

VILLAGE OF HUSTLER

COMPREHENSIVE PLAN

JUNEAU COUNTY



ADOPTED 2009

Prepared by:

North Central Wisconsin Regional Planning Commission

VILLAGE OF HUSTLER

Village Board

Dean Duescher, President
H. C. Finger, Trustee
Margie Lowe, Trustee
Bill Meehan, Trustee
Rick Bell, Trustee
Louis Lawrence, Trustee
Nate Lee, Trustee
Joyce Duescher, Clerk
Robert Nelson, Treasurer

Plan Commission

Dean Duescher, Chair
Rick Bell
Kevin Heesch
Sharon Barnharst
Sue Peasley

Photos: NCWRPC

Adopted: August 2009

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

66.1001 (4) * Ordinance to adopt comprehensive plan.

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NORTH CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION

STATE OF WISCONSIN
Village of Hustler, Juneau County

SECTION I – TITLE/PURPOSE

The title of this ordinance is the Village of Hustler Comprehensive Plan Ordinance. The purpose of this ordinance is for the Village of Hustler 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 Hustler 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 Hustler 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 Hustler, 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 Hustler 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 Hustler 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 Hustler, 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 Hustler Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

SECTION VI – PUBLIC HEARING

The Village of Hustler, 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 CITY COMPREHENSIVE PLAN

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

SECTION VIII – SEVERABILITY

If any provision of this ordinance of its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision of application, and to this end, the 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 10th day of August, 2009.

[Signatures of Village Board]

A.C. Jung
Margie Lowe
Rick Bell
Louis Scouruse
Nathan J. Lee
Dean C. Duescher

Attest: *Joyce Duescher* [Signature of village clerk]

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

STATE OF WISCONSIN
Village of Hustler
Juneau County

The Plan Commission of the Village of Hustler, 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 Hustler as follows:

Adoption of the Village of Hustler Comprehensive Plan, *with revisions.*

The Village of Hustler 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 Hustler Comprehensive Plan are incorporated into and made a part of the Village of Hustler 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 Hustler Plan Commission.

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

Adopted this 27th day of April 2009.

[Signatures of plan commission members]

Sign E. Duescher
Aue Peasley
Rick Bell
Tom J. Heesch
Sharon Barnharst

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MAY 6 2009

NORTH CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION

Attest: Sharon L. Barnharst Plan Commission Clerk

VILLAGE OF HUSTLER

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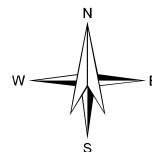
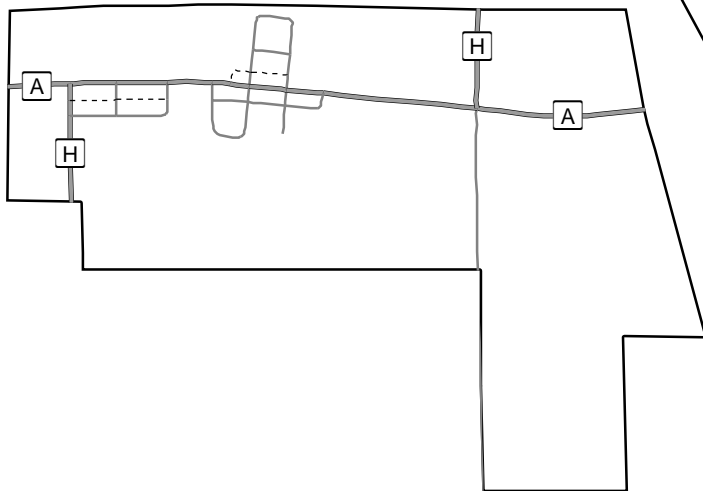
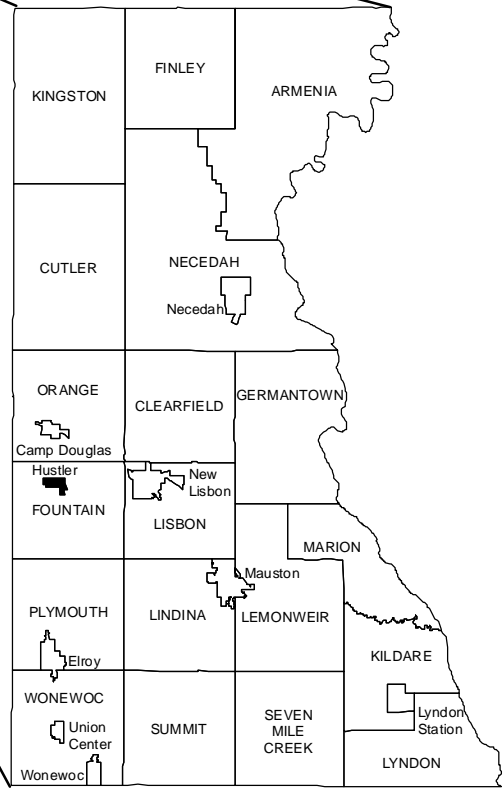
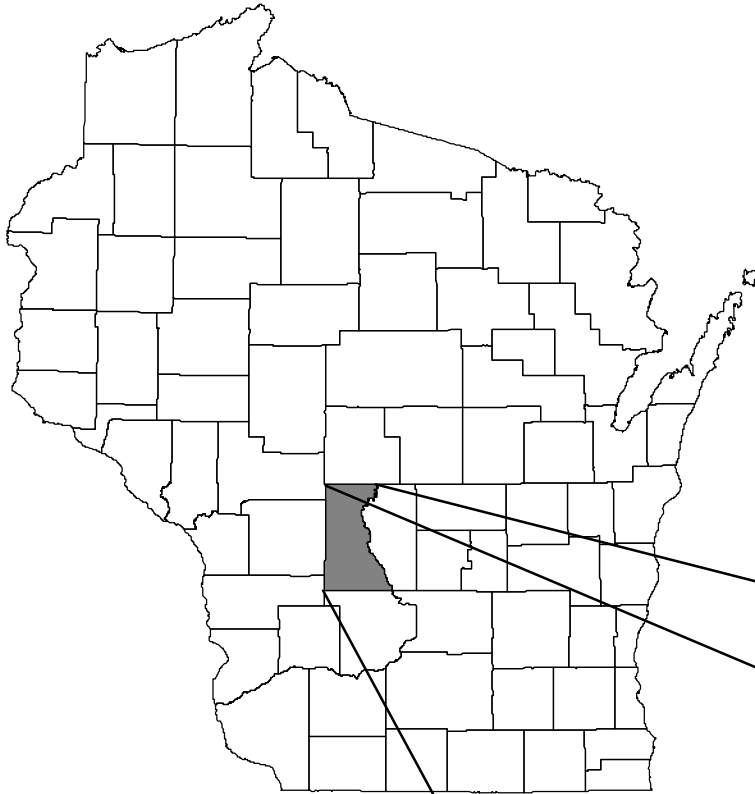
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ATTACHMENT:

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

Map 1
Location
 Village of Hustler
 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 Hustler 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 & Survey

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 town residents aware of how and when this plan is being created, so residents can make suggestions during this process. The Town formally adopted a Public Participation Plan on March 10, 2007, 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.

The Village of Hustler sent out a survey to all property owners in May of 2007. Of the 82 sent out 37 were returned, for a return rate of 45.1 percent. Over ninety percent of respondents were residents of the village, and more than half were over 65 and retired. Nearly forty percent had owned their property for over fifteen years and nearly thirty percent had owned their property for less than five years, but a third had been residents for less than five years and a third had been residents for more than fifteen years.

Respondents were asked whether the Village Board should take steps to manage growth and development patterns, nearly eighty percent of respondents agreed (a quarter strongly) while only two disagreed. Almost ninety-five percent of respondents rated the quality of life in Hustler as good or excellent (40% excellent). Over half of respondents said things would improve over the next five years, 37.8 percent thought they would stay about the same, and only two thought they would worsen. Ninety-two percent said environmental quality in the

village was excellent or good (27% excellent), and 77.5 percent thought an excellent or good job was being done (12.5% excellent) protecting the environment in the village.

On the subject of growth, thirty-nine percent each, thought that more growth was necessary or that the current pace of development was about right, while seventeen percent thought that growth should be limited to protect the qualities that make Hustler special. Over the next five years 51.4 percent of respondents expect some growth, but not a lot, and 45.7 percent expected a great deal of growth for a community of this size. Asked what kind of housing was needed single family homes for first-time buyers (21.8% a lot, 56.2% a few) and moderately priced homes (27.7% a lot, 47.2% a few) were the most popular choices; followed by assisted living for seniors (26.8% a lot, 39% a few and 24.4% no more); while rental housing (12.5% a lot, 18.7% a few and 46.9% no more) and higher priced homes (5.9% a lot, 20.6% a few and 52.9% no more) were least popular.

Asked to identify the top issues facing the village junk in yards was mentioned in 22 percent of responses, followed by water quality and preservation of rural environment (12.6% each), police service (11.6%), road maintenance (10.5%), lack of growth (7.4%), CAFOs (4.2%), and ambulance/fire service and too much growth (2.1% each). A majority (55.3%) saw excessive speed as a moderate problem, and roughly a third saw stricter enforcement or increased police hours as the solution. On the street treatment of new growth within the village forty percent preferred sidewalks with no curb and gutter while 27 percent each, preferred sidewalks with curb and gutter, or no sidewalk or curb and gutter.

Asked to name the most important steps that can be taken to improve the village, stricter enforcement of junk in yards was most frequently mentioned (13.7% of responses), followed by cemetery improvements (11.6%), maintaining existing parks (10.9%), storm water drainage (10.5%), neighborhood beautification and creek corridor preservation (9.6% each), more trees and shrubs in parks (7.5%), protecting agricultural land ((6.8%), preserving wetlands (6.1%), better enforcement (4.8%), and creating new parks and improving local services (two percent each. If a tax increase were required for improvements: two-thirds approve improving storm water drainage (only 9% oppose) and 55.8 percent support storm water drainage upgrading to meet DNR standards (17.6% oppose); sixty-two percent would support improving the cemetery (17.2% opposed) and 55.2 percent support buying more land for the cemetery (20.7% opposed); 55.5 percent approve creek corridor preservation (19.4% oppose); 54.8 percent approve beautification projects (29% oppose); half support more plantings in existing parks (34.3% oppose) and 43.7 percent support investing in park maintenance (37.5% oppose); 44 percent support building restroom facilities near the bike trail (32.3% oppose and 23.5% weren't sure); 58.8 percent opposed investing in new parks (32.3% not sure and only two respondents supported). On the question of increasing taxes to add a second well, opinion split almost exactly (36.4% support, 30.2% oppose and 33.3% not sure).

C. Meetings

- Meeting 1: Local Meeting (March 6, 2008)**
- 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 (March 5, 2009)**
- Follow up from last meeting
 - Develop Plan Recommendations
 - Review and additions to previous Chapters

D. Vision Statement

Vision Statement

The Village of Hustler has gone through many transformations over the years, from railroad siding to stop on the road from Chicago to St. Paul, Hustler has always adapted to changing circumstances. Today Hustler offers full municipal services, parks, and a connection to the Omaha Trails. As a small and tight-knit community Hustler offers a safe, peaceful environment; a special place to raise a family, a rural place with the advantages of urban living. In the future Hustler seeks to build on the best of what the community has inherited to make itself a vital and

2. Community Profile

A. Description

The following Community Profile of the Village of Hustler consists of background information on the town, including population; age distribution; racial composition; educational attainment; household characteristics; employment statistics; and income levels. This serves as an introduction to the 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.

There has been some disagreement over the accuracy of the 2000 Census (discussed in more depth in the Housing Element, page 24). Census figures are presented here as the authoritative source, but several subsequent calculations are based on an informal survey of utility customers conducted by the Village. It should be borne in mind that the undercount of the population could affect the accuracy of the sample that is used as the basis for such demographic indicators as education level and incomes.

B. Demographics

1. Historical Population

Since peaking in 1970 the Village of Hustler has decreased by over forty percent of its population. The rate of population decrease was accelerated in the last decade with the population dropping by over 27 percent during the 1990s. The population for the county has increased during this period, growing by over twelve percent during the 1990s.

	1960	1970	1980	1990	2000	1990-2000 % Change	1990-2000 Net Change
Village of Hustler	177	190	170	156	113	-27.6%	-43
Village of Camp Douglas	489	547	589	512	592	16%	80
City of New Lisbon	1,337	1,361	1,390	1,491	1,436	-3.6%	-55
Town of Orange	468	619	607	581	549	-6%	-32
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

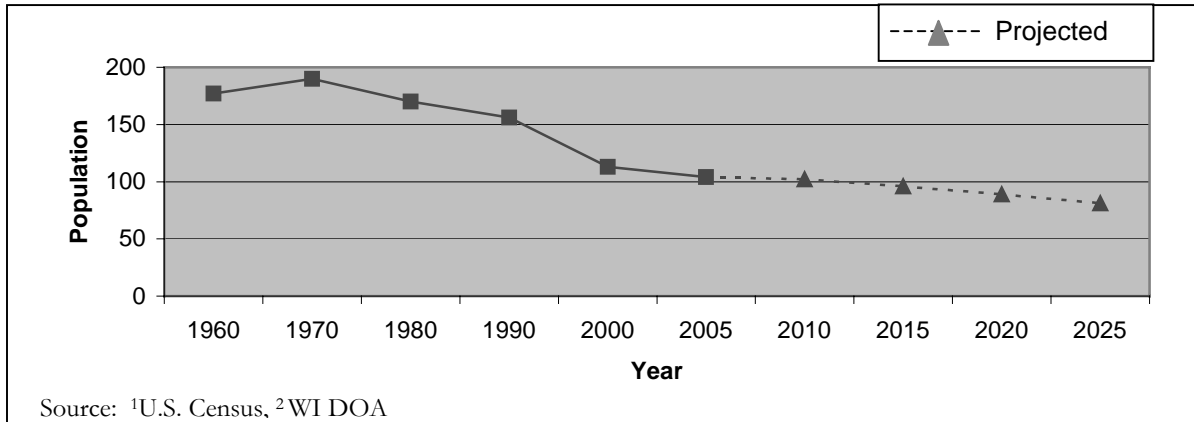
Source: U.S. Census

2. Population Projections

According to population projections prepared by the DOA, the population decline in the Village of Hustler is expected to continue until 2025. Meanwhile, the county is projected to continue increasing at its current rate until 2015 when the growth rate is expected to slow to under five percent per decade.

Figure 1 shows population trends in the Village of Hustler over a 65-year period starting in 1960. After a population rise during the decade of the 1960s, population began a decline that is expected to continue through 2025. The fastest population loss was during the 1990s.

Figure 1
VILLAGE OF HUSTLER
 Historic Population¹: 1960-2000
 Projected Population²: 2005-2025

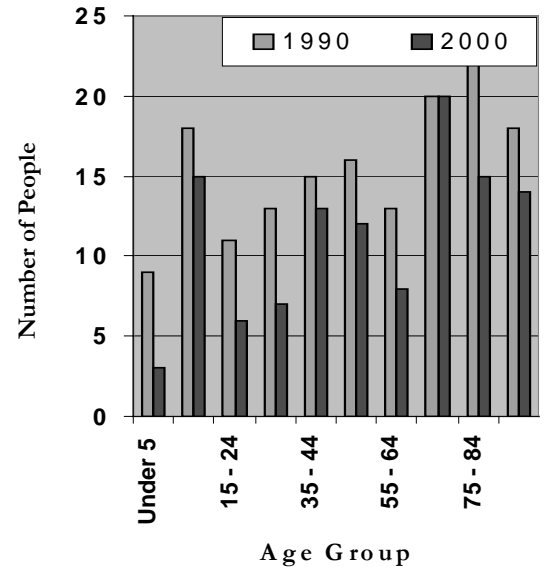


3. Population Characteristics

In 2000, the Village of Hustler had 58 males and 55 females. Town residents reported their race in the 2000 U.S. Census as the following: White 100%. The median age of Village residents is 55.3 years old. In comparison, Juneau County’s median age is 39.4, while the State of Wisconsin’s median age is 36.

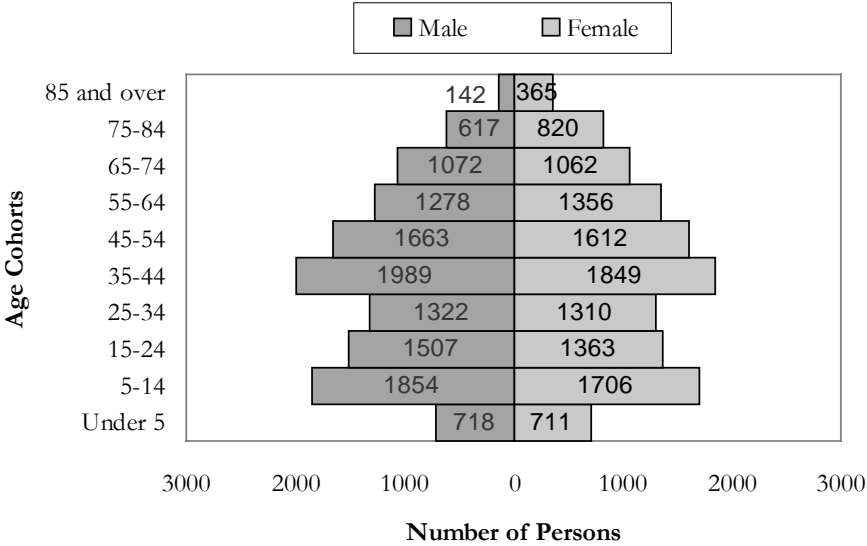
The dominant image that comes from comparing the numbers of people in the various age cohorts between 1990 and 2000 is the steep decline in most age group, except 65-74, which remained the same. The greatest declines were in the younger age groups, with the steepest decline (-66%) in those under five years of age.

Figure 2
Age Distribution 1990-2000



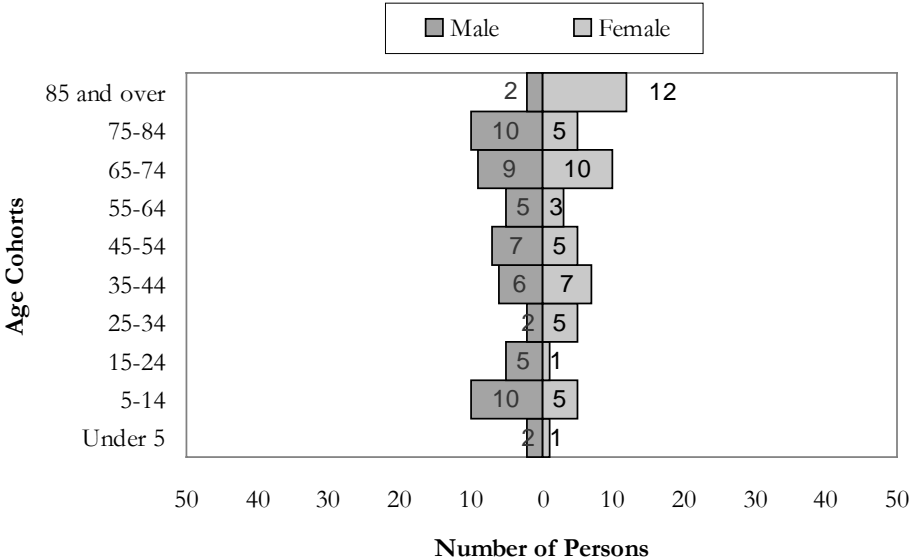
Year	Village of Hustler	Juneau County
2005	104	25,640
2010	102	27,677
2015	96	28,635
2020	89	29,449
2025	81	29,807

Figure 3
Juneau County
Male & Female Age Distribution
2000



Source: U.S. Census

Figure 4
Village of Hustler
Male & Female Age Distribution
2000



Source: U.S. Census

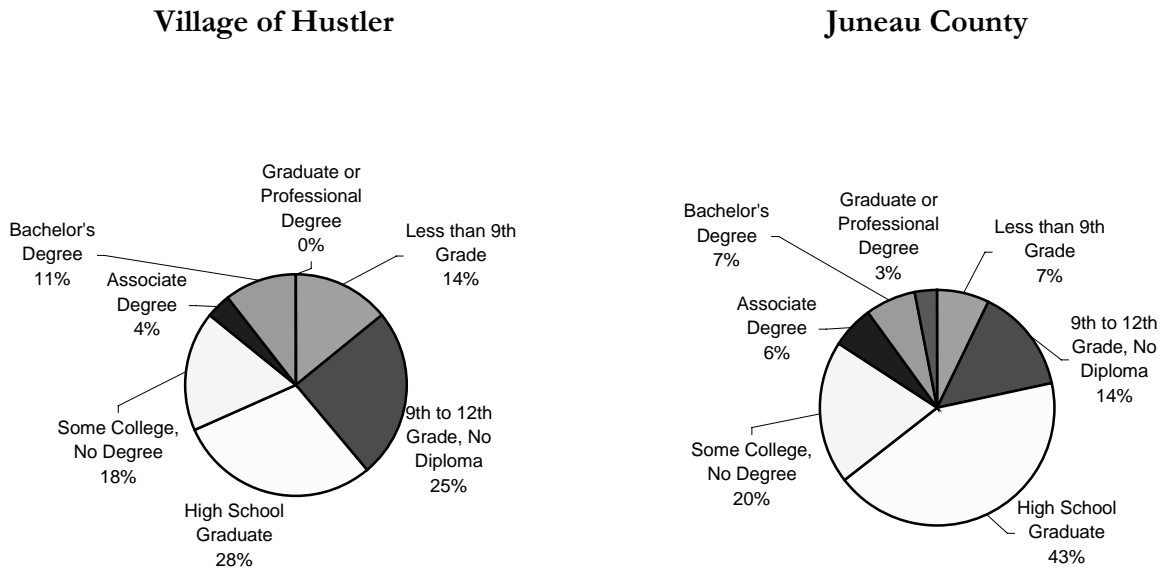
The 15 to 24 age group and those 25 to 34 each declined by over 45 percent. This likely indicates that a number of village residents are leaving after receiving their education. The overall effect of these changes is an aging and shrinking of the population in the Village of Hustler.

The population distribution of age and sex illustrated by Figure 4. The most notable anomalies are the predominance of males in the 5 to 24 and females in the 65 to 84 age groups.

4. Educational Attainment

Education levels in the Village of Hustler are somewhat below the level of Juneau County. Sixty-one percent of residents over 25 have completed high school, while 78.5 percent of county residents are high school graduates. The state rate is 85 percent. The disparity is more marked in those 25 or older who have four or more years of Source: U.S. Census
 percent have a bachelor's degree or more, in Juneau County it's ten percent, and in the Village of Hustler 10.6 percent of those over 25 have a bachelor's degree.

Figure 5
Educational Attainment, 2000
 For Population Over 25 Years



Source: U.S. Census, SF-3

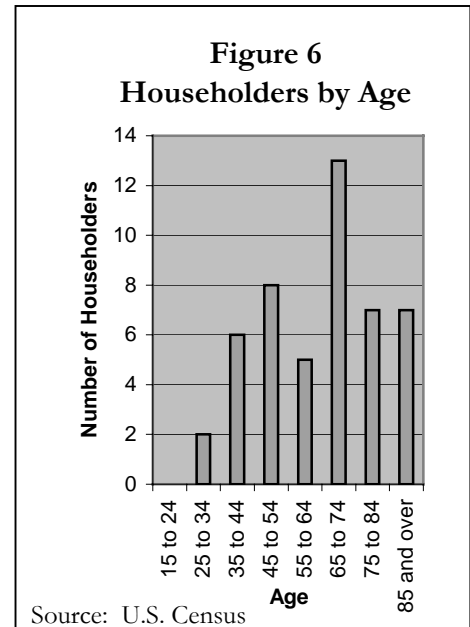
5. Household Characteristics

Married couples make up 37.5 percent of all households; couples with children under 18 constitute 10.4 percent of households, while single parent households are 6.3 percent. Single person households are nearly 48 percent of the total. Two-thirds of householders are over 55, with the largest concentrations being in the 65 to 74 age group (27%) and the 45 to 54 cohort (16.6%).

The Village of Hustler's average household size in 1990 was 2.47 persons, while in 2000 it was 2.02 persons.

	Households
	Village of Hustler
Total Households	48
1. Family households	22
a. Married-couple family	18
i. With own children under 18 years	5
ii. Without own children under 18 years	13
b. Householder without spouse present	3
i. With own children under 18 years	2
ii. Without own children under 18 years	1
2. Nonfamily household	26
a. Householder living alone	23
b. Householder not living alone	3

Source: U.S. Census



5. Household Projections

As the size of households decreases throughout the nation and in the Village of Hustler it means that the number of households will increase at a higher rate than the population. The number of households is projected to decrease by over 15.5 percent in the years between 2005 and 2025, less than the nearly twenty-four percent rate of decrease during the 1990s.

	Historical Household Count 1980-2000¹							
	Household Projections 2005-2025²							
Village of Hustler	1980	1990	2000	2005	2010	2015	2020	2025
Households	61	63	48	45	46	44	41	38

Source: ¹U.S. Census 1980-2000

²WI Dept. of Administration

7. Income

In looking at the income structure of the Village of Hustler in 2000 53.5 percent of households in the town made under \$25,000 per year, while over twenty-three percent of households earn more than \$50,000. The highest median income is in households headed by persons between 25 and 44 with incomes dropping steeply in the older age cohorts.

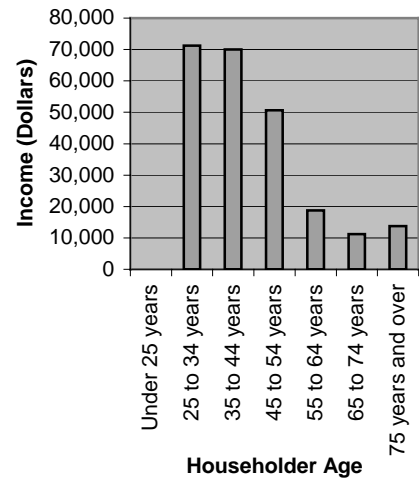
Median household income for the Village of Hustler is significantly lower than the county and all of the surrounding municipalities. Both median income and per capita income are roughly the same as the state level in the Village of Hustler.

Annual Income	Households	
Less than \$10,000	5	11.6%
\$10,000 - \$24,999	18	41.9%
\$25,000 - \$34,999	6	14%
\$35,000 - \$49,999	4	9.3%
\$50,000 - \$99,999	8	18.6%
\$100,000 and over	2	4.7%

Source: U.S. Census, SF-3

On both a household and a per capita basis incomes in Hustler are below surrounding communities. Hustler has median household incomes less than half of the state or the Town of Fountain, and sixty percent of the county level. Per capita income is eighty-eight percent of the county level and seventy-four percent of the state level. This indicates smaller households, and in fact nearly half of households are persons living alone. Despite the low median income the poverty levels are below the state, the county and all surrounding communities, except Camp Douglas.

**Figure 7
Median Household
Income By Age Of
Householder 2000**



Source: U.S. Census, SF-3

	Per Capita Income	Median Household Income	Percent of inhabitants below poverty level
Village of Hustler	\$15,839	\$21,250	5.4%
Village of Camp Douglas	\$17,919	\$39,583	2.8%
City of New Lisbon	\$19,165	\$34,479	10.6%
Town of Orange	\$17,788	\$35,909	15.2%
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

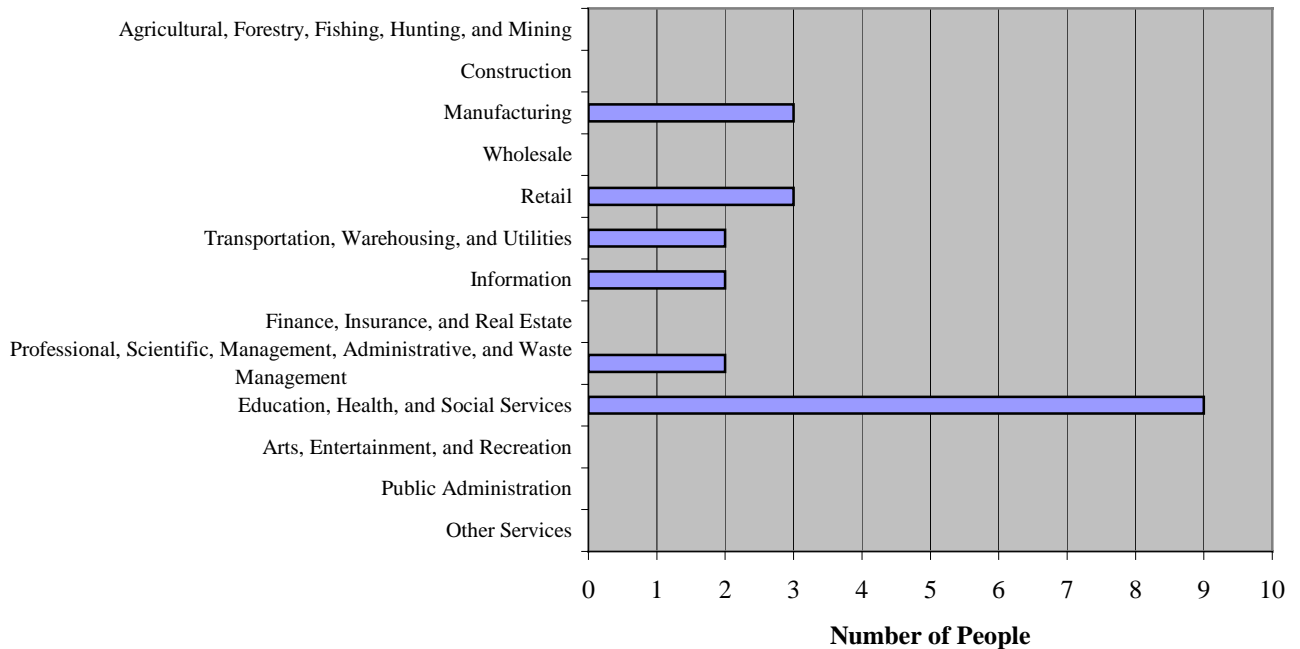
Juneau County wages are below state average in all sectors as shown in Table 8. The County comes the closest to average in agriculture and retail trade. It appears that agricultural wage averages have been declining rapidly in the past five years. Service and transportation / communications sectors wages 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 Hustler, 2000**



Source: U.S. Census

The largest single job classification in the Village of Hustler is education, health and social services arts followed by manufacturing, retail, professional & management, information, and transportation, warehousing and utilities.

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.

Table 9 Juneau County Labor Force Data			
	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 Hustler lies on the boundary between two physiographic provinces. To the north is the Central Plain within an area known as the Great Central Wisconsin Swamp, an extensive alluvial lake plain that extends over 2000 square miles. Generally, the lake basin slopes gradually to the southeast.

To the south is the Western Uplands. This unglaciated upland is a thoroughly dissected, hilly area. Steep sandstone escarpments mark the northern and eastern boundaries. At the higher elevations are remnants of the more resistant dolomite bedrock which capped these uplands. The valleys, incised 200 to 350 feet below the ridgetops, are long and V-shaped and have relatively narrow bottoms. The drainage pattern is dendritic, and most of the area is well drained.

Non-metallic mining

Mineral production in the area is of minor extent. No mines exist within the Village of Hustler.

B. Climate

Winters are very cold, and the short summers are fairly warm. In winter, the average temperature is 19 degrees Fahrenheit and the average daily minimum temperature is 8 degrees. The summer average temperature is 69 degrees. Precipitation is fairly well distributed throughout the year, reaching a slight peak in summer. Total annual precipitation is about 33 inches. In two years out of ten, the rainfall in April through September is less than 18 inches. Thunderstorms occur on about 41 days each year. Snow generally covers the ground much of the time from late fall through early spring.

Growing Season Summary

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 Descriptions

ETTRICK–CURRAN–JACKSON association: Deep, nearly level and gently sloping, moderately well drained to very poorly drained, silty soils; on stream terraces, lake terraces, and flood plains.

This association is on low flats, in drainageways and depressions, on flood plains, on concave foot slopes, and on concave or convex side slopes. Most areas of this association are used for crops, but the cultivated areas of the Ettrick and Curran soils must be drained and protected from flooding. Some areas are undrained and support native vegetation. A few areas are used as woodland. The main problems in managing forest are the water table and competing vegetation.

The major soils in this association are poorly suited to residential development because of the water table. The Ettrick soils are unsuitable for residential development because of flooding. The areas of the Curran soils that are subject to flooding are also unsuitable.

D. Surface Water

Floodlands cover about sixteen acres, which is 5.5 percent of the land in the village, and wetlands cover about twenty acres, which is 6.7 percent of the land in village.

The most prominent water feature in the Village of Hustler is Fountain Creek. Surface waters provide for drainage after heavy rains, and habitat for plants, fish, and wildlife. Fountain Creek is designated as a Class II trout stream.

The Village of Hustler is within the Little Lemonweir River watershed, which drains into the Wisconsin River.

Outstanding and Exceptional Resource Waters

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

Impaired Waters

There are no impaired waters within the village as defined in Section 303(d) of the federal Clean Water Act. A water body is considered impaired if a) the current water quality does not meet the numeric or narrative criteria in a water quality standard or b) the designated use that is described in Wisconsin Administrative Code is not being achieved.

Dam

There are no dams that have the Village of Hustler downstream.

E. Groundwater

Most residents depend on individual wells for their drinking water, and groundwater is readily available in quantities adequate to meet domestic, agricultural and industrial needs (Soil Survey).











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).

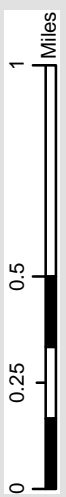
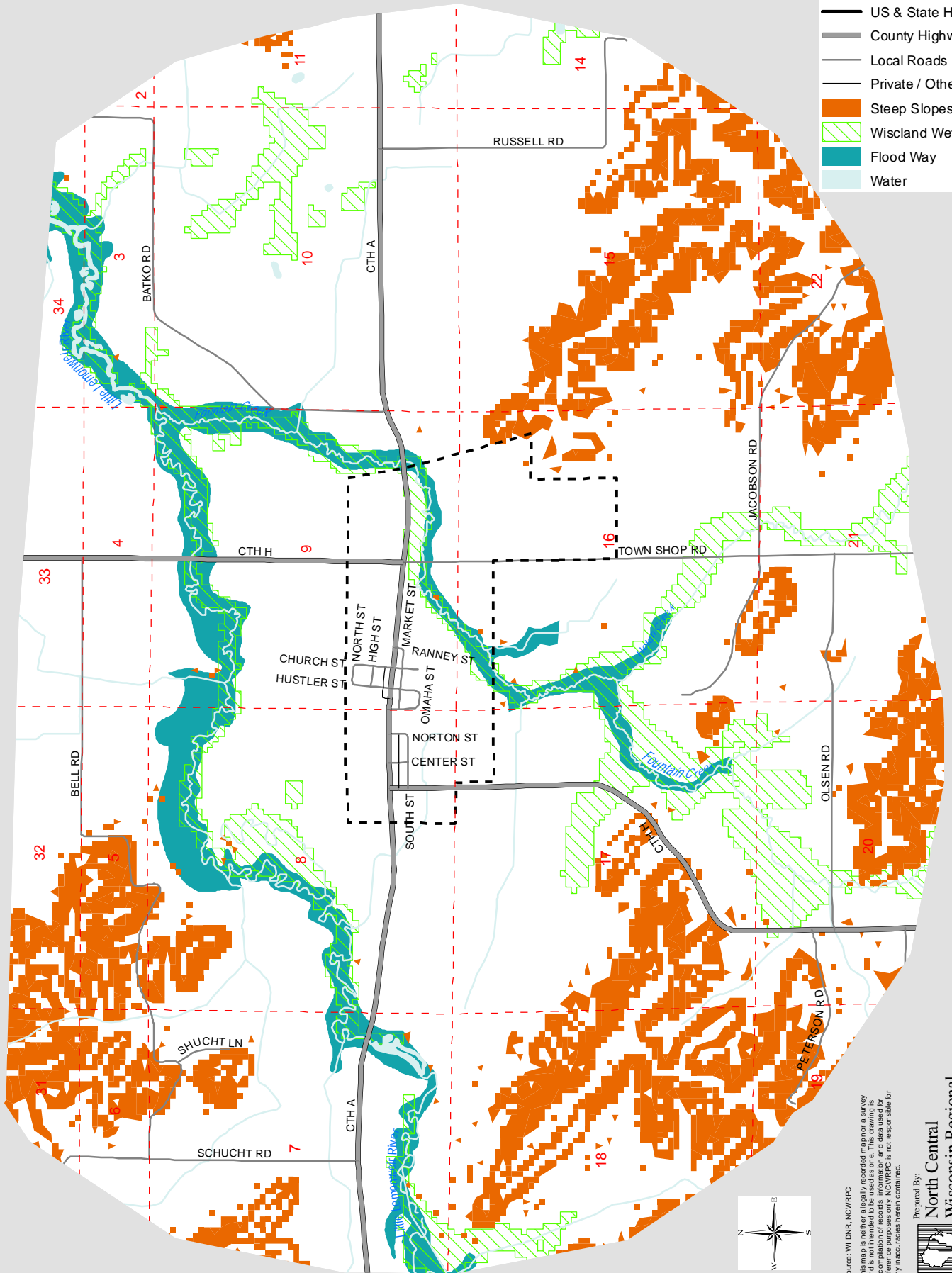
F. Wetlands

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.

Village of Hustler - Juneau County, Wisconsin Natural Resources

Map 2

-  Village Boundary
-  Section Lines
-  US & State Highways
-  County Highways
-  Local Roads
-  Private / Other
-  Steep Slopes
-  Wisland Wetlands
-  Flood Way
-  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. The 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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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 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 floodplain 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 floodfringe, provided they meet certain development standards.

H. Forests

Significant tracts of woodland exist adjacent to the village. Forest cover provides many vital functions, which are diverse in nature; forested lands provide for recreational opportunities, scenic beauty, and wildlife habitat as well as protection of sensitive environmental areas. Trees can add value to land for property owners, help cool buildings and neighborhoods, break the cold winds to lower heating costs, and provide food for wildlife.

I. Rare Species & Natural Communities

The Village of Hustler has no locations with occurrences of aquatic and terrestrial plants, animals, and natural communities from common to critically endangered. A block of six sections along the east edge of Hustler have registered 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

There are several active farms in the Village of Hustler.

3. Cultural Resources

A. Brief community history

The origins of Hustler were in the extension of the West Wisconsin Railroad south from Camp Douglas in 1870. In the 1890s J. H. Morrill, who handled farm produce, livestock and other freight, constructed a warehouse and stockyard to handle the growing trade. He was able to persuade the railroad to extend tracks to his facility. Local farmers graded the siding and the railroad provided the ties and tracks. A depot was built in 1896 and eventually a grain elevator was added. Hustler became one of the leading freight stations on what was then known as the Omaha Railroad.

The village was platted on land belonging to Harmon Ranney. A business district developed containing two general stores, a hardware, blacksmith, and two saloons. A cooperative cheese plant was established by local farmers, which eventually became a creamery. The name Hustler was given to the local post office, although the origins of the name are uncertain. In 1903 a fire destroyed many of the buildings in the downtown, but they were soon rebuilt out of fire-proof materials. The Village of Hustler was incorporated in 1914.

From 1926 to 1931 Highway 12 ran through the village and during this period business thrived. When the highway was rerouted, bypassing the village, it affected business in the village. Likewise the decline of railroads as the primary led to loss of freight through the village.

B. Historical buildings, archeological sites

There are several original buildings in the Village, but there have been no historical examinations of these structures for inclusion on the National Register of Historic Places or on the Architectural History Inventory.

Lands in the Village of Hustler that are adjacent to surface waters may have an abundance of cultural and archeological significance because they were often the location of Native American and early European settlements.

4. Goals, Objectives & Policies

Goals

1. Protect natural areas, including wetlands, floodplains, wildlife habitats, ponds, woodlands, open spaces and groundwater resources.
2. Protect economically productive areas, including farmland and forested areas.
3. 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 and floodplains.
3. Promote development that minimizes groundwater impacts by maximizing the use of the Village's sewer and water system

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 storm water 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.

5. Bibliography

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USDA – Soil Conservation Service, Soil Survey of Juneau County, Wisconsin, 1991, Washington DC

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

Elderly/Retiree Housing Needs



More than most places the Village of Hustler is aging, and not just as a result of residents getting older. The county is getting more and more older people who move there to retire. Adams County has been identified as one of a number of counties around the country that is particularly attractive to residents looking for a place to retire (Johnson, 2002). During the 1990s Adams was the third fastest growing county in Wisconsin. This influx of seniors has a number of results: it obviously has increased the population and led to the construction of many new housing units; it has raised the median age in the county; and it

has brought many new residents into the county from a number of different backgrounds and with personal assets that have expanded the local economy. In one way though, it has introduced a different dynamic into the county from its rural-agricultural past. This change creates a special set of housing issues.

Although the village grew at a much slower rate, and is actually shown to have lost population in the last several years, if growth within the county continues at its current pace there is a strong likelihood that the Village will have an opportunity to position itself to capture a part of the retirement market. In order to do this effectively it's necessary to assess the assets the Village possesses that can be used to draw more retirees.

Around the country a number of local governments have made a conscious decision to make it part of their economic development strategy to attract retirees (Goldblatt). As in Adams County these new residents bring new resources to the community; they can provide growth to what had been stagnant rural economies; and have led to job growth in other sectors that capitalize on the same amenities that draw people to a community looking for a retirement home. The coming retirement of the baby boom generation, the first of who turn 65 in less than five years, will bring a new influx of retirees to the places that seek to serve this growing market.

There are indications that this new generation of seniors will have different needs and desires in housing than previous retirees.

“And, many developers now realize that retirees want more than just shuffleboard...(they offer) top-of-the-line fitness equipment, a spa, and

restaurant-style dining room... concierges, and an assortment of classes, and walking trails... (he) compares it to living on a cruise ship.” (Scherer)

It is not for the Village to provide the amenities demanded by retiring baby boomers, that is a challenge for the private sector. But if the Village is serious about marketing itself as an attractive alternative for retiring boomers then it needs to look at an integrated approach to the kind of public services that go along with an increase in the aging population. As people age they have more need for specialized services. The most obvious of these is for health care, but there is a more subtle relationship between an aging population and their housing needs.

As our physical capacities diminish it can become more of a challenge to perform the basic tasks of maintaining a household. “Aging in place” is the phrase used to describe how a person is able to remain in their home as they age. Sometimes the support a person needs to remain in her home can be as simple as someone to help with the yard-work, cleaning, or shopping. Sometimes it can mean having a home health-care worker visit a few times a week to assist with medications or physical therapy. Almost always such services are cheaper than moving that person to a more structured living situation. Whether and how these services, that permit seniors to age in place, are provided is thus a housing issue.

What is required is an integrated view of senior housing. It involves more than just a place to live; it involves a way to live in the place where you are. This is the message that comes from the Commission on Affordable Housing and Health Facility Needs for Seniors in the 21st Century, which was appointed by Congress to look at issues surrounding the coming retirement of the baby boom generation. They identify this need to age in place as a central problem to be addressed.

“The Senior Commission believes that all older Americans should have an opportunity to live as independently as possible in safe and affordable housing and in their communities of choice. No older person should have to sacrifice his or her home or an opportunity for independence to secure necessary health care and supportive services.” (Commission, p. 7)

Among the Commission’s strongest recommendations is the need to look at housing and health care needs of seniors in a holistic manner. “The most striking characteristic of seniors’ housing and health care in this country is the disconnection between the two fields.” (p. 27) Creating a linkage between housing policy and the kinds of supportive services that can keep seniors in their homes longer can go a long way to making Friendship an attractive alternative for people looking for a place to retire. And it’s not just a matter of subsidies to low-income individuals. “A senior with financial resources may navigate these passages more easily than one without, but in many instances, particularly in rural areas, the shelter and care options may simply not exist at any price.” (p.28) The availability of health care and the kind of supportive services that will help them stay in their retirement “dream home” can be the deciding factor in these choices. So in implementing policies directed at fostering the village as a retirement destination care must be taken to ensure that the full range of considerations – housing, health care, supportive services and amenities – that will attract these residents be integrated into a coherent whole.

Manufactured Housing

One of the most widely used and easily available forms of affordable housing is the manufactured home. Generally known 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 established the preeminence of the federal standards.

In Wisconsin, the case of *Collins v City of Beloit*¹ is the most important precedent. In this case the City denied Collins a permit to install a manufactured home on a lot he owned, at first citing the Uniform Dwelling Code (UDC) and then the local zoning ordinance which required that all “mobile homes” be located in designated mobile home parks. The court overruled the City on both counts, stating that after June 15, 1976 any manufactured home was specifically exempt from the provisions of the UDC, and could not be described as a mobile home. It had been a specific provision of the federal act that any home manufactured after June 15, 1976 was not a mobile home and all references in federal law were to be changed to manufactured homes, and that local regulation of such units must conform exactly to the HUD-Code. The court found that there was no inherent characteristic of manufactured housing that distinguished them from site-built housing, and thus there was no reasonable basis under the police powers for justifying their exclusion from residential zoning districts.

This is not to say, however, that local governments cannot regulate manufactured housing to ensure that it compare favorably to site-built housing. Such characteristics as roof pitch, overhangs, roofing and siding materials, and building area can be regulated. Permanent installation on a foundation can be required. Design standards can be fairly specific, but are more likely to be upheld by the courts if they apply equally to all housing within a district. A Michigan court has upheld a standard requiring a minimum width of 24 feet. Mobile homes (built before June 15, 1976) may still be restricted to mobile home parks only.

Because of the economies of scale, savings in labor costs and process efficiencies possible for manufactured housing, “the most affordable housing on the market today, square foot for square foot, may be the factory-built house.” (APA) There are three basic types of factory-built housing: panelized, where windows and other building components are

¹ Case No. 92-CV-80, decided February 15, 1993

included in flat wall sections transported to the building site and assembled there; modular, where three-dimensional components are assembled on-site; and manufactured housing, where the entire house is assembled on a chassis in the factory and towed, in one or more parts, over the road and installed on a permanent foundation. Panelized and modular construction is subject to the UDC; manufactured housing is under the HUD-Code.

In recent years “developer series” manufactured homes have been developed that are virtually indistinguishable from site-built housing, but can be constructed for roughly 75 percent of the cost. Land-lease communities are another option, which operate very much like the traditional mobile home park, where residents own the house, which is taxed as personal property not real estate, and rent the site and which can include many shared amenities. Manufactured housing offers a realistic alternative for providing affordable homes that can fit well with existing neighborhoods or be developed as new communities. Because of the federal oversight of the construction process today’s manufactured homes meet the highest quality standards while allowing for significant cost-savings that can make inroads into a community’s affordable housing problems.

Census Count

As discussed earlier (p. 5) there is some question about the accuracy of the 2000 Census count for the village. Steps have been taken to coordinate with the Census Bureau to ensure a more accurate count in 2010.

The Village performed its own population count based on households receiving utility bills. After conducting personal interviews with those with municipal utility service the 2000 population of the village was estimated at 159 rather than the 113 shown in the Census. Although this is a difference of only 46, that represents over forty percent of the reported population for 2000.

Assuming that the Census figures are low, the population projections prepared by the state are called into question. The state has predicted a large decline in Hustler’s population over the planning period (2005-2025). There is significant evidence, including building permit information, which Hustler has actually been growing over the last several years. Efforts will be made to adjust to whatever inaccuracies have been identified in the Census in preparing this plan.

2. Housing Stock

A. Total Housing Units

The housing stock in the Village of Hustler is generally adequate for the needs of the community. The 1990 Census indicates that there were 71 housing units in the village. Six of these units lacked complete plumbing and kitchen facilities. In 2000, there were 46 housing units in the village, an decrease of twenty-five (35.2%) since 1990. This reflects the 27.6 percent decrease in population during the decade. The thirty-five percent decrease in Hustler compares to an eight percent increase in housing units for the county during the decade. Since 1980 the total number of housing units is down by 31.3 percent, according to the Census, although these numbers are open to question, as discussed above..

B. Year Built

The housing stock in the village is generally older than the state or county but similar to the surrounding town. More than a third of buildings are more than 65 years old, significantly higher than for either the county or the state. Less than five percent were built in the 1940s or 1950s. Structures built in the 1960s and 1970s are above the county and state percentages. Over a quarter of houses in the village have been built since 1980, less than for the county or the state.

Table 10: Age of Structure by Jurisdiction, 2000

Year built	Village of Hustler		Town of Fountain		Juneau County		State of Wisconsin	
Before 1939	16	34.8%	87	37.7%	2,842	23.0%	543,164	23.4%
1940-1959	2	4.3%	15	6.5%	1,610	13.0%	470,862	20.3%
1960-1979	16	34.7%	65	28.1%	3,633	29.4%	667,537	28.8%
After 1980	12	26.1%	64	27.7%	4,285	34.6%	639,581	27.5%
Total	46	100%	231	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 23, they constitute half of the housing stock. Ten multi-family units are 21.7 percent of all housing units. Manufactured and mobile homes account for 28.3 percent 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 (77.1%) norm in the Village of Hustler. This is below the rate for the county (78.9%) and for the state (68.4%). More than a fifth (22.9%) of village residents are renters. Nearly twenty percent of residents have lived in the same home for more than thirty years and thirty percent have lived in the same house for between eleven and twenty years, nearly double the level for the state.

Table 11: Housing Tenure by Jurisdiction, 2000

Tenure	Village of Hustler		Town of Fountain		Juneau County		State of Wisconsin	
Over 30 years	9	19.6%	31	16.3%	1,053	10.9%	229,063	11.0%
21 to 30 years ago	5	10.9%	39	20.5%	1,189	12.3%	222,015	10.7%
11 to 20 years ago	14	30.4%	33	17.4%	1,701	17.5%	323,813	15.5%
10 years or less	18	39%	87	45.9%	5,753	59.3%	1,309,653	62.8%
Total	46	100%	190	100%	9,696	100%	2,084,544	100%

Source: US Census Bureau & NCWRPC

E. Value

Median home value in the Village of Hustler is below the median value for the county, and well below the Town of Fountain. The indication from the Census is that 8.7 percent of homeowners spend more than thirty percent of their income on housing. This is a low percentage.

Table 12: Median Value of Structures by Jurisdiction, 2000

Municipality	Median home value	% of state Median value
Village of Hustler	\$59,000	52.6%
Village of Camp Douglas	\$63,800	56.8%
Town of Fountain	\$76,300	68%
Juneau County	\$71,200	63.5%
State of Wisconsin	\$112,200	100%

Source: US Census Bureau & NCWRPC

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.

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 46 housing units in the village four (8.7%) were vacant. None 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 vacant houses is down from seven 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 Hustler the average household size in 2000 was 2.02 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 2.19 persons per occupied housing unit, which indicates a general trend toward smaller households, and particularly the prevalence of smaller households in Hustler. This is likely related to the age of the 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 change in the village during the same period was -33.5 percent.

	2000	2005	2010	2015	2020	2025
Dept. of Administration	113	104	102	96	89	81
Twenty-year growth rate	113	103	94	84	75	66
Fifteen-year growth rate	159*	170*	175	180	185	190

Source: U.S. Census, DOA, NCWRPC, Village of Hustler

*based on population estimates prepared by the Village of Hustler

As noted above, there is some skepticism of the 2000 Census count. Population estimates were made by the Village, based on interviews with utility customers. These estimates were used as the basis for a projection of the fifteen-year growth trend (1990-2005). If this trend is accepted, it would result in roughly ten new households in the village by 2025

Clearly there is a difference in the result of these three forms of analysis. The DOA projections yield a net loss of 32 people by 2025, while a continuation of the twenty-year growth trend would result in a decrease of 47 residents. The population projected by DOA would mean fifteen fewer households. If twenty-year trend persists the number of households would decrease by 23. The implications of this kind of population loss for the number and value of housing units in the village is unclear. Greater clarity in the trend of population growth in the future will be possible if a more reliable count can be secured in the 2010 Census.

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. Encourage 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 the village and encourage walkable design.

Policies

1. Restrict the location of new development in areas that are shown to be unsuitable for specific uses.
2. Make use of manufactured housing as an affordable, and well regulated, source of housing.

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IV. TRANSPORTATION ELEMENT

1. 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 Hustler transportation system includes all roadways.

A. 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 Hustler 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 Hustler Comprehensive Plan, because the policies are based upon the transportation needs outlined in TransLinks 21. There are no TransLinks 21 projects identified in Hustler.

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. No additional trails are identified to pass through the Village of Hustler.

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 no trails within the Village of Hustler.

B. Inventory of Transportation Facilities

1. Roads

In the Village of Hustler, 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 Hustler's major collectors are County Trunk Highways (CTH) H and A. The remaining 1.37 miles of roads in the town are local.

The Village of Hustler road network consists of roughly 1.61 miles of county highways, and 1.37 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.

Road Classifications

Principal Arterials – serve interstate and interregional trips. These routes generally serve urban areas with 5,000 people or more.

Minor Arterials – accommodate interregional and county-to-county traffic, often in conjunction with principal arterials.

Major Collectors – provide service to moderate sized communities and other county-level traffic.

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.

Local Roads – provide direct access to residential, commercial, and industrial developments.

Annual average daily traffic counts (AADT) are measured and calculated every three years by the Department of Transportation for two areas in the town. Monitoring these counts provides a way to gauge how traffic volume is changing in Hustler. Table 1 shows no congestion on any roads in Hustler. Besides traffic volume, other factors like lane widths, shoulder paving, alignment, and adjacent land use also affect congestion. Although in the end traffic in 2004 was the same as in 1983, in 1998 traffic on CTH A was up by nearly fifty percent. During the period traffic on CTH H headed toward Camp Douglas has doubled.

Table 14							#/% Change
Annual Average Daily Traffic at Recorded Sites							
Village of Hustler 1980-2004							1983-2004
	1983	1989	1995	1998	2001	2004	
Site 1	940	770 (1986)	1,100	1,400	1,200	940	0 / 0
Site 2	390	460	680	880	790	---	400 / 102.6%

Source: Wisconsin Highway Traffic Volume, Department of Transportation

“---” No Data

Site 1: CTH A, just west of the railroad tracks.

Site 2: CTH H (formerly 185), just north of CTH A.

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.

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 is not coordinating any projects affecting Hustler from 2006-2011.

2. Rail

Canadian National owns the former Wisconsin Central tracks that branch off the north in New Lisbon from the Canadian Pacific Railway, formerly the Soo Line. This is the track that Amtrak uses to provide passenger rail service, which has stations in Tomah and Wisconsin Dells. Union Pacific provides commercial rail service on what was formerly the Chicago & Northwestern tracks that pass through Necedah.

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 Hustler 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 Hustler 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 Joshua Sanford Field Airport (DAF) in Hillsboro.

6. Pedestrian Facilities

All roads in Hustler 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 in Hustler are available for bicycle travel. The Bicycle Federation of Wisconsin along with WisDOT have determined that all county and state highways within Hustler have the best bicycling conditions, and that CTH A to the east of Hustler has moderate conditions.



Omaha Trail

The Juneau County Omaha Trail passes through Hustler in a north-south orientation.

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 in Juneau County, as well as Hillsboro and Reedsburg in adjoining counties. 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 crosses 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. Northwest of Camp Douglas is Mill Bluff State Park, which is known for its towering sandstone bluffs.

2. Goals, Objectives & Policies

Goals

1. Encourage community designs that support a range of transportation choices.
2. 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. Work with the County and WisDOT to coordinate transportation planning.

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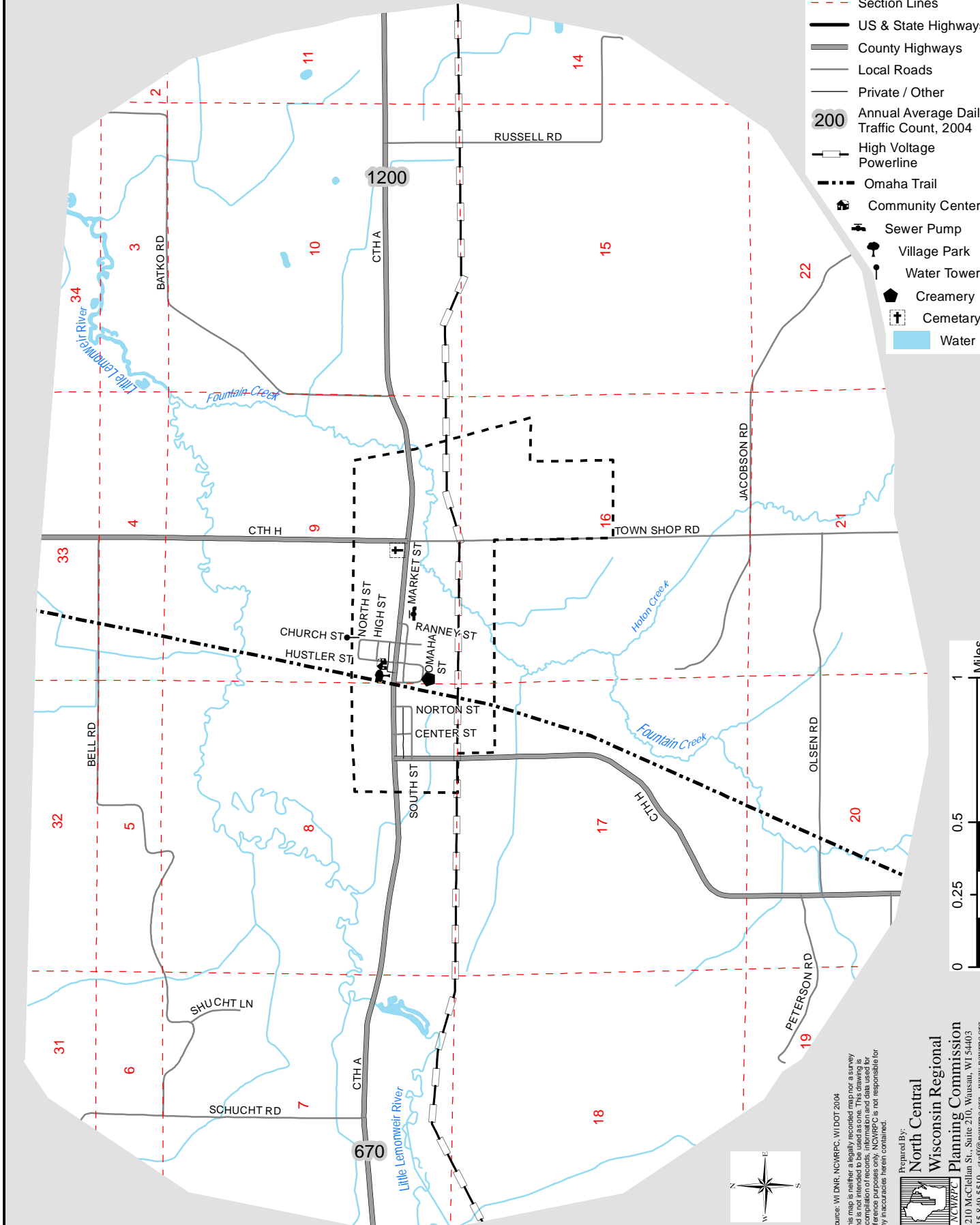
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Village of Hustler - Juneau County, Wisconsin Community Facilities

Map 3

- Village Boundary
- Section Lines
- US & State Highways
- County Highways
- Local Roads
- Private / Other
- Annual Average Daily Traffic Count, 2004
- High Voltage Powerline
- Omaha Trail
- Community Center
- Sewer Pump
- Village Park
- Water Tower
- Creamery
- Cemetery
- Water



Source: WIDNR, NCWRPC, WIDOT 2004
 This map is either a legally recorded map or 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, wastewater facilities, and a library in the Village of Hustler. 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 New Lisbon School District.

A. Appealing to Recreational, Nature and Cultural Tourism

Perhaps the most unique public asset is the Omaha State Recreation Trail. This trail runs from Camp Douglas to Elroy, where it joins up with probably the most extensive system of recreational trails in the state. The Omaha Trail passes right through the center of the village.

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.



Hustler Co-op Creamery Building

Recently the Village has acquired the former Hustler Co-op Creamery, and has received a \$225,000 USDA-RD Community Facilities grant to develop the building as a museum and pavilion to accommodate the annual Hustlerfest, held every August. This facility is immediately adjacent to the Omaha Trail

one block off of Market Street. Particularly in developing the interpretive program for the museum the Village has an opportunity to define itself and in the process. Hustler is unlikely to become a destination on a par with Wisconsin Dells or Castle Rock Lake, there is potential to integrate the village with a countywide system of attractions.

B. Groundwater Contamination

During the late 1980s it was determined that several leaking storage tanks had created a plume that affected much of the northern part of the village. This led to the creation of the Village water system. Previously village residents depended on individual well for drinking

water. With a significant portion those wells compromised the Village was able to secure CDBG Community Facilities grant funding to build the water system. The owner of the property died and his heir disclaimed the property and it became tax delinquent. The hardware store building has been demolished.

Wisconsin Department of Natural Resources (DNR) undertook a state funded response utilizing the State Environmental Fund to remediate the site. Two soil vapor extraction wells were installed to evaporate the petroleum fumes from the groundwater. The wells have been in place for a year and it anticipated that they will be for, at least, another year. When it is determined that the remediation is complete it is likely the County will take over ownership of the property. At that time it may be turned over to the Village, but the ultimate goal is to transfer the property to an owner who will return it to commerce. Because of the remediation the new owner would be relieved of any responsibility for site clean-up.

2. Inventory

A. Water-related Assets:

1. Drinking water

The Village of Hustler maintains one high capacity well that is capable of producing 335 gallons per minute. The distribution system has about two miles of main. The Village has one storage facilities is a water tower, erected in 1993 when the water system was first installed, that holds 25,000 gallons. Water service is available throughout the village.

2. Waste-water

The Village of Hustler has a wastewater treatment facility that handles an average of 10,000 gallons per day. It has two pumps capable of handling 100 gallons per minute, so there is excess capacity available. The treatment plant is a multi-function facility with two lagoons, located just outside the Village limits northwest of the downtown area, and drains into Little Lewmonweir River. The current Village of Hustler wastewater treatment plant was originally built in 1980. Sewer service is available throughout the village.

3. Stormwater

The Village of Hustler has a stormwater handling systems, which generally drains into Fountain Creek. The system is generally limited to the downtown area and about a third of the village has stormwater controls.

B. Solid Waste-related Assets:

The Village of Hustler contracts with a private hauler to provide curbside garbage pick-up, including recyclables. Juneau County operates its own sanitary landfill that serves the majority of the county, and is used by the Village for spring clean-up.

C. Public Works

1. Village Hall/Community Center

The most prominent community facility is the Community Center. The building, located along Main Street in the center of downtown, is owned and maintained by the Village of Hustler and contains the Village offices, a meeting room, kitchen facilities and a fairly large community room also used for public events such as weddings.



Village Hall & Community Center

The Village has a large detached garage located near the Community Center where heavy equipment is stored. The Village owns vehicles and other equipment: a 2004 Dodge Dakota, a utility tractor, brush hog, a 6430 John Deere tractor with a loader, a snowblower, a bat-wing mower, and a generator.

2. Creamery Building

The Village has recently acquired the former Hustler Co-op Creamery building. The Village has received a CDBG grant to renovate the building to serve as a shelter for the annual Hustlerfest and provide restrooms for the nearby Omaha Trail. The exhibition hall has a capacity of 275 people, about twice the size of the community hall. A museum interpreting the history of the Village, the development of the railroad and the area's heritage of farming and dairy will also be part of the project.

3. Cemetery

The Village cemetery was founded in 1878 and is located at the intersection of County Roads A and H. Purchasing additional land to expand the cemetery is presently being looked into

D. Public Safety

1. Police

The Village contracts with the Village of Camp Douglas to provide general law enforcement services to Hustler. The single officer from the Camp Douglas department spends twenty percent of his time patrolling Hustler.

2. Fire

The Village contracts with the Camp Douglas Volunteer Fire Department which serves Camp Douglas, Hustler and the Town of Orange. The Department consists of 20 members, including a chief, an assistant chief, and three captains. There are 5 trained EMTs in the

Department. The Camp Douglas Department maintains a tanker, two pumpers and a rescue unit in the Fire Hall attached to the Camp Douglas 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.

3. Emergency Medical Service

The ambulance service is provided by the Camp Douglas Area Ambulance Association, which has three ambulances. There are also six first responders organized under an independent entity who provide EMS service to the Village out of Camp Douglas. The Village pays a flat fee for membership.

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.

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 Hustler 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 Village Park. This one-acre park is located adjacent to the Community Center, and contains hiking trails, playground equipment, a picnic shelter, basketball and tennis courts, restrooms, and parking.

The Omaha Trail passes through the center of the village, close to the Community Center and the Village Park connects directly to the trail. The trail is County-owned and is used by hikers and bikers in summer and by snowmobilers in the winter.

Hustlerfest is an annual event held in August that attracts thousands of participants. Events include tractor pulls, activities for the whole family, concerts, food and drink, and baseball.

3. Schools

The Village of Hustler is served by the New Lisbon School District. The district has a school, located on Park and 4th street.. The building combines a high school, junior high, and elementary school and has undergone a number of renovations over the years. A new High School was built in 1971. The High School was tied together with an addition in the early 1980s. In 2000 an \$8.2 million addition to the High School and a new elementary school building were constructed. The District currently enrolls 670 students, 200 in the high school (grades 9-12) and 470 in the grades 1-8.

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

5. Day Care

There is one licensed day-care located in the Village of Hustler.

G. Energy & Telecommunication

1. Electric

Alliant Energy provides electricity within the village. Some areas on the outskirts of the village get power from Oakdale Electric Coop, which provides electricity in the Town of Fountain.

2. Telecommunication

Lemonweir Telephone Company provides telephone service to the Hustler 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 services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
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 Fountain, the County, the State, and individual landowners to maintain current water quality standards.
2. Encourage recycling by residents.
3. Implement the Village wellhead protection ordinance.
4. Encourage the County and the State to maintain and improve the Omaha Trail.

VI. ECONOMIC DEVELOPMENT ELEMENT

1. Background

Hustler started as a stop on the Omaha Railroad, but saw its era of greatest growth when the “Black & Yellow Strip,” the first highway between Chicago and St. Paul, passed through the village. When the highway was moved north to Camp Douglas and the Omaha line was subsequently abandoned the village entered a long period of decline. Hustler began a new phase when the effects of a leaking gas tank were felt in many of the wells in town, necessitating the installation of a municipal water system. Since then the Village has embarked on a number of projects and today is a growing bedroom community offering affordable housing opportunities for residents, many of whom work in surrounding communities.

A. Building on Hustlerfest

The annual Hustlerfest attracts thousands of people to the village. Since the main highway was moved to the north and the Omaha Railroad shut down, Hustler has been left as something of a backwater. In recent years the village has established more of an identity as a bedroom community, but it has been largely overshadowed by the surrounding communities of New Lisbon, Camp Douglas and Elroy. The loss of its post office has also been a blow to Hustler’s self-image.

The recent acquisition of the former Hustler Coop Creamery is motivated in part as a way of expanding the facilities to accommodate Hustlerfest. Creation of a museum in part of the Creamery building offers an opportunity to define Hustler in terms of its history and in the process create a new identity for the community. Hustler is unlikely to eclipse Wisconsin Dells as a visitor destination, but the raised profile provided by the annual Hustlerfest crowds offer a chance to “re-brand” the village as a growing and prosperous community – a good place to live.

B. Brownfield Site

One of the legacies of the Black & Yellow highway that passed through the village in the 1920s is the existence of underground fuel tanks associated with the gas stations that served travelers passing through. At one point there were seven such gas stations in the village. Petroleum leaking from several of those tanks led to the creation of the Village’s water system. Clean-up is presently taking place and once the clean-up is complete the site, at the center of the village across the street from the community center and near the Omaha Trail, offers a prime opportunity for redevelopment.

There are a number of programs available to foster redevelopment of environmentally compromised sites, including federal Brownfield Economic Development Initiative (BEDI) and CDBG grants, as well as programs available through DNR and the Department of Commerce. The availability of funding means that, once the remediation is finished, this prominent location between Market and Main Street may have a new lease on economic life.



C. SWOT

Strengths:

- Modern water & sewer systems
 - Full-time public works, utility worker.

- Citizens willing to work together:
 - “A sense of community,”
 - Residents care/help one another,
 - “People look in on the elderly.”

- Close to Interstate (3 miles to Camp Douglas).

- People can walk to everything in Village – don’t need to use a car.

- Abundant recreational/civic opportunities:
 - Boosters Club, Peppy Pals Homemakers,
 - Bike trail, hiking, snowmobile,
 - “Hustlerfest”.

- Good schools.

- Creamery museum:
 - History of community,
 - Ties to agriculture.

- Good services – plowing, garbage pick-up, fiber-optic cable.

Weaknesses:

- Change in mail service
 - Late delivery from Camp Douglas.
 - Loss of Hustler post office.
 - Switch from P.O. Boxes to rural delivery
 - Mail boxes lining Main Street

- Wet basements.

- Some areas along Highway A without sidewalks.

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 Hustler. 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.

Table 15: Civilian Labor Force and Unemployment Trends, Juneau County, 1980–2000	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.

	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%

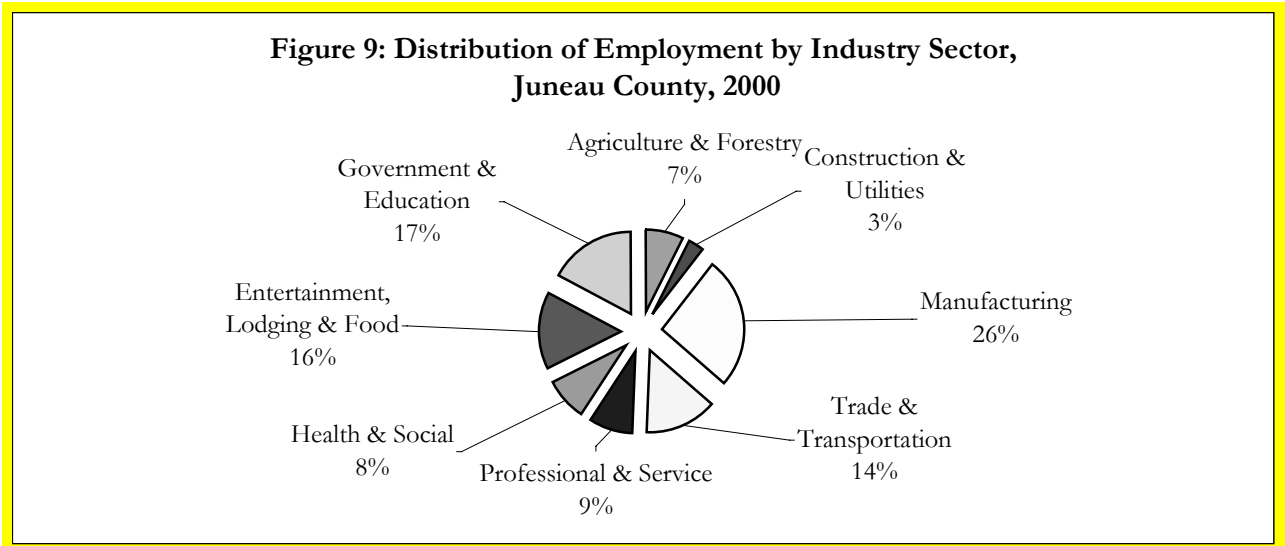
Source: Wisconsin Department of Workforce Development

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.

	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

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.



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.

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.

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 (Farnum/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

C. Employment

The particulars of the labor force within the Village of Hustler can be gleaned from the Census. Only four (19%) residents work in the village, and 17 (80.1%) workers leave the village. Over twenty-eight percent leave the county for their work. This compares to Camp Douglas, where 73.4 percent leave the village and a quarter of workers leave the county for their jobs. Over seventy-one percent have a commute less than fifteen minutes to get to their jobs. Nearly twenty-four percent of workers commute between fifteen and thirty minutes. Only one worker travels for more than half an hour to reach his jobs. No one works at home.

Occupation	Village of Hustler		Village of Camp Douglas		Juneau County		State of Wisconsin	
Management/professional	8	38.1%	47	17.9%	2,515	22.2%	857,205	31.3%
Service	0	0.0%	54	20.6%	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	6	28.6%	72	27.5%	2,494	22%	690,360	25.2%
Construction	2	9.5%	33	12.6%	1,110	9.8%	237,086	8.7%
Production/transportation	5	23.8%	56	21.4%	3,001	26.5%	540,930	19.8%
Total	21	100%	262	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 Hustler and compares it with those in the Village of Camp Douglas, Juneau County, and the state as a whole. The percentage of those in management or the professions is higher than the state and significantly higher than the county and Camp Douglas. No workers are in service jobs or forestry and agriculture according to the Census, although it is known that three people who live in the village are actively involved in farming. At least one was not counted in the last Census. The percentage of sales and office workers is roughly the same as Camp Douglas and slightly higher than the county and state. Construction workers are a lower percentage of the labor force than in Camp Douglas, but comparable to the state and county. The

percentage of production and transport workers is a bit lower than the county, but higher than the level for the state and Camp Douglas.

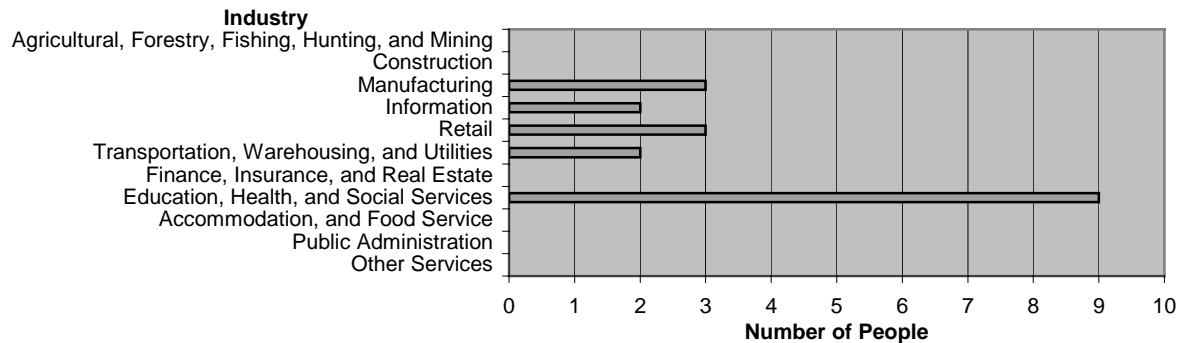
Table 20: Industry by Jurisdiction, 2000

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

Source: US Census Bureau & NCWRPC

Education, health-care and social service is the most common industry² for workers to be involved in. The percentage is double the level for the state, nearly three-times the county and four-times the level in Camp Douglas. It must be remembered that since the workforce is so limited in Hustler that the percentages can be quite high. The next most common industries are manufacturing and retail trade. Manufacturing is a lower percentage of the total than Camp Douglas, the county or state level, while retail almost identical to the percentage in Camp Douglas and higher than the county or state. Professional and management, and information each represent just under ten percent of the workforce. For

**Figure 10 Employment by Industry
Village of Hustler, 2000**



² 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.

professional and management this is a significantly higher level than Camp Douglas the county or the state. As a percentage of the workforce information is over four-time the percentage for Camp Douglas or the state, and nearly twelve-times the level for the 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 state, regional and local levels.
2. Build community identity by revitalizing Main Street and enforcing building standards.

Objectives

1. Strengthen a core of service businesses within the village to ensure that Hustler continues to be a good place to live.

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 Hustler covers about 413 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. Hustler is located at the intersection of CTH A and H.

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 2003, with updates by local residents in 2007. Agriculture represents nearly two-thirds of the area of the village, followed by Residential uses with 11.2 percent, Woodlands at 10.9 percent and Open Grasslands at 6.8 percent. Governmental uses are 3.6 percent. Transportation is just under two percent and Commercial is 1.3 percent. See the Existing Land Use Map.

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.

Land Use Type	Acres	Percent
Agriculture	296	64.4%
Commercial	5.9	1.3%
Governmental	16.7	3.6%
Open Grassland	31.5	6.8%
Residential	51.35	11.2%
Transportation	8.5	1.8%
Woodlands	50.1	10.9%
Total Acres	460	100%

Source: NCWRPC GIS

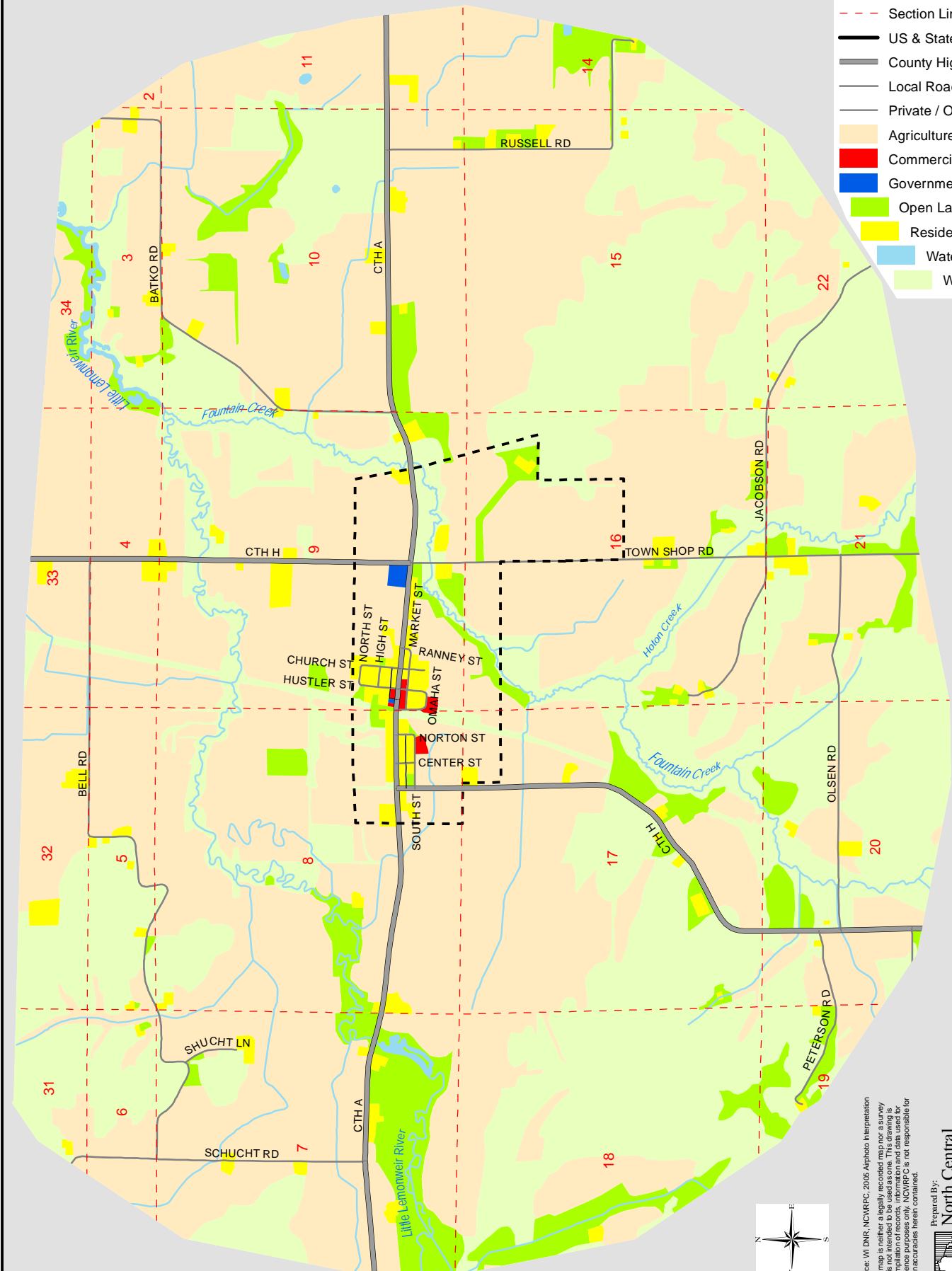
The Plan groups land uses that are compatible and separates conflicting uses. To create the Plan, nine basic future land use categories were created. Again, the classifications are not zoning districts and do not have the authority of zoning. However, the preferred land use map and classifications are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

Village of Hustler - Juneau County, Wisconsin Generalized Existing Land Use

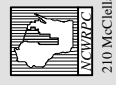
Map 4

- - - Village Boundary
- - - Section Lines
- == US & State Highways
- == County Highways
- Local Roads
- Private / Other
- Agriculture
- Commercial
- Governmental
- Open Lands
- Residential
- Water
- Woodlands



Source: WI DNR, NCWRPC, 2005 Aerial Photo 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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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 village.

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 274 acres in agricultural use, 95 acres in residential, 5.8 acres in commercial use, 37.3 acres of land for preservation & open space, and 16.7 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. Residential use is stretched along Main Street (CTH A) and CTH H north and south of the village. Residential development is expanded in the southeast corner of the village toward Fountain Creek. Commercial uses are concentrated along Main Street and down the Omaha Trail. A large area of Governmental use is envisioned south along the trail and near the creamery that the Village recently purchased, as an expanded site for Hustlerfest.

The Future Land Use Plan also considered the area in the Village's extraterritorial area (1.5 miles outside the village limits.) There is little change from the existing conditions based on the FLUP. Because of questions about the accuracy of the 2000 Census, the projections below are based on the 15-year growth trend established the survey of utility rate-payers done by the Village (see Table 12). According to those projections, demand for residential land is satisfied by what is set aside in the FLUP, however the amount of land set aside for commercial falls short of the projections, but these projections may be optimistic in light of actual commercial demand in the village.

Table 22: Land Use Projections

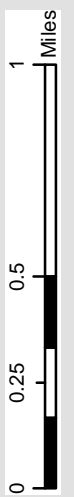
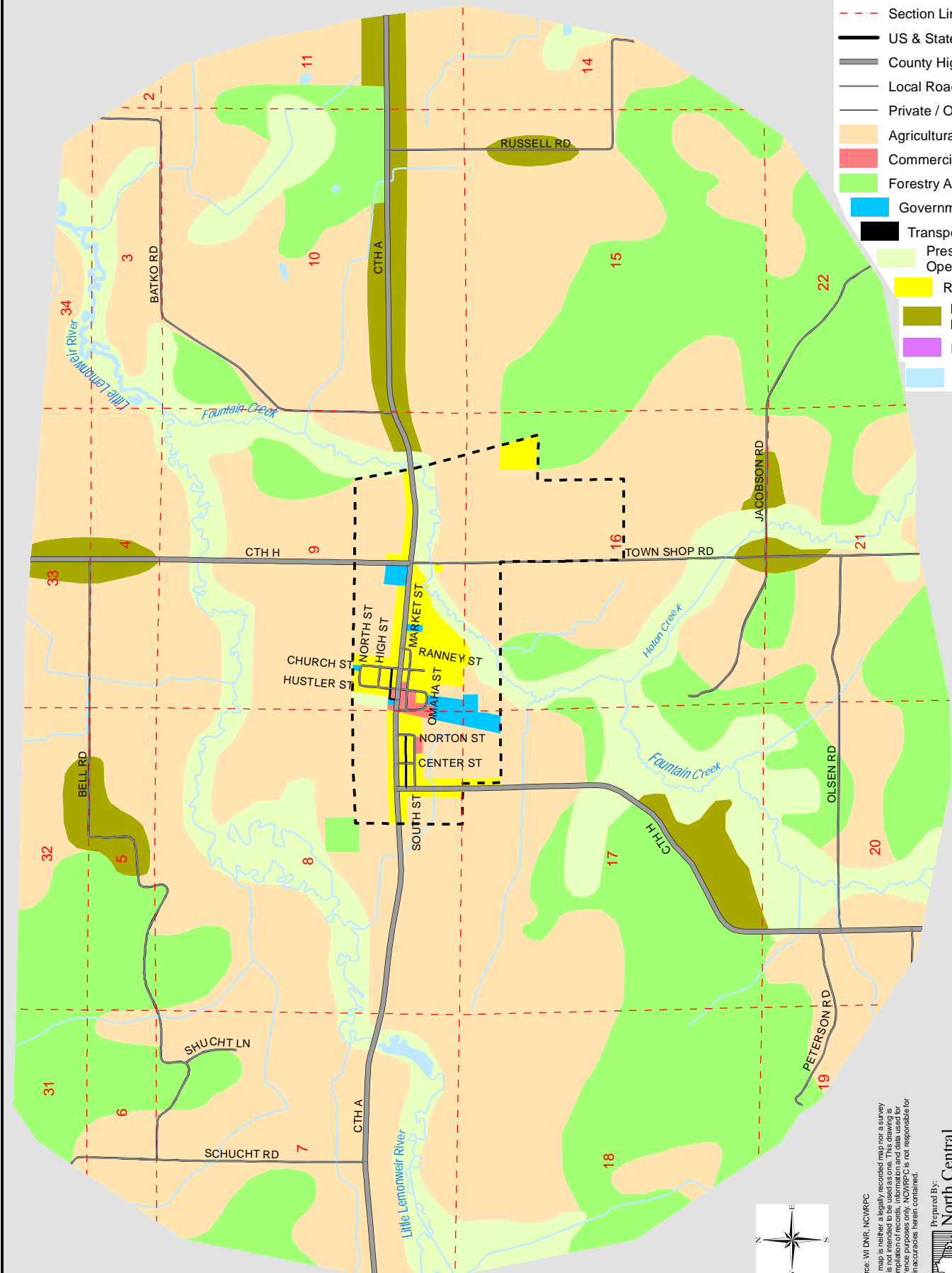
	2000	2005	2010	2015	2020	2025
Residential	51	56	60	63	65	68
Commercial	5.2	5.7	6.6	7.3	8	8.8

Source: U.S. Census, DOA, NCWRPC

Village of Hustler - Juneau County, Wisconsin Future Land Use Plan

Map 5

- Village Boundary
- Section Lines
- US & State Highways
- County Highways
- Local Roads
- Private / Other
- Agricultural Areas
- Commercial
- Forestry Areas
- Governmental
- Transportation
- Preservation & Open Space
- Residential
- Rural Residential
- Industrial
- 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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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 1998, and the Village administers the ordinance. The ordinance provides for a total of six districts. The Ordinance has two Residential districts, a Business district, an Industrial district, as well as a wellhead protection code.

In the Single-Family Residential District (R-1) there is a distinction made between single-family and manufactured housing [13-1-42(b)(2)]. This is problematic because it is specifically forbidden that post-1976 manufactured housing be dealt with differently than site-built housing. The standards in this section should be applied to all housing. In the Business District (B-1) there is an extensive list of permitted uses (69) which contains some redundancy and contradictions. Taverns are permitted under two separate items (11 & 58). "Sales, service and installation of tires, batteries and accessories" is listed as both a permitted (59) and conditional use (8). Restaurants are permitted uses (10) "except drive-in establishments." Later "Drive-in food and beverage establishments and conventional restaurants," (63) are listed separately as permitted.

Among the conditional uses is a provision (5) dealing with the location of residential and business uses on the first and second floors of building within the district. This is not a conditional use and would better be combined with the provision (4) that deals with the development of new residential units in the district. In the Exclusive Agriculture District (A-1) the definition of high density animal enclosure as "such concentrations of animals which will not allow usual plant (sod) growth in a fenced area." This is an ambiguous and subjective standard. Animal units per acre would be a better standard.

B. Annexation

Because the Village of Hustler is surrounded by the Town of Fountain any land annexed by the Village will come from the Town. Over the last decade the Village has expanded through annexation twice: a large (144-acres) area to the southwest in 1998, and forty-acres to the south in the last year. No further annexation is anticipated.

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 Hustler has a Land Divisions Ordinance that was adopted in 2002. 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 rural community.
3. Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental 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. Update existing land use regulations to be consistent with this plan.

VIII. INTERGOVERNMENTAL COOPERATION

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 Hustler met jointly with the Town of Lisbon and the Villages of Camp Douglas. Although this plan was prepared specifically for the Village of Hustler, 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 showing the one-and-a-half mile extra-territorial jurisdiction (ETJ) of the Village of Hustler.

The Village contracts with the Camp Douglas Fire Department. The Village also contracts with the Camp Douglas Area Ambulance Association.

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 Fountain, 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: Hustler village, Wisconsin

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

Subject	Number	Percent	Subject	Number	Percent
Total population	113	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	113	100.0
Male.....	58	51.3	Hispanic or Latino (of any race).....	-	-
Female.....	55	48.7	Mexican.....	-	-
Under 5 years.....	3	2.7	Puerto Rican.....	-	-
5 to 9 years.....	8	7.1	Cuban.....	-	-
10 to 14 years.....	7	6.2	Other Hispanic or Latino.....	-	-
15 to 19 years.....	5	4.4	Not Hispanic or Latino.....	113	100.0
20 to 24 years.....	1	0.9	White alone.....	113	100.0
25 to 34 years.....	7	6.2	RELATIONSHIP		
35 to 44 years.....	13	11.5	Total population	113	100.0
45 to 54 years.....	12	10.6	In households.....	97	85.8
55 to 59 years.....	3	2.7	Householder.....	48	42.5
60 to 64 years.....	5	4.4	Spouse.....	18	15.9
65 to 74 years.....	20	17.7	Child.....	24	21.2
75 to 84 years.....	15	13.3	Own child under 18 years.....	20	17.7
85 years and over.....	14	12.4	Other relatives.....	-	-
Median age (years).....	55.3	(X)	Under 18 years.....	-	-
18 years and over.....	92	81.4	Nonrelatives.....	7	6.2
Male.....	43	38.1	Unmarried partner.....	3	2.7
Female.....	49	43.4	In group quarters.....	16	14.2
21 years and over.....	89	78.8	Institutionalized population.....	16	14.2
62 years and over.....	52	46.0	Noninstitutionalized population.....	-	-
65 years and over.....	49	43.4	HOUSEHOLD BY TYPE		
Male.....	21	18.6	Total households	48	100.0
Female.....	28	24.8	Family households (families).....	22	45.8
RACE			With own children under 18 years.....	8	16.7
One race.....	113	100.0	Married-couple family.....	18	37.5
White.....	113	100.0	With own children under 18 years.....	5	10.4
Black or African American.....	-	-	Female householder, no husband present.....	3	6.3
American Indian and Alaska Native.....	-	-	With own children under 18 years.....	2	4.2
Asian.....	-	-	Nonfamily households.....	26	54.2
Asian Indian.....	-	-	Householder living alone.....	23	47.9
Chinese.....	-	-	Householder 65 years and over.....	18	37.5
Filipino.....	-	-	Households with individuals under 18 years.....	9	18.8
Japanese.....	-	-	Households with individuals 65 years and over.....	27	56.3
Korean.....	-	-	Average household size.....	2.02	(X)
Vietnamese.....	-	-	Average family size.....	2.91	(X)
Other Asian ¹	-	-	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	52	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	48	92.3
Guamanian or Chamorro.....	-	-	Vacant housing units.....	4	7.7
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	-	-
Some other race.....	-	-	Homeowner vacancy rate (percent).....	-	(X)
Two or more races.....	-	-	Rental vacancy rate (percent).....	8.3	(X)
Race alone or in combination with one or more other races: ³			HOUSING TENURE		
White.....	113	100.0	Occupied housing units	48	100.0
Black or African American.....	-	-	Owner-occupied housing units.....	37	77.1
American Indian and Alaska Native.....	-	-	Renter-occupied housing units.....	11	22.9
Asian.....	-	-	Average household size of owner-occupied units.....	2.11	(X)
Native Hawaiian and Other Pacific Islander.....	-	-	Average household size of renter-occupied units.....	1.73	(X)
Some other race.....	-	-			

- 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: Hustler 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	108	100.0
Nursery school, preschool.....	2	9.1	Native.....	105	97.2
Kindergarten.....	3	13.6	Born in United States.....	105	97.2
Elementary school (grades 1-8).....	10	45.5	State of residence.....	88	81.5
High school (grades 9-12).....	5	22.7	Different state.....	17	15.7
College or graduate school.....	2	9.1	Born outside United States.....	-	-
EDUCATIONAL ATTAINMENT			Foreign born.....	3	2.8
Population 25 years and over			Entered 1990 to March 2000.....	3	2.8
Less than 9th grade.....	12	14.1	Naturalized citizen.....	-	-
9th to 12th grade, no diploma.....	21	24.7	Not a citizen.....	3	2.8
High school graduate (includes equivalency).....	25	29.4	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree.....	15	17.6	Total (excluding born at sea)	3	100.0
Associate degree.....	3	3.5	Europe.....	3	100.0
Bachelor's degree.....	9	10.6	Asia.....	-	-
Graduate or professional degree.....	-	-	Africa.....	-	-
Percent high school graduate or higher.....	61.2	(X)	Oceania.....	-	-
Percent bachelor's degree or higher.....	10.6	(X)	Latin America.....	-	-
MARITAL STATUS			Northern America.....	-	-
Population 15 years and over			LANGUAGE SPOKEN AT HOME		
Never married.....	13	14.1	Population 5 years and over	105	100.0
Now married, except separated.....	43	46.7	English only.....	102	97.1
Separated.....	2	2.2	Language other than English.....	3	2.9
Widowed.....	30	32.6	Speak English less than "very well".....	-	-
Female.....	23	25.0	Spanish.....	-	-
Divorced.....	4	4.3	Speak English less than "very well".....	-	-
Female.....	1	1.1	Other Indo-European languages.....	3	2.9
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	108	100.0
Civilian veterans.....	23	26.4	<i>Total ancestries reported</i>	<i>135</i>	<i>125.0</i>
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Arab.....	-	-
Population 5 to 20 years			Czech ¹	-	-
With a disability.....	3	15.0	Danish.....	4	3.7
Population 21 to 64 years			Dutch.....	3	2.8
With a disability.....	11	28.9	English.....	18	16.7
Percent employed.....	18.2	(X)	French (except Basque) ¹	13	12.0
No disability.....	27	71.1	French Canadian ¹	-	-
Percent employed.....	70.4	(X)	German.....	61	56.5
Population 65 years and over			Greek.....	-	-
With a disability.....	14	45.2	Hungarian.....	-	-
RESIDENCE IN 1995			Irish ¹	11	10.2
Population 5 years and over			Italian.....	-	-
Same house in 1995.....	69	65.7	Lithuanian.....	-	-
Different house in the U.S. in 1995.....	36	34.3	Norwegian.....	15	13.9
Same county.....	31	29.5	Polish.....	3	2.8
Different county.....	5	4.8	Portuguese.....	-	-
Same state.....	3	2.9	Russian.....	-	-
Different state.....	2	1.9	Scotch-Irish.....	-	-
Elsewhere in 1995.....	-	-	Scottish.....	-	-
			Slovak.....	-	-
			Subsaharan African.....	-	-
			Swedish.....	6	5.6
			Swiss.....	-	-
			Ukrainian.....	-	-
			United States or American.....	-	-
			Welsh.....	-	-
			West Indian (excluding Hispanic groups).....	-	-
			Other ancestries.....	1	0.9

-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: Hustler 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	88	100.0	Households	43	100.0
In labor force	24	27.3	Less than \$10,000	5	11.6
Civilian labor force	24	27.3	\$10,000 to \$14,999	12	27.9
Employed	21	23.9	\$15,000 to \$24,999	6	14.0
Unemployed	3	3.4	\$25,000 to \$34,999	6	14.0
Percent of civilian labor force	12.5	(X)	\$35,000 to \$49,999	4	9.3
Armed Forces	-	-	\$50,000 to \$74,999	7	16.3
Not in labor force	64	72.7	\$75,000 to \$99,999	1	2.3
Females 16 years and over	51	100.0	\$100,000 to \$149,999	2	4.7
In labor force	10	19.6	\$150,000 to \$199,999	-	-
Civilian labor force	10	19.6	\$200,000 or more	-	-
Employed	10	19.6	Median household income (dollars)	21,250	(X)
Own children under 6 years	6	100.0	With earnings	21	48.8
All parents in family in labor force	-	-	Mean earnings (dollars) ¹	42,529	(X)
COMMUTING TO WORK			With Social Security income	26	60.5
Workers 16 years and over	21	100.0	Mean Social Security income (dollars) ¹	8,838	(X)
Car, truck, or van - - drove alone	15	71.4	With Supplemental Security Income	2	4.7
Car, truck, or van - - carpooled	4	19.0	Mean Supplemental Security Income		
Public transportation (including taxicab)	-	-	(dollars) ¹	16,800	(X)
Walked	2	9.5	With public assistance income	3	7.0
Other means	-	-	Mean public assistance income (dollars) ¹	567	(X)
Worked at home	-	-	With retirement income	9	20.9
Mean travel time to work (minutes) ¹	10.5	(X)	Mean retirement income (dollars) ¹	6,822	(X)
Employed civilian population			Families	17	100.0
16 years and over	21	100.0	Less than \$10,000	-	-
OCCUPATION			\$10,000 to \$14,999	3	17.6
Management, professional, and related occupations	8	38.1	\$15,000 to \$24,999	1	5.9
Service occupations	-	-	\$25,000 to \$34,999	2	11.8
Sales and office occupations	6	28.6	\$35,000 to \$49,999	4	23.5
Farming, fishing, and forestry occupations	-	-	\$50,000 to \$74,999	5	29.4
Construction, extraction, and maintenance occupations	2	9.5	\$75,000 to \$99,999	-	-
Production, transportation, and material moving occupations	5	23.8	\$100,000 to \$149,999	2	11.8
INDUSTRY			\$150,000 to \$199,999	-	-
Agriculture, forestry, fishing and hunting, and mining	-	-	\$200,000 or more	-	-
Construction	-	-	Median family income (dollars)	45,625	(X)
Manufacturing	3	14.3	Per capita income (dollars) ¹	15,839	(X)
Wholesale trade	-	-	Median earnings (dollars):		
Retail trade	3	14.3	Male full-time, year-round workers	38,750	(X)
Transportation and warehousing, and utilities	2	9.5	Female full-time, year-round workers	17,917	(X)
Information	2	9.5			
Finance, insurance, real estate, and rental and leasing	-	-			
Professional, scientific, management, administrative, and waste management services	2	9.5			
Educational, health and social services	9	42.9			
Arts, entertainment, recreation, accommodation and food services	-	-			
Other services (except public administration)	-	-			
Public administration	-	-			
CLASS OF WORKER			POVERTY STATUS IN 1999		
Private wage and salary workers	15	71.4	Families	-	-
Government workers	4	19.0	With related children under 18 years	-	-
Self-employed workers in own not incorporated business	2	9.5	With related children under 5 years	-	-
Unpaid family workers	-	-	Families with female householder, no husband present	-	-
			With related children under 18 years	-	-
			With related children under 5 years	-	-
			Individuals	5	5.4
			18 years and over	3	4.2
			65 years and over	-	-
			Related children under 18 years	-	-
			Related children 5 to 17 years	-	-
			Unrelated individuals 15 years and over	5	15.2

-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: Hustler 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	46	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	46	100.0
1-unit, detached	23	50.0	1.00 or less	46	100.0
1-unit, attached	-	-	1.01 to 1.50	-	-
2 units	-	-	1.51 or more	-	-
3 or 4 units	-	-			
5 to 9 units	10	21.7	Specified owner-occupied units	23	100.0
10 to 19 units	-	-	VALUE		
20 or more units	-	-	Less than \$50,000	7	30.4
Mobile home	13	28.3	\$50,000 to \$99,999	15	65.2
Boat, RV, van, etc	-	-	\$100,000 to \$149,999	-	-
			\$150,000 to \$199,999	1	4.3
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	-	-
1999 to March 2000	-	-	\$300,000 to \$499,999	-	-
1995 to 1998	-	-	\$500,000 to \$999,999	-	-
1990 to 1994	-	-	\$1,000,000 or more	-	-
1980 to 1989	12	26.1	Median (dollars)	59,000	(X)
1970 to 1979	10	21.7			
1960 to 1969	6	13.0	MORTGAGE STATUS AND SELECTED		
1940 to 1959	2	4.3	MONTHLY OWNER COSTS		
1939 or earlier	16	34.8	With a mortgage	10	43.5
ROOMS			Less than \$300	-	-
1 room	-	-	\$300 to \$499	2	8.7
2 rooms	2	4.3	\$500 to \$699	4	17.4
3 rooms	11	23.9	\$700 to \$999	2	8.7
4 rooms	7	15.2	\$1,000 to \$1,499	1	4.3
5 rooms	8	17.4	\$1,500 to \$1,999	1	4.3
6 rooms	7	15.2	\$2,000 or more	-	-
7 rooms	7	15.2	Median (dollars)	675	(X)
8 rooms	2	4.3	Not mortgaged	13	56.5
9 or more rooms	2	4.3	Median (dollars)	206	(X)
Median (rooms)	4.9	(X)	SELECTED MONTHLY OWNER COSTS		
Occupied housing units	46	100.0	AS A PERCENTAGE OF HOUSEHOLD		
YEAR HOUSEHOLDER MOVED INTO UNIT			INCOME IN 1999		
1999 to March 2000	2	4.3	Less than 15.0 percent	7	30.4
1995 to 1998	14	30.4	15.0 to 19.9 percent	6	26.1
1990 to 1994	2	4.3	20.0 to 24.9 percent	6	26.1
1980 to 1989	14	30.4	25.0 to 29.9 percent	2	8.7
1970 to 1979	5	10.9	30.0 to 34.9 percent	-	-
1969 or earlier	9	19.6	35.0 percent or more	2	8.7
			Not computed	-	-
VEHICLES AVAILABLE			Specified renter-occupied units	12	100.0
None	6	13.0	GROSS RENT		
1	20	43.5	Less than \$200	10	83.3
2	12	26.1	\$200 to \$299	-	-
3 or more	8	17.4	\$300 to \$499	-	-
			\$500 to \$749	-	-
HOUSE HEATING FUEL			\$750 to \$999	-	-
Utility gas	-	-	\$1,000 to \$1,499	-	-
Bottled, tank, or LP gas	37	80.4	\$1,500 or more	-	-
Electricity	-	-	No cash rent	2	16.7
Fuel oil, kerosene, etc	5	10.9	Median (dollars)	130	(X)
Coal or coke	-	-			
Wood	4	8.7	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	-	-	Less than 15.0 percent	10	83.3
No fuel used	-	-	15.0 to 19.9 percent	-	-
SELECTED CHARACTERISTICS			20.0 to 24.9 percent	-	-
Lacking complete plumbing facilities	-	-	25.0 to 29.9 percent	-	-
Lacking complete kitchen facilities	-	-	30.0 to 34.9 percent	-	-
No telephone service	-	-	35.0 percent or more	-	-
			Not computed	2	16.7

-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 Hustler 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 Hustler 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 Hustler would like to achieve throughout the development and subsequent adoption of the Village of Hustler Comprehensive Plan and local plans:

- That the residents of Village of Hustler become fully aware of the importance of participating in the development of the Village of Hustler 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 Hustler.

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 Hustler Planning Commission will meet to monitor the development of the plan.

Village of Hustler

RESOLUTION 1-308

For Adoption of a Public Participation Plan

WHEREAS, the Village of Hustler 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 Hustler to approve a process to involve the public in the planning process; and

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

ADOPTED on the 10th day of March, 2008.

ATTEST:

Joyce Duescher
Joyce Duescher, Clerk

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

Dean E. Duescher
Dean Duescher, President

RECEIVED

MAR 14 2008

WISCONSIN
REGIONAL PLANNING COMMISSION

ATTACHMENT C

NATURAL HERITAGE INVENTORY MAP

Juneau County

AQUATIC OCCURRENCES

Animal

Caspiy, Pandion haliaetus, 1982
 Bald Eagle, Haliaeetus leucoccephalus, 2002
 Black Tern, Chlidonias niger, 1989
 Weed Shiner, Notropis texanus, 1973
 Wood Turtle, Clemmys insculpta, 1988
 Prairie Shrew, Sorex araneus, 1986
 Least Bitter, Notropis eschscholtzii, 1990
 Sand Snaketail, Oxyechonotus spithii, 1998
 Trumpeter Swan, Cygnus buccinator, 1989
 American Bittern, Botaurus lentiginosus, 1989
 Warrant Emerald, Somatochlora incurvata, 1988
 Ringed Turtle, Emydoidea blandingii, 2004
 Salamander Murrelet, Williamsionia 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 crepitans 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, 1988
 Long Sedge, Carex folliculata, 1988
 Vasey Rush, Carex vaseyi, 1964
 Straw Sedge, Carex straminea, 1999
 Whip Nutrush, Scleria triglomerata, 1936
 Drooping Sedge, Carex prasina, 1983
 Grassleaf Rush, Juncus marginatus, 1969
 Water-purslane, Didiplis diandra, 1973
 Wolf Spikerush, Eleocharis wolffii, 1995
 Clustered Sedge, Carex cumulata, 1997
 Prickly Hornwort, Ceratophyllum echinatum, 1988
 Spotted Pondweed, Potamogeton pulcher, 1938
 Torrey's Bulrush, Scirpus torreyi, 1988
 Vasey's Pondweed, Potamogeton vaseyi, 1969
 Yellow Screwstem, Bartonina virginica, 1988
 Crossleaf Milkwort, Polygala cruciata, 1988
 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
 Slim-stem Sharp-reedgrass, Calamagrostis stricta, 1964
 Silt-stemmed Bladderwort, Utricularia geminiscapa, 1988
 Sweetscented 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, 1988
 Springs and Spring Runs, Hard, Springs and spring runs, hard, 1986
 Springs and Spring Runs, Soft, Springs and spring runs, soft, 1981

TERRESTRIAL OCCURRENCES

Animal

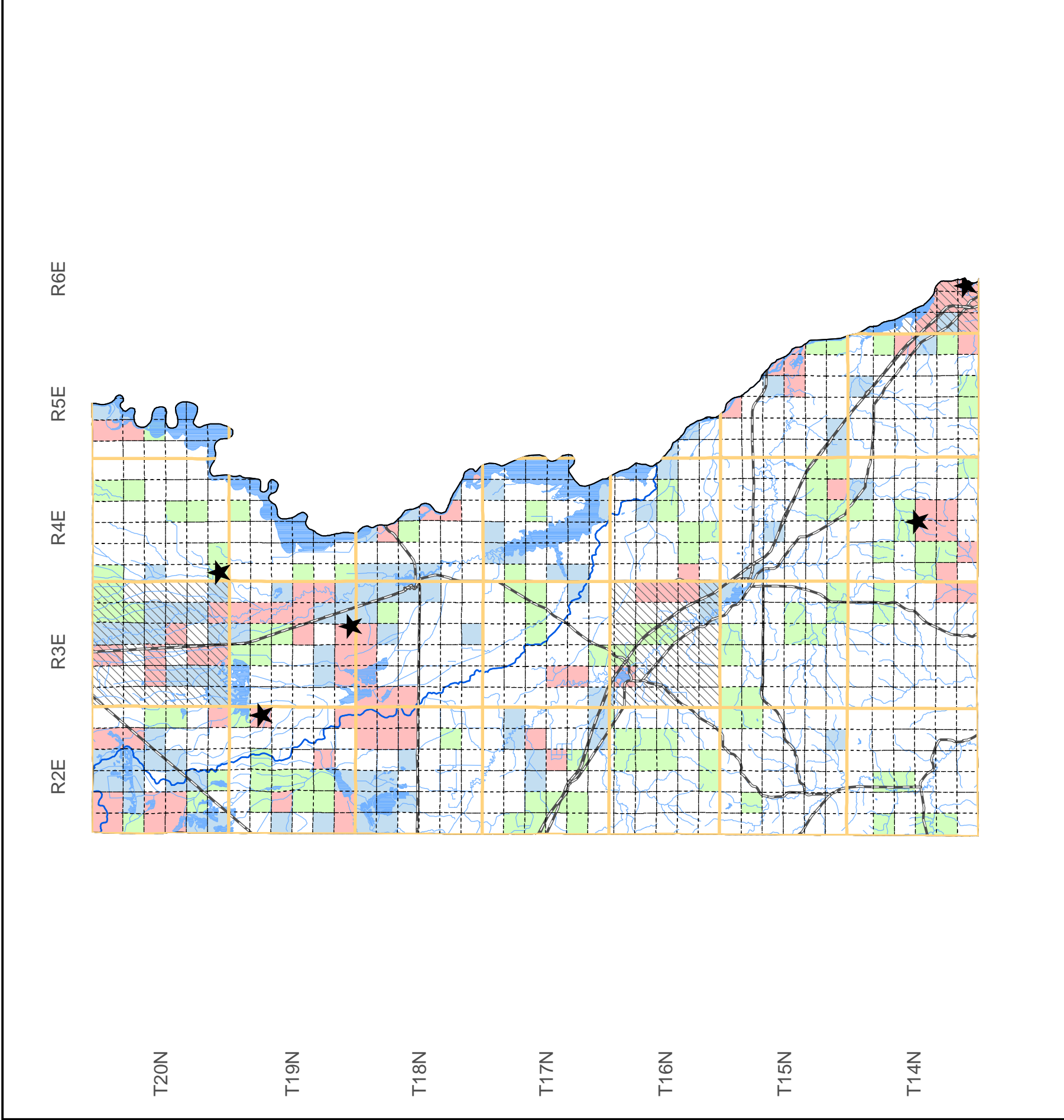
Kärner Blue, Lycaeides melissa samuelis, 2004
 Pigmy Shrew, Sorex hoyi, 1975
 Bird Roostery, Bird Roostery, 1986
 Prairie Vole, Microtus ochrogaster, 1974
 A Field Beetle, Calignipys rufus, 1988
 B. Tiger Beetle, Cicindela parvula tuberosi, 1989
 Red-tailed Hawk, Bubo borealis, 2000
 Cerulean Warbler, Dendroica cerulea, 1989
 Northern Goshawk, Accipiter gentilis, 1987
 Regal Tattler, Spizella idalia, 1981
 Leonard's Skipper, Hesperia leonardus, 1982
 Loggerhead Shrike, Lanius ludovicianus, 2001
 Acadian Flycatcher, Empidonax vireescens, 1992
 Persius Dusky Wing, Erynnis persius, 1980
 Little White Tiger Beetle, Cicindela lepida, 1988
 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, 1987
 Cliff Cudweed, Gnaphalium obtusilobum var. saxicola, 1989
 Fragrant Fern, Dryopteris fragrans var. remotuscula, 1985
 Rock Cudweed, Pulperzia porophylla, 1983
 Nodding Plover, Tympanuchus nitens, 1981
 Prairie Parsnip, Polytaenia nuttallii, 1980
 Woolly Milkweed, Asclepias lanuginosa, 1940
 Autumn Cone-root, Corallorhiza 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, 1987

Natural Communities

Dry Cliff, Dry cliff, 2002
 Dry Prairie, Dry prairie, 1981
 Mesic Cliff, Mesic cliff, 1982, 1987
 Oak Barrens, Oak barrens, 1989
 Pine Barren, Pine barren, 1989
 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, 1988



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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