4	\$200,000 or more	-	-
Employed	130	64.4	Median household income (dollars)	39,583	(X)
Own children under 6 years	127	62.9	With earnings	190	76.6
All parents in family in labor force	53	100.0	Mean earnings (dollars) ¹	38,866	(X)
COMMUTING TO WORK			With Social Security income	92	37.1
Workers 16 years and over			Mean Social Security income (dollars) ¹	10,057	(X)
Car, truck, or van -- drove alone	267	100.0	With Supplemental Security Income	10	4.0
Car, truck, or van -- carpooled	208	77.9	Mean Supplemental Security Income (dollars) ¹	6,130	(X)
Public transportation (including taxicab)	39	14.6	With public assistance income	-	-
Walked	-	-	Mean public assistance income (dollars) ¹	-	(X)
Other means	13	4.9	With retirement income	59	23.8
Worked at home	-	-	Mean retirement income (dollars) ¹	13,237	(X)
Mean travel time to work (minutes) ¹	7	2.6	Families		
	19.8	(X)	Less than \$10,000	156	100.0
Employed civilian population 16 years and over			\$10,000 to \$14,999	2	1.3
	262	100.0	\$15,000 to \$24,999	4	2.6
OCCUPATION			\$25,000 to \$34,999	24	15.4
Management, professional, and related occupations	47	17.9	\$35,000 to \$49,999	23	14.7
Service occupations	54	20.6	\$50,000 to \$74,999	44	28.2
Sales and office occupations	56	21.4	\$75,000 to \$99,999	49	31.4
Farming, fishing, and forestry occupations	72	27.5	\$100,000 to \$149,999	6	3.8
Construction, extraction, and maintenance occupations	-	-	\$150,000 to \$199,999	4	2.6
Production, transportation, and material moving occupations	33	12.6	\$200,000 or more	-	-
	56	21.4	Median family income (dollars)	44,038	(X)
INDUSTRY			Per capita income (dollars) ¹	17,919	(X)
Agriculture, forestry, fishing and hunting, and mining	2	0.8	Median earnings (dollars):		
Construction	21	8.0	Male full-time, year-round workers	31,324	(X)
Manufacturing	64	24.4	Female full-time, year-round workers	21,607	(X)
Wholesale trade	5	1.9	Subject		
Retail trade	37	14.1			
Transportation and warehousing, and utilities	11	4.2	POVERTY STATUS IN 1999		
Information	5	1.9	Families		
Finance, insurance, real estate, and rental and leasing	12	4.6	With related children under 18 years	4	2.6
Professional, scientific, management, administrative, and waste management services	14	5.3	With related children under 5 years	2	2.2
Educational, health and social services	29	11.1	Families with female householder, no husband present		
Arts, entertainment, recreation, accommodation and food services	21	8.0	With related children under 18 years	-	-
Other services (except public administration)	7	2.7	With related children under 5 years	-	-
Public administration	34	13.0	Individuals		
CLASS OF WORKER			18 years and over	16	2.8
Private wage and salary workers	189	72.1	65 years and over	12	2.9
Government workers	62	23.7	Related children under 18 years	2	1.3
Self-employed workers in own not incorporated business	10	3.8	Related children 5 to 17 years	-	-
Unpaid family workers	1	0.4	Unrelated individuals 15 years and over	9	7.8

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

¹If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator.

See text.

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

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

Geographic area: Camp Douglas village, Wisconsin

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

Subject	Number	Percent	Subject	Number	Percent
Total housing units	260	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	238	100.0
1-unit, detached	194	74.6	1.00 or less	235	98.7
1-unit, attached	1	0.4	1.01 to 1.50	3	1.3
2 units	2	0.8	1.51 or more	-	-
3 or 4 units	5	1.9			
5 to 9 units	8	3.1	Specified owner-occupied units	137	100.0
10 to 19 units	16	6.2	VALUE		
20 or more units	-	-	Less than \$50,000	41	29.9
Mobile home	34	13.1	\$50,000 to \$99,999	78	56.9
Boat, RV, van, etc	-	-	\$100,000 to \$149,999	13	9.5
			\$150,000 to \$199,999	5	3.6
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	-	-
1999 to March 2000	9	3.5	\$300,000 to \$499,999	-	-
1995 to 1998	16	6.2	\$500,000 to \$999,999	-	-
1990 to 1994	27	10.4	\$1,000,000 or more	-	-
1980 to 1989	23	8.8	Median (dollars)	63,800	(X)
1970 to 1979	36	13.8			
1960 to 1969	16	6.2	MORTGAGE STATUS AND SELECTED		
1940 to 1959	41	15.8	MONTHLY OWNER COSTS		
1939 or earlier	92	35.4	With a mortgage	90	65.7
			Less than \$300	-	-
ROOMS			\$300 to \$499	20	14.6
1 room	-	-	\$500 to \$699	24	17.5
2 rooms	8	3.1	\$700 to \$999	27	19.7
3 rooms	28	10.8	\$1,000 to \$1,499	17	12.4
4 rooms	31	11.9	\$1,500 to \$1,999	2	1.5
5 rooms	69	26.5	\$2,000 or more	-	-
6 rooms	62	23.8	Median (dollars)	707	(X)
7 rooms	27	10.4	Not mortgaged	47	34.3
8 rooms	33	12.7	Median (dollars)	252	(X)
9 or more rooms	2	0.8			
Median (rooms)	5.4	(X)	SELECTED MONTHLY OWNER COSTS		
			AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	238	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent	58	42.3
1999 to March 2000	56	23.5	15.0 to 19.9 percent	29	21.2
1995 to 1998	65	27.3	20.0 to 24.9 percent	23	16.8
1990 to 1994	33	13.9	25.0 to 29.9 percent	9	6.6
1980 to 1989	41	17.2	30.0 to 34.9 percent	5	3.6
1970 to 1979	16	6.7	35.0 percent or more	13	9.5
1969 or earlier	27	11.3	Not computed	-	-
VEHICLES AVAILABLE			Specified renter-occupied units	52	100.0
None	20	8.4	GROSS RENT		
1	94	39.5	Less than \$200	10	19.2
2	98	41.2	\$200 to \$299	6	11.5
3 or more	26	10.9	\$300 to \$499	25	48.1
			\$500 to \$749	5	9.6
HOUSE HEATING FUEL			\$750 to \$999	3	5.8
Utility gas	151	63.4	\$1,000 to \$1,499	-	-
Bottled, tank, or LP gas	29	12.2	\$1,500 or more	-	-
Electricity	20	8.4	No cash rent	3	5.8
Fuel oil, kerosene, etc	29	12.2	Median (dollars)	418	(X)
Coal or coke	-	-			
Wood	6	2.5	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	3	1.3	Less than 15.0 percent	21	40.4
No fuel used	-	-	15.0 to 19.9 percent	-	-
			20.0 to 24.9 percent	7	13.5
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	11	21.2
Lacking complete plumbing facilities	2	0.8	30.0 to 34.9 percent	6	11.5
Lacking complete kitchen facilities	2	0.8	35.0 percent or more	4	7.7
No telephone service	-	-	Not computed	3	5.8

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

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

ATTACHMENT B
PUBLIC PARTICIPATION PLAN

Public Participation Plan

I. Background

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

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

II. Objectives

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

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

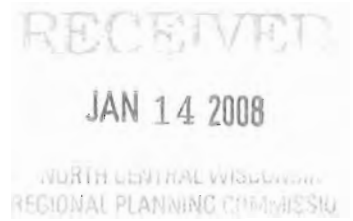
The goal will be to inform, consult and involve the public and the communities served during each phase of the planning process. Hopefully, this will help balance the issues related to private property rights.

III. Techniques

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

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

Throughout the plan process, the Village of Camp Douglas Planning Commission will meet to monitor the development of the plan.



Village of Camp Douglas

RESOLUTION _____

For Adoption of a Public Participation Plan

WHEREAS, the Village of Camp Douglas is required to prepare and adopt a Comprehensive Plan as outlined in Wisconsin Statutes; and

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

WHEREAS, it is necessary for the Village of Camp Douglas to approve a process to involve the public in the planning process; and

NOW, THEREFORE, BE IT RESOLVED, that the Village of Camp Douglas does approve and authorize the Public Participation Plan as presented.

ADOPTED on the 9th day of January, 2008.

ATTEST: Carolyn Hoeth
Carolyn Hoeth, Clerk/Treasurer

The governing body of the Village of Camp Douglas has authorized this Resolution, dated today.

ATTEST: Joseph Perz
Joseph Perz, President

ATTACHMENT C

NATURAL HERITAGE INVENTORY MAP

Juneau County

AQUATIC OCCURRENCES

Animal

Caspiy, Pandion haliaetus, 1982
 Bald Eagle, Haliaeetus leucoccephalus, 2002
 Black Tern, Chlidonias niger, 1999
 Weed Shiner, Notropis texanus, 1973
 Wood Turtle, Clemmys insculpta, 1988
 Prairie Shrew, Sorex araneus, 1986
 Least Bittern, Nychiopygia stelleri, 1995
 Least Bittern, Nychiopygia stelleri, 1995
 Sand Snipe, Ochropotus spithii, 1998
 Trumpeter Swan, Cygnus buccinator, 1999
 American Bittern, Botaurus lentiginosus, 1999
 Warrant Emerald, Somatochlora incurvata, 1998
 Ringed Turtle, Emydoidea blandingii, 2004
 Salamander Murrelet, Williamsia linneti, 2002
 Red-shouldered Hawk, Buteo lineatus, 1987
 Two-spotted Skipper, Euphyes bimaculata, 1998
 Western Sand Darter, Etheostoma clatum, 1973
 Louisiana Waterthrush, Seiurus motacilla, 1999
 Russet-tipped Clubtail, Stylurus plagiatus, 1995
 White-spangled Skimmer, Libellula cyanea, 1981
 Midwestern Fen Buckmoth, Hemileuca sp. 3, 1996
 Blanchard's Cricket Frog, Acris crepleana blanchardi, 1983
 A Predaceous Diving Beetle, Agabus bicolor, 2004
 Yellow-crowned Night-heron, Nyctanassa violacea, 1984
 Eastern Massasauga Rattlesnake, Sistrurus catenatus, 2005

Plants

Bog Fern, Thelypteris simulata, 1998
 Long Sedge, Carex folliculata, 1998
 Vasey Rush, Carex vaseyi, 1964
 Straw Sedge, Carex straminea, 1999
 Whip Nutsedge, Scirpus triglomerata, 1936
 Drooping Sedge, Carex prasina, 1993
 Grassleaf Rush, Juncus marginatus, 1969
 Water-purslane, Didiplis diandra, 1973
 Wolf Spikerush, Eleocharis wolffii, 1995
 Clustered Sedge, Carex cumulata, 1997
 Prickly Hornwort, Ceratophyllum echinatum, 1998
 Spotted Pondweed, Potamogeton pulcher, 1938
 Torrey's Bulrush, Scirpus torreyi, 1998
 Vasey's Pondweed, Potamogeton vaseyi, 1969
 Yellow Screwstem, Bartonina virginica, 1998
 Crossleaf Milkwort, Polygala cruciata, 1998
 Algae-like Pondweed, Potamogeton contervoides, 1975
 Engelmann's Spike-rush, Eleocharis engelmannii, 1967
 Water-thread Pondweed, Potamogeton diversifolius, 1997
 Virginia Water-milfoil, Myriophyllum farwellii, 1997
 Fatwill's Water-milfoil, Myriophyllum farwellii, 1997
 Slim-stem Sharp-reedgrass, Calamagrostis stricta, 1964
 Sidden-routed Bladderwort, Utricularia geminiscapa, 1998
 Sweeney-associated Indian-palmleaf, Scaevola suarvedensis, 1981
 Northern Yellow Lady's-slipper, Cypripedium parviflorum var. makasin, 1959

Natural Communities

Shrub-carr, Shrub-carr, 1982
 Alder Thicket, Alder thicket, 1981
 Emergent Marsh, Emergent marsh, 1979
 Central Poor Fen, Central poor fen, 1988
 Floodplain Forest, Floodplain forest, 2000
 Northern Wet Forest, Northern wet forest, 1982
 Northern Sedge Meadow, Northern sedge meadow, 1982
 Southern Sedge Meadow, Southern sedge meadow, 1981
 Tamarack (Poor) Swamp, Tamarack (poor) swamp, 1997
 Stream-Fast, Hard, Cold, Stream-fast, hard, cold, 1981
 Stream-Slow, Hard, Cold, Stream-slow, hard, cold, 1977
 Stream-Slow, Hard, Warm, Stream-slow, hard, warm, 1981
 White Pine-Red Maple Swamp, White pine-red maple swamp, 1998
 Springs and Spring Runs, Hard, Springs and spring runs, hard, 1998
 Springs and Spring Runs, Soft, Springs and spring runs, soft, 1981

TERRESTRIAL OCCURRENCES

Animal

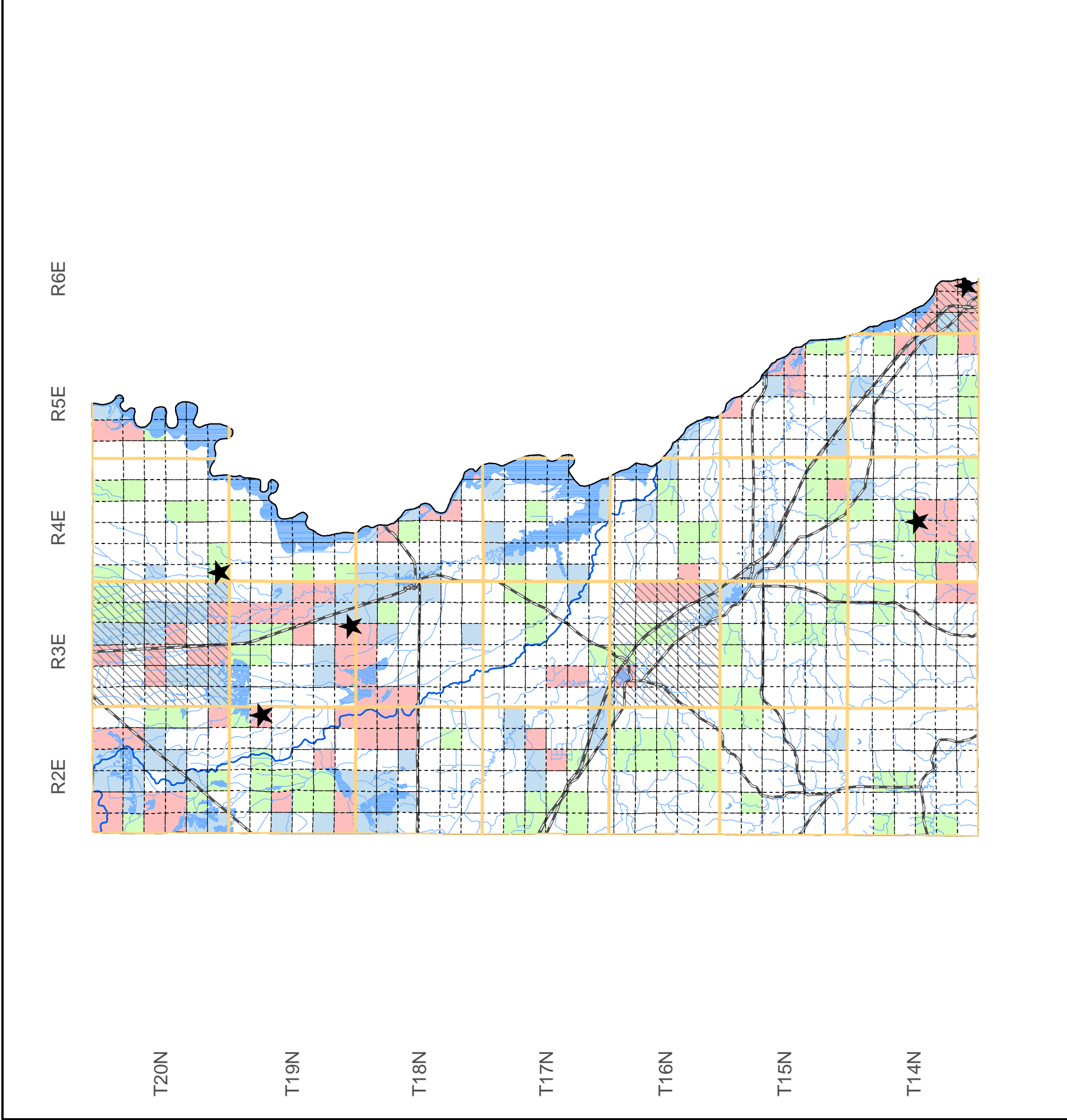
Kärner Blue, Lycaeides melissa samuelis, 2004
 Pigmy Shrew, Sorex hoyi, 1975
 Bird Roostery, Bird Roostery, 1986
 Prairie Vole, Microtus ochrogaster, 1974
 A Field Beetle, Calignus rufus, 1988
 A Tiger Beetle, Cicindela parvula tuberi, 1999
 Boreal Woodpecker, Boreostrygmon mitchellii, 2000
 Cerulean Warbler, Dendroica cerulea, 1989
 Northern Goshawk, Accipiter gentilis, 1997
 Regal Tattler, Spizella idalia, 1981
 Leonard's Skipper, Hesperia leonardus, 1982
 Loggerhead Shrike, Lanius ludovicianus, 2001
 Acaadian Flycatcher, Empidonax vireescens, 1992
 Persius Dusky Wing, Erynnis persius, 1980
 Little White Tiger Beetle, Cicindela lepida, 1998
 Western Slender Glass Lizard, Ophisaurus attenuatus, 2001
 Speckled Rangeland Grasshopper, Arphia conspersa, 1998

Plants

Musk-root, Adoxa moschatellina, 1980
 Mareleseed, Onosmodium molle, 1959
 Bushy Aster, Aster dumosus var. strictor, 1967
 Cliff Cudweed, Graphalium obtusilobum var. saxicola, 1999
 Fragrant Fern, Dryopteris fragrans var. remotuscula, 1995
 Rock Cudweed, Ruperzia porophylla, 1993
 Nodding Plover, Tympanuchus nitens, 1991
 Prairie Parsnip, Polytaenia nuttallii, 1990
 Woolly Milkweed, Asclepias lanuginosa, 1940
 Autumn Cone-root, Corallorrhiza odoratiza, 1991
 Pale Green Orchid, Platianthera flava var. herbicola, 1987
 Shadow Goldenrod, Solidago sciophila, 1985
 Roundstem Foxglove, Agalinis gairdneri, 1997
 Bird's-eye Primrose, Primula mistassinica, 1995
 Rocky Mountain Sedge, Carex backii, 1981
 Maidenhair Spleenwort, Asplenium trichomanes, 2000
 One-flowered Brodiaea, Orobanche uniflora, 1994
 Arrow-headed Rattle-box, Crotalaria sagittalis, 1973
 Yellow Evening Primrose, Calyophytum serrulatus, 1948
 Small-flowered Woody Bean, Strophostyles leiosperma, 1997

Natural Communities

Dry Cliff, Dry cliff, 2002
 Dry Prairie, Dry prairie, 1981
 Mesic Cliff, Mesic cliff, 1982, 1997
 Oak Barrens, Oak barrens, 1997
 Pine Barren, Pine barren, 1997
 Sand Barrens, Sand barrens, 1979
 Mesic Prairie, Mesic prairie, 1989
 Hemlock Relict, Hemlock relict, 1995
 Dry-mesic Prairie, Dry-mesic prairie, 1999
 Northern Dry Forest, Northern dry forest, 1988
 Southern Dry Forest, Southern dry forest, 1999
 Northern Mesic Forest, Northern mesic forest, 1981
 Southern Mesic Forest, Southern mesic forest, 1981
 Northern Dry-mesic Forest, Northern dry-mesic forest, 1987
 Southern Dry-mesic Forest, Southern dry-mesic forest, 2002
 Central Sands Pine-Oak Forest, Central sands pine-oak forest, 1998



SPECIES and/or NATURAL COMMUNITY | **Watershed Boundaries** | **Township Occurrences** | **Both** | **Terrestrial** | **Aquatic** | **State Natural Area**



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

Map generated using NHI data from: 12/18/2006
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ENDANGERED RESOURCES