

31.01 EXISTING CONDITIONS REPORT.

(1) Introduction.

(a) Welcome to the Inventory and Analysis portion of the Comprehensive Plan. This volume contains the statistical profile and background analysis prepared in preparation of updating the County's Comprehensive Plan. Plan Recommendations will be developed and placed in a separate volume. This volume looks at both existing conditions and future projections. This has been done to provide a clear understanding of where the County is today, and perhaps more importantly, to foster discussion and debate on what direction the County and individual communities look to head in the future.

(b) Much of the data collection and mapping for this Inventory and Analysis Report was completed at the County level, with information provided at the sub-area level to determine trends and issues in specific locations throughout the County.

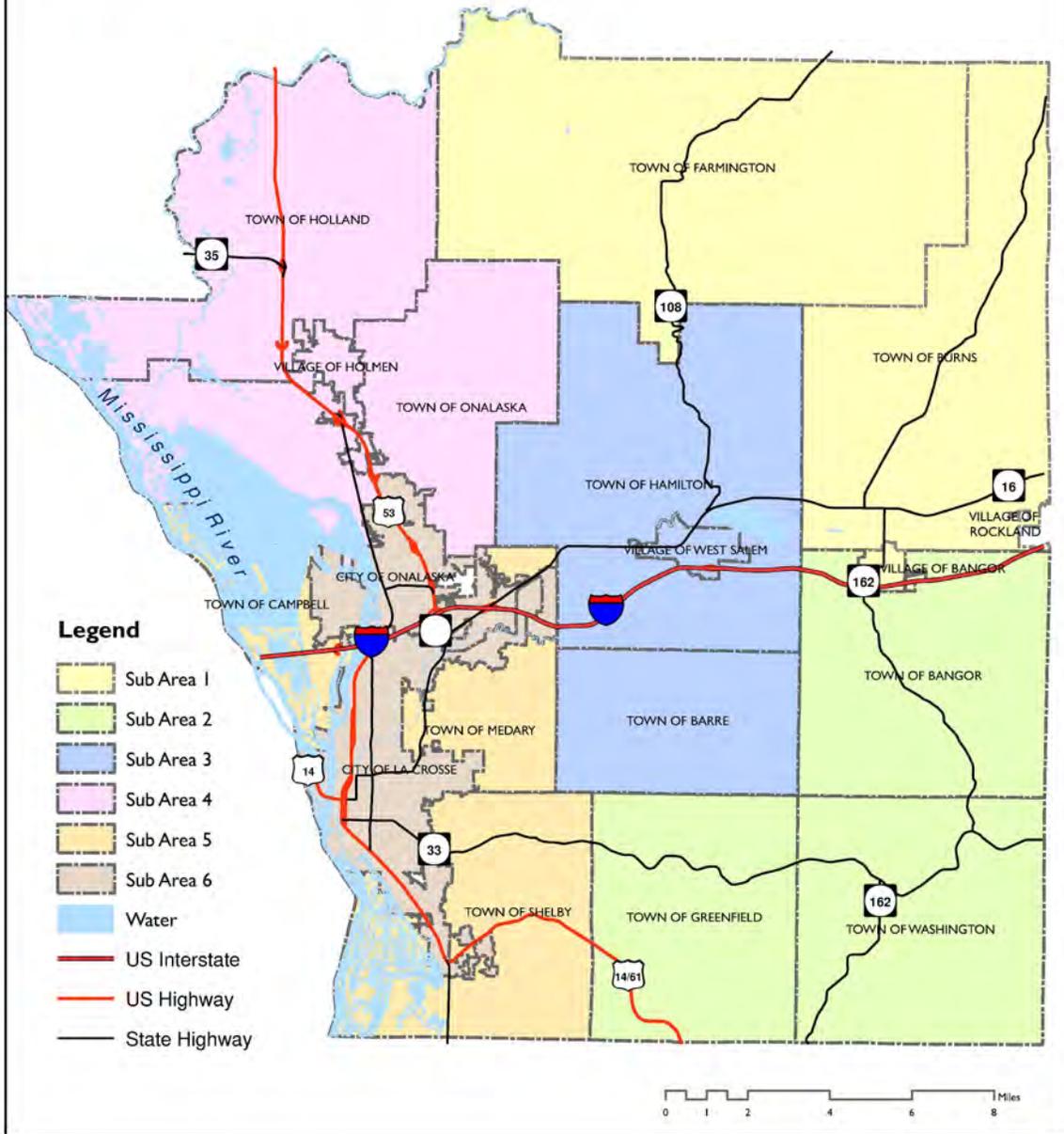
(c) This portion of the Plan has been prepared under the State of Wisconsin's comprehensive planning law, adopted in 1999 and contained in §66.1001, Wisconsin Statutes. The Law requires that all land use decisions in the County be consistent with this Comprehensive Plan. Additionally, the Plan is intended to be updated at least once every 10 years. The review will serve as a checkpoint to ensure that the document is providing clear direction and that it is still consistent with community goals, values, and needs.

1. Volume Organization. This Volume is separated into Chapters. Chapters include:

- a. Introduction
- b. Regional Context and Dynamics
- c. Demographic Trends and Projections
- d. Land Use
- e. Agricultural Resources
- f. Natural Resources
- g. Cultural Resources
- h. Housing
- i. Transportation
- j. Utilities and Community Facilities
- k. Economic Development
- l. Intergovernmental Cooperation

2. Sub Planning Areas. As a means to provide localized input on the County's planning process, six planning sub areas have been organized. Each sub area will provide guidance on the creation of the County Plan. The location of sub areas is located on the Sub Area Planning Groups Map. Each participating community is expected to create their own plan, to supplement the County's plan. The intent of this project is for local communities to help set a general set of recommendations and principles for the County. The individual community plans will provide additional details and standards per community desires. The County will update ordinances and plans to fully implement both the County and Local Plans.

Sub-Area Planning Groups



Map 1.1

La Crosse County Comprehensive Plan

January 2006



Source: La Crosse County Plng. Dept.
Created in ArcGIS 9 using ArcMap

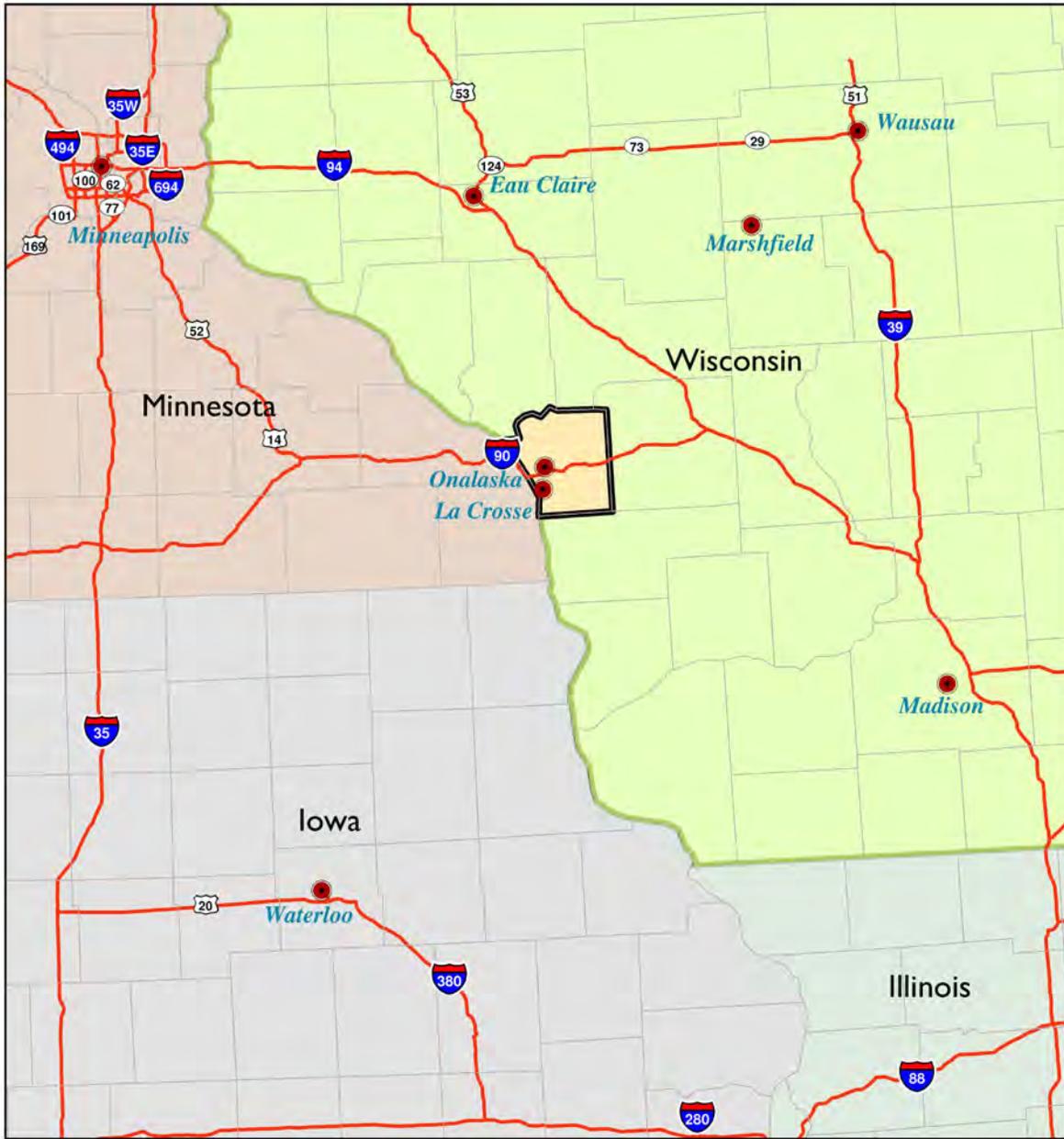
(2) Regional Context and Dynamics.

(a) One of the opportunities associated with the La Crosse County Comprehensive Plan is to look beyond municipal borders. Much of this report focuses on the relationship between individual communities and the County. It is also important, however, to look at the role of the County in the larger region. The following “Big Picture” analysis has been done to examine the regional dynamics that influence the County.

(b) The following regional opportunities should be considered:

1. County is the gateway to Wisconsin
2. County is the gateway to the Coulee Region / Mississippi River
3. Regional employment center
4. Location of prime and productive agricultural lands
5. Convergence of multiple bike networks
6. Tourist destination
7. Key destinations along the “Great River Road”
8. Regional transportation hub
9. Educational center
10. Educated population
11. Abundant natural resources and
12. State defining natural features and cultural features
13. Historic Urban Center
14. Home to desirable smaller communities and Towns.

Regional Context Map



	<p>Map 2.1</p> <p>La Crosse County Comprehensive Plan</p> <p>January 2005</p>	 <p>Source: ESRI Data & Maps CD Created in ArcGIS 9 using ArcMap</p>
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(3) Demographic Trends and Projections.

(a) Overview. The section of the existing conditions report provides information and analysis on current demographic trends. For the purpose of this report, demographic data is provided at the municipal, the sub-area, and the county, and state level.

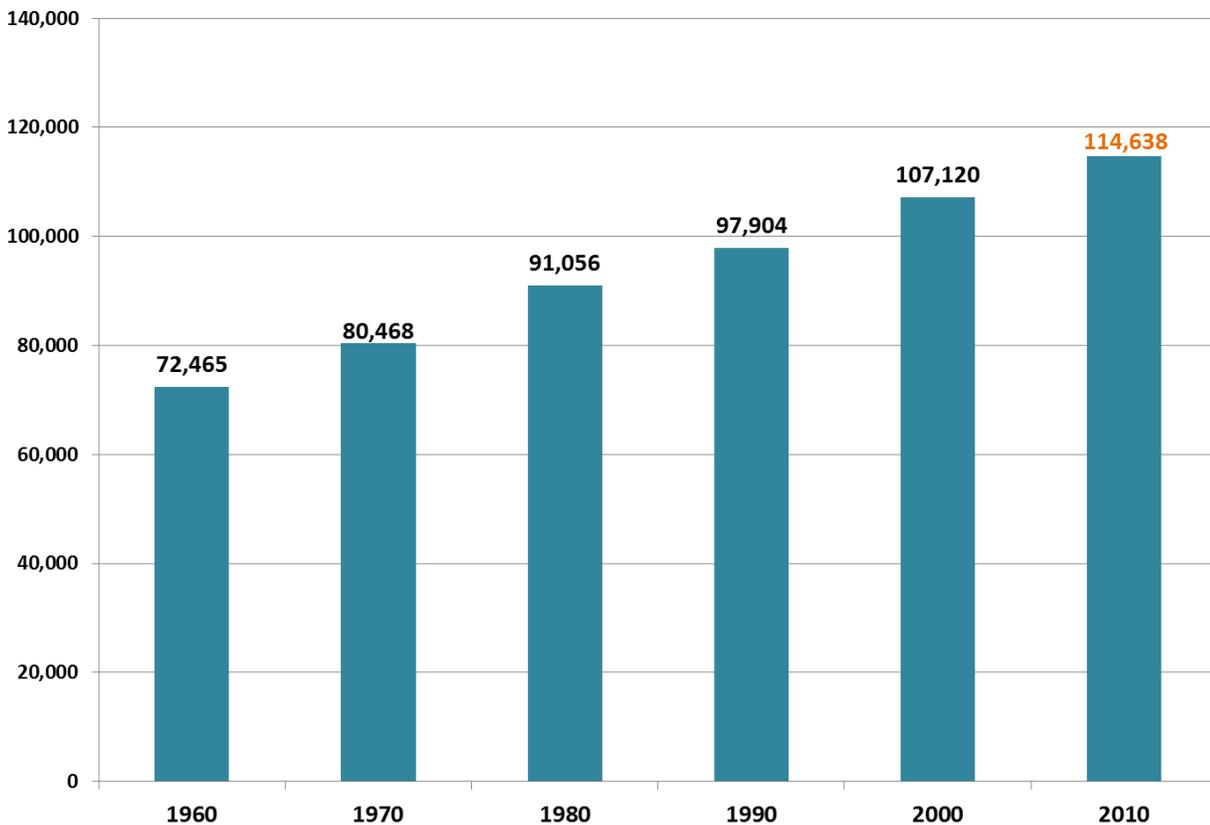
(b) Population Trends and Forecasts.

1. La Crosse County’s population has grown between 10 percent and 15 percent each of the past several decades. Certain parts of the county have large amounts of growth, including the Town of Holland, the Village of Holmen, and the Village of West Salem. These areas of the county are projected to grow throughout the next thirty (30) years. Other places in La Crosse County, including the Town of Shelby and the Town of Medary, are projected to see their declining populations stabilize over the next thirty (30) years.

2. Figure 3.1 demonstrates how rapidly the county is growing, while, Table 3.1 acknowledges that growth is not evenly shared throughout the county.

3. Figure 3.1: La Crosse County Population Projections

La Crosse County Population Since 1960



Source: State of Wisconsin Department of Administration, 2012

4. Table 3.1 outlines how and where the county has fluctuated during the past thirty (30) years and what may happen during the next thirty (30) years. Data for the past thirty (30) years comes from the U.S. Census Bureau. The projections for the next thirty years have been provided by the State of Wisconsin Department of Administration (DOA). The DOA considers and monitors changes and patterns in fertility, mortality, and migration. Each is evaluated separately and then are incorporated into one final projection.

Table 3.1: US Census Population Counts and Wisconsin DOA Projections for La Crosse County

	Census				Projections					
	1980	1990	2000	2010	2015	2020	2025	2030	2035	2040
Town of Burns	988	977	979	990	989	993	1,007	950	935	920
Town of Farmington	1,603	1,577	1,733	1,903	1,975	2,052	2,153	2,410	2,475	2,535
Village of Bangor	1,012	1,076	1,400	1,544	1,606	1,672	1,757	1,650	1,680	1,710
Village of Rockland	383	509	625	712	750	790	839	680	690	700
Sub-Area 1	3,986	4,139	4,737	5,149	5,320	5,507	5,756	5,690	5,780	5,865
Town of Bangor	572	598	583	599	603	610	623	640	640	640
Town of Greenfield	1,537	1,617	1,538	1,583	1,596	1,614	1,651	2,535	2,625	2,715
Town of Washington	611	598	738	804	831	861	901	515	495	475
Sub-Area 2	2,720	2,813	2,859	2,986	3,030	3,085	3,175	3,690	3,760	3,830
Town of Barre	901	909	1,014	1,108	1,148	1,191	1,248	1,450	1,495	1,535
Town of Hamilton	1,472	1,633	2,103	2,477	2,646	2,821	3,028	2,895	2,975	3,065
Village of West Salem	3,276	3,611	4,738	5,399	5,691	5,998	6,372	5,565	5,675	5,790
Sub-Area 3	5,649	6,153	7,855	8,984	9,485	10,010	10,648	9,910	10,145	10,390
Town of Holland	1,776	2,175	3,042	3,609	3,867	4,134	4,447	4,985	5,240	5,500
Town of Onalaska	5,386	5,803	5,210	5,668	5,860	6,071	6,349	6,305	6,390	6,485
Village of Holmen	2,411	3,236	6,200	7,633	8,287	8,958	9,729	12,120	12,770	13,400
Sub-Area 4	9,573	11,214	14,452	16,910	18,014	19,163	20,525	23,410	24,400	25,385
Town of Campbell	4,118	4,490	4,410	4,478	4,486	4,511	4,587	4,400	4,350	4,315
Town of Medary	1,794	1,539	1,463	1,519	1,538	1,562	1,604	1,605	1,615	1,630
Town of Shelby	5,620	5,002	4,687	4,655	4,613	4,589	4,617	4,765	4,710	4,665
Sub-Area 5	11,532	11,031	10,560	10,652	10,637	10,662	10,808	10,770	10,675	10,610
City of La Crosse	48,347	51,140	51,818	51,507	51,059	50,810	51,141	52,700	52,300	51,850
City of Onalaska	9,249	11,414	14,839	17,023	17,993	19,009	20,238	21,950	22,770	23,570
Sub-Area 6	57,596	62,554	66,657	68,530	69,052	69,819	71,379	74,650	75,070	75,420
County Total	91,056	97,904	107,120	113,211	115,538	118,246	122,291	128,120	129,830	131,500

Source: Wis.DOA Demographic Services 2010

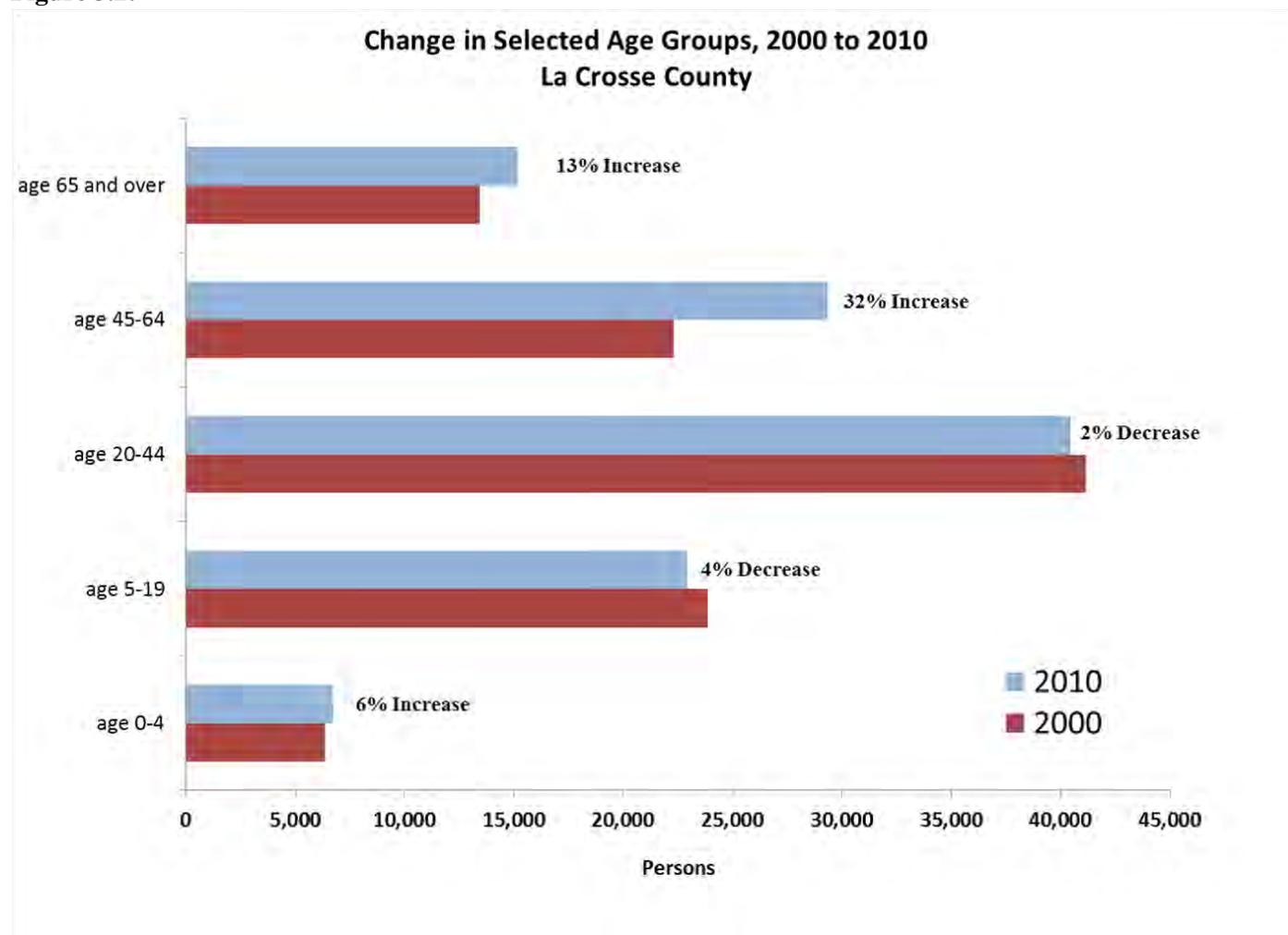
(c) Age and Gender.

1. The median age for the County is 35.2 years old, which is slightly lower than the state median age. Table 3.2 outlines the age distribution for the population of La Crosse County residents. The majority, 26.2 percent, of residents in La Crosse County are between 25 and 44 years old. However, the County has a large population of school age children, ages 5 to 19 years old. Figure 3.2 demonstrates the balance of the population throughout the County. 30 percent of the population is under age 20 and approximately 20 percent of the population is above 55 years old. The table shows that there are 22,884 school age children making up 22.3 percent of the population.

2. An exception can be found in the Towns of Holland, Onalaska, and the Village of Holmen, where a third of the population is less than 20 years old, and only 14 percent of the population is over 55 years of age. These numbers are important to note as more research is conducted concerning school demand and other family needs.

3. The City of La Crosse has a significantly larger population of 20-24 year olds; this segment of the population makes up almost 15 percent of the population of the City. This can be contributed to the populations connected to the University of Wisconsin and Viterbo College which enroll large amounts of students in that age range.

Figure 3.2:



Source: U.S. Bureau of the Census, 2010

Table 3.2: La Crosse County, Population by Age, 2000, 2010

La Crosse County Population by Age				
Subject	Population	Population	Percent	Percent
CENSUS YEAR	2010	2000	2010	2000
Total population	114,638	107,120	100.0%	100.0%
Under 5 years	6,748	5,999	5.9%	5.6%
5 - 19 years	22,925	22,817	20.0%	21.3%
20 to 24 years	12,626	15,961	11.0%	14.9%
25 - 44 years	27,813	28,065	24.3%	26.2%
45 - 54 years	15,821	13,390	13.8%	12.5%
55 - 74 years	20,994	14,140	18.3%	13.2%
75 years and over	7,711	6,534	6.7%	6.1%
Median age (years)	35.2	33.5		

Source: U.S. Census, 2010

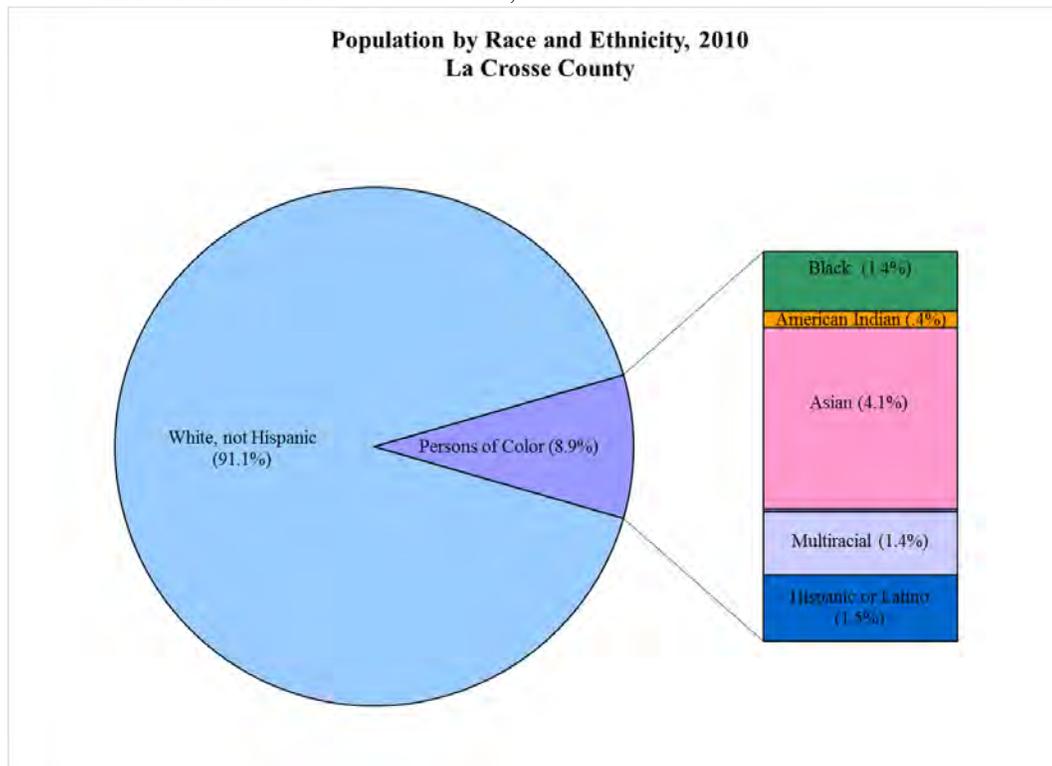
(d) Race. The vast majority, or 94 percent, of residents of La Crosse County are white, however, there are many different races represented throughout the County. Residents of Asian descent comprise the 3.2 percent of the county population making them the second largest race population in the county. Almost 1 percent of the residents within La Crosse County are Latino.

Table 3.3: La Crosse County, Percentage of Population by Race, 2010

	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some other race	Two or more races
Town of Burns	98.4	0	0.1	0.9	0	0	0.6
Town of Farmington	97.5	0.3	0.3	0.8	0	0.5	0.6
Village of Bangor	98.2	0.3	0.8	0.3	0	0.1	0.4
Village of Rockland	98.4	0.2	0.2	0.5	0	0	0.8
Sub-Area 1	98.0%	0.2%	0.4%	0.6%	0.0%	0.2%	0.5%
Town of Bangor	99.1	0	0.2	0	0	0	0.7
Town of Greenfield	98.5	0.1	0	0.6	0	0.4	0.5
Town of Washington	98.1	0	0.4	0.8	0	0	0.7
Sub-Area 2	98.5%	0.0%	0.1%	0.5%	0.0%	0.2%	0.6%
Town of Barre	98.7	0.4	0	0.6	0	0.1	0.2
Town of Hamilton	98	0.3	0.4	0.8	0	0	0.6
Village of West Salem	98	0.5	0.4	0.4	0	0.1	0.5
Sub-Area 3	98.1%	0.4%	0.4%	0.6%	0.0%	0.1%	0.5%
Town of Holland	96.7	0.1	0.2	2	0	0.1	0.9
Town of Onalaska	97	0.2	0.6	1.3	0	0.1	0.7
Village of Holmen	95.3	0.3	0.3	3.2	0	0.3	0.6
Sub-Area 4	96.2%	0.2%	0.4%	2.3%	0.0%	0.2%	0.7%
Town of Campbell	96.5	0.5	0.5	1.1	0	0.3	1.1
Town of Medary	98.3	0.1	0	0.5	0	0.1	1

Town of Shelby	96.9	0.3	0.3	1.7	0	0.1	0.7
Sub-Area 5	96.9%	0.4%	0.3%	1.3%	0.0%	0.2%	0.9%
City of La Crosse	91.6	1.6	0.5	4.7	0	0.4	1.3
City of Onalaska	95.2	0.6	0.2	2.8	0	0.2	1
Sub-Area 6	92.4%	1.3%	0.4%	4.2%	0.0%	0.3%	1.2%
County Total	94.2%	0.9%	0.4%	3.2%	0.0%	0.3%	1.0%

Source: U.S. Bureau of the Census, 2010



(e) Income Levels.

1. Table 3.5 demonstrates the median income generated by individual people, families, and households by municipalities, sub-areas, and the County. It is possible to see that the median income at the county level is slightly lower than the state income in all categories.

2. Three income means are considered:

a. Median Household Income is the average income for a household, which includes all the people who occupy a housing unit as their usual place of residence.

b. Median Family Income is the average income of a group of two or more people who reside together and who are related by birth, marriage, or adoption.

c. Per Capita Income is an average obtained by dividing aggregate income by total population of an area.

d. Note that the median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

Of note with Table 3.5 is the significantly increase in wages for the 12 year period.

Table 3.5: La Crosse County, Median Household Income, Median Family Income, and Per Capita Income, 2000 & 2012

La Crosse County Income Dataset	2012 Median Household Income	2012 Median Family Income	2012 Per Capita Income	Percent Change MHI 2000-2012	Percent Change MFI 2000 - 2012	Percent Change Per Capita 2000 - 2012
Town of Burns	\$ 57,500	\$ 61,250	\$ 24,480	38.2%	38.0%	44.5%
Town of Farmington	\$ 49,915	\$ 54,861	\$ 24,639	20.3%	18.0%	36.2%
Village of Bangor	\$ 43,333	\$ 59,554	\$ 22,578	2.9%	29.3%	27.9%
Village of Rockland	\$ 50,000	\$ 64,271	\$ 21,625	8.5%	25.8%	20.6%
Sub-Area 1	\$ 50,187	\$ 59,984	\$ 23,331	19.9%	29.6%	31.1%
Town of Bangor	\$ 62,625	\$ 65,104	\$ 25,147	41.6%	37.1%	41.3%
Town of Greenfield	\$ 74,621	\$ 83,068	\$ 33,539	50.3%	57.8%	63.6%
Town of Washington	\$ 63,750	\$ 72,885	\$ 31,547	51.3%	47.6%	92.1%
Sub-Area 2	\$ 66,999	\$ 73,686	\$ 30,078	51.5%	49.2%	69.0%
Town of Barre	\$ 69,722	\$ 83,036	\$ 30,298	40.9%	55.9%	40.2%
Town of Hamilton	\$ 76,691	\$ 82,857	\$ 33,582	32.3%	38.6%	66.7%
Village of West Salem	\$ 52,670	\$ 67,552	\$ 23,839	21.2%	34.6%	19.8%
Sub-Area 3	\$ 66,361	\$ 77,815	\$ 29,240	34.1%	46.1%	45.2%
Town of Holland	\$ 73,713	\$ 79,977	\$ 28,180	32.0%	39.4%	40.0%
Town of Onalaska	\$ 78,768	\$ 82,772	\$ 30,878	45.7%	44.5%	55.3%
Village of Holmen	\$ 61,832	\$ 74,284	\$ 24,434	47.1%	50.4%	43.7%
Sub-Area 4	\$ 71,438	\$ 79,011	\$ 27,831	32.1%	38.0%	39.9%
Town of Campbell	\$ 58,382	\$ 62,372	\$ 28,927	30.5%	12.5%	39.5%
Town of Medary	\$ 79,792	\$ 87,212	\$ 35,121	38.9%	33.2%	38.3%
Town of Shelby	\$ 74,393	\$ 89,821	\$ 42,062	14.6%	17.3%	27.9%
Sub-Area 5	\$ 70,856	\$ 79,802	\$ 35,370	23.4%	21.9%	39.3%
City of La Crosse	\$ 39,014	\$ 56,346	\$ 21,295	25.4%	30.9%	20.7%
City of Onalaska	\$ 59,186	\$ 76,854	\$ 31,391	23.8%	34.2%	30.4%
Sub-Area 6	\$ 49,100	\$ 66,600	\$ 26,343	24.5%	32.8%	26.3%
La Crosse County	50,771	68,728	25,978	28.6%	36.4%	31.2%
Wisconsin	52,627	66,415	27,426	20.2%	25.5%	28.9%

Source: U.S. Bureau of the Census, 2000, 2012

3. Poverty in La Crosse County directly relates to the economic base of the County. High rates of poverty can be a signal for a depressed economy. As outlined in the table below, 7 percent of families, and 14 percent of individuals in the County live below the poverty line. Individual rates of poverty are higher than those of families. These numbers have increased by over 25% over the past decade, which follows a national trend of significantly higher population numbers living in poverty situations, and needing assistance.

Table 3.6: La Crosse County, Poverty Level by Percentage of Total Population, 2012

	Families		Individuals		Families below Poverty level percent change from 2000 - 2012
	Percent of Families below poverty level	With related children under 18 years	Individuals Below Poverty Level	Related children under 18 years	
Town of Burns	8.30%	7.00%	7.60%	5.90%	25.3%
Town of Farmington	6.50%	17.10%	11.30%	22.30%	18.5%
Village of Bangor	10.90%	20.50%	14.90%	28.30%	0.0%
Village of Rockland	5.50%	12.50%	11.20%	14.90%	-23.6%
Town of Bangor	8.20%	10.00%	5.80%	7.00%	0.0%
Town of Greenfield	1.90%	3.70%	3.90%	4.30%	-115.8%
Town of Washington	1.30%	0.00%	2.10%	0.00%	-346.2%
Town of Barre	2.60%	5.80%	6.10%	6.80%	23.1%
Town of Hamilton	4.30%	6.40%	4.70%	5.70%	67.4%
Village of West Salem	3.50%	4.90%	4.20%	4.40%	5.7%
Town of Holland	6.20%	5.30%	6.40%	6.60%	41.9%
Town of Onalaska	2.50%	4.40%	3.10%	5.20%	-8.0%
Village of Holmen	6.70%	9.50%	6.70%	7.50%	14.9%
Town of Campbell	7.30%	20.90%	12.90%	34.90%	37.0%
Town of Medary	4.30%	6.60%	5.40%	7.20%	76.7%
Town of Shelby	1.50%	0.00%	3.10%	0.00%	100.0%
City of La Crosse	11.90%	16.90%	23.50%	20.30%	34.5%
City of Onalaska	3.30%	6.20%	6.50%	8.30%	-36.4%
County Total	7.10%	10.60%	13.70%	12.70%	25.4%

Source: U.S. Bureau of the Census, American Community Survey - 2012

(4) Land Use.

(a) Overview.

1. Land Use is among the most important planning considerations. The following chapter explores the relationship between existing uses, land use regulations, and projections for future use.

2. La Crosse County is made up of over 300,000 acres. While nearly 70 percent of the County remains in agriculture or natural cover, the County is home to a regional center and metropolitan area. It is therefore not surprising that the County includes some of the fastest growing communities in the state. A benefit of the County planning effort is to provide a context to consider local growth decisions in conjunction with neighboring communities.

3. Over 40,000 housing units are found throughout the County's communities. As a whole, La Crosse County has a density of nearly 100 homes per square mile. The County's urban communities have a density of nearly 700 homes per square mile. Some of the County's more rural Towns, including Washington, Burns, and Bangor have less than 10 homes per square mile.

4. Land Use in the County is regulated by several ordinances, including the County's Zoning ordinance. The ordinance sets both the densities and non-residential intensities and is administered by County Planning and Zoning staff. The Comprehensive Plan will provide guidance regarding changes to zoning and other regulating ordinances.

5. This chapter also outlines future Land Use trends. In terms of demand, the County should generally plan to accommodate 3,500 additional acres of residential, commercial, and industrial land over the next 20 years. This figure, based on State population and housing forecasts, is more conservative than the growth rate experienced in the 1990s. A generalized look at land supply shows that there are nearly 190,000 acres that are physically suited for development. However, local and County policies have the opportunity to guide the future rate, form, and location of new growth.

(b) Existing Land Use Patterns. There are over 300,000 acres of land in La Crosse County. The following table and maps describe and depict these patterns. County wide, agriculture and forest lands make up for 70.3 percent of the County's land area. Residential lands make up approximately 6.4 percent of the County's acreage. A detailed set of existing land use acreages has also been prepared by staff.

1. Opportunities for Redevelopment. There are a number of redevelopment opportunities available on a countywide level. The following projects were listed for La Crosse County in the 2013 Comprehensive Economic Development Strategy (CEDS) developed by the Mississippi River Regional Planning Commission.

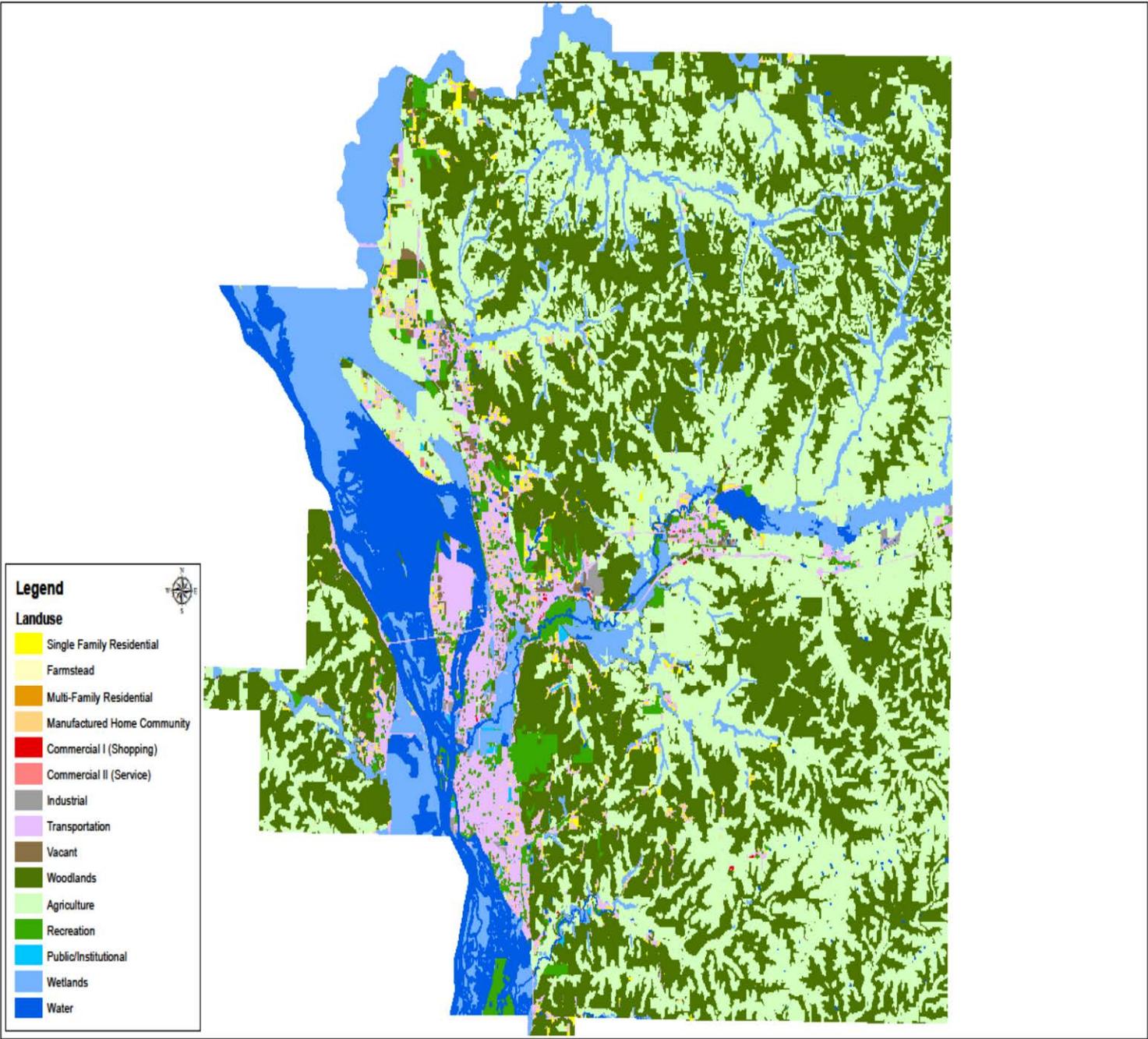
- a. C. La Crosse: Redevelop Former Holiday Inn Property on Barron Isle (2010-2015)
- b. C. La Crosse: Trane Plant 6 Redevelopment Project (2010-2015)
- c. C. La Crosse: Riverside North Redevelopment Project (2015-2020)
- d. C. Onalaska: C. Onalaska Waterfront Redevelopment Project (2015-2020)

2. Existing/Potential Land Use Conflicts. There are no known existing land use conflicts where La Crosse County has purview over the mitigation of conflict. Potentially, annexation by incorporated communities will have an impact on town land use in some areas. La Crosse County is currently working with several communities to develop boundary agreements to forecast annexations and prevent conflicts. The County continues to provide assistance on land use issues where appropriate.

Table 4.1: Existing Land Use Table

Source: La Crosse County and the La Crosse Area Planning Commission 2011-2014

Municipality	Residential	Commercial	Industrial	Agricultural	Woodland	Other	2013 Subtotal
La Crosse 'c'	2,629	357	937	111	637	9,785	14,457
Onalaska 'c'	1,876	169	157	188	868	3,667	6,926
Bangor 'v'	146	19	4	214	42	382	807
Holmen 'v'	893	48	143	1,011	307	1,250	3,651
Rockland 'v'	102	4	18	80	7	168	380
West Salem 'v'	460	49	113	569	254	733	2,178
Bangor 't'	378	13	132	8,814	12,189	790	22,317
Barre 't'	802	6	1	5,446	5,818	1,150	13,223
Burns 't'	523	9	58	12,559	14,614	3,244	31,007
Campbell 't'	532	9	104	23	83	7,363	8,114
Farmington 't'	1,280	11	7	15,712	25,980	5,342	48,332
Greenfield 't'	1,035	30	21	6,608	10,794	753	19,241
Hamilton 't'	1,421	29	21	11,323	15,515	3,632	31,940
Holland 't'	2,406	13	22	5,445	7,976	11,900	27,762
Medary 't'	877	30	25	660	3,837	1,565	6,993
Onalaska 't'	2,365	69	90	6,319	8,860	10,196	27,898
Shelby 't'	1,581	19	32	2,626	7,691	6,455	18,405
Washington 't'	333	1	1	10,486	11,684	640	23,145
County Total	19,640	887	1,885	88,196	127,154	69,015	306,776
	6.4%	0.3%	0.6%	28.7%	41.4%	22.5%	100.0%
2035 Projection	22,269	1,006	2,137	86,967	125,383	69,015	306,776



(c) Existing Densities. La Crosse County has an overall density of 236 people and 107 homes per square mile. The County's municipalities (La Crosse, Onalaska, Holmen, West Salem, Bangor, and Rockland) have an average density of 1,600 people and 664 homes per square mile. The density of La Crosse County's towns varies greatly due to their varied rural and suburban characters. The Towns of Washington, Burns, and Bangor exhibit the overall lowest density.

Table 4.2: Population and Household Density

	Population	Housing Units	Area in Square Miles			Density (Sq. Mi of Land Area)	
			Total Area	Water Area	Land Area	Population	Housing Units
La Crosse County	114,638	48,402	479.93	28.24	451.69	253.8	107.2
Bangor village	1,459	597	1.23	0	1.23	1,186.20	485.4
Bangor town	615	234	34.87	0	34.87	17.6	6.7
Barre town	1,234	481	20.69	0.1	20.68	59.7	23.3
Burns town	947	415	48.34	0	48.34	19.6	8.6
Campbell town	4,314	1,995	12.79	9.04	3.75	1,150.40	532
Farmington town	2,061	877	75.6	0.17	75.43	27.3	11.6
Greenfield town	2,060	776	30.04	0	30.04	68.6	25.8
Hamilton town	2,436	882	50.15	0.96	49.19	49.5	25.8
Holland town	3,701	1,346	43.74	3.08	40.66	91	33.1
Holmen village	9,005	3,396	5.2	0	5.2	1,731.70	677.1
La Crosse city	51,320	22,628	22.54	2.02	20.52	2,501.00	1,102.70
Medary town	1,461	588	10.99	0.01	10.98	133.1	53.6
Onalaska city	17,736	7,608	10.73	0.6	10.13	1,750.80	751
Onalaska town	5,623	2,120	44.17	8.57	35.6	157.9	59.6
Rockland village	594	243	0.58	0	0.58	1,024.10	419
Shelby town	4,715	1,997	28.71	3.77	24.94	189.1	80.1
Washington town	558	225	36.14	0	36.14	15.4	6.2
West Salem villag	4,799	1,869	3.44	0.02	3.42	1,403.20	546.5

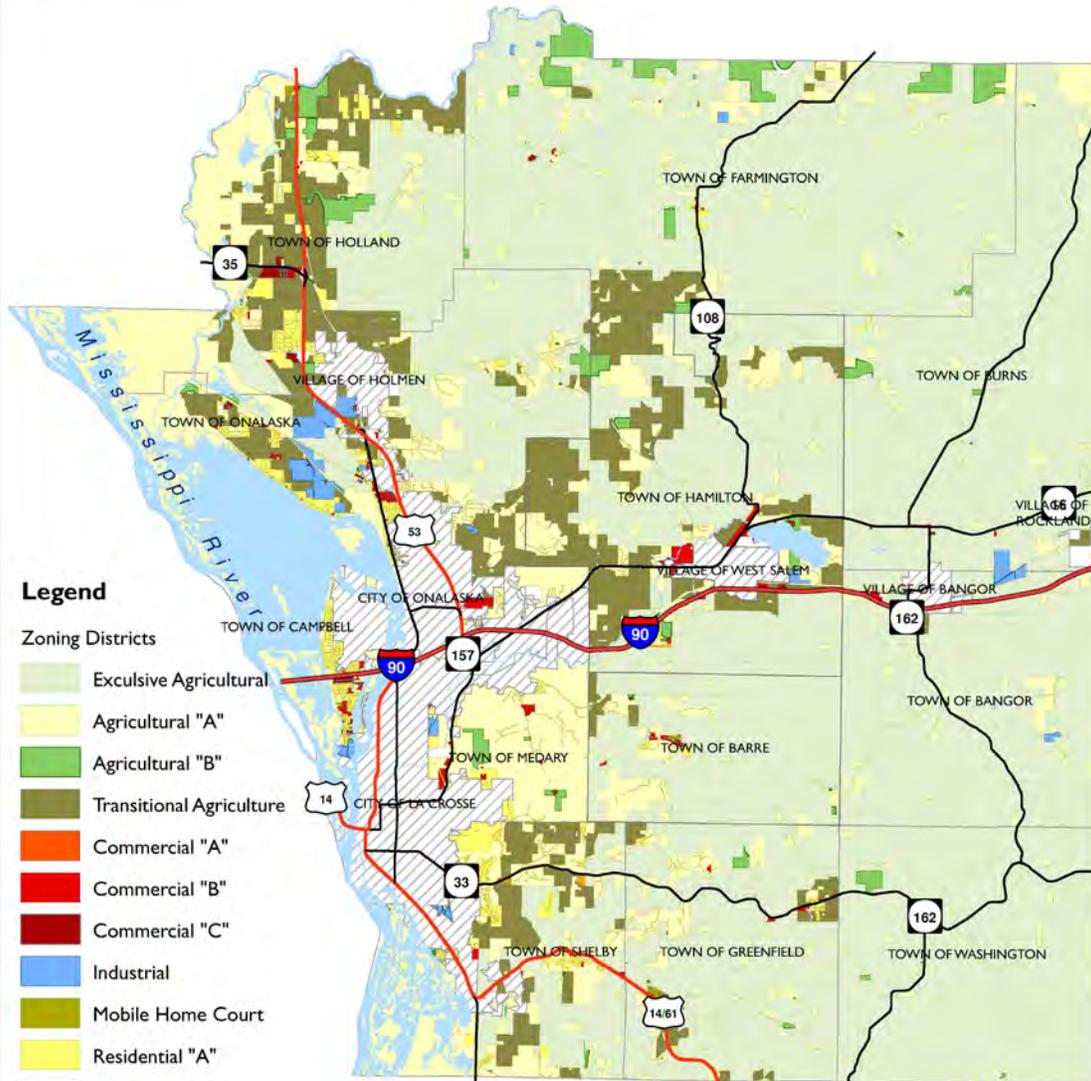
Source: U.S. Bureau of the Census, 2010

(d) Non-Residential Intensities. The La Crosse County zoning ordinance regulates the intensity of nonresidential development outside of the municipalities with their own zoning. The following zoning districts are located throughout the County as shown on the following maps.

1. Commercial (C). This is the non-agriculture / non-residential zoning district in the County. A wide range of uses are allowed by right including retail, feed mills, hotels, newsstands, and animal hospitals. A maximum height limit of three stories or 45 feet is allowed.

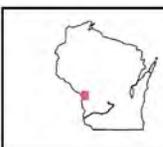
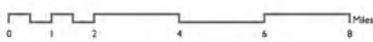
2. Industrial (I). The industrial district allows a wide variety of industrial, warehousing, commercial and related uses. However, residential, educational, and institutional uses are generally prohibited. The maximum height for this district is 60' or 5 stories.

Existing County Zoning



Legend

- Zoning Districts
- Exclusive Agricultural
 - Agricultural "A"
 - Agricultural "B"
 - Transitional Agriculture
 - Commercial "A"
 - Commercial "B"
 - Commercial "C"
 - Industrial
 - Mobile Home Court
 - Residential "A"
 - Residential "B"
 - Residential "C"
 - Water
 - Urban Area



Map 4.8

La Crosse County Comprehensive Plan

January 2006



Source: La Crosse County Planning Dept.
Created in ArcGIS 9 using ArcMap

(e) Land Use Supply, Demand, and Projections.

1. Land Use Supply. The supply of land to support development is based on several factors including physical suitability, local and County regulations, and community goals. Intergovernmental agreements and annexations also become considerations when looking at the available land supply at the community level. At the County level, land physically suited for development exists throughout. A conservative estimate, based on a study performed by the Geography Department at the University of Wisconsin-La Crosse, indicates there are nearly 190,000 acres that could be physically suited for development. The policies developed in this Plan and subsequent community plans will help guide how growth is managed in these areas.

2. Land Use Demand.

a. As development pressures increase, the demand for developable land also rises. An analysis of building trends in the 1990s indicates that approximately 3% of the County's farmland was converted out of an agricultural use between 1990 and 1997. Not surprisingly, this conversion factor was higher for Towns on the western side of the County. Towns surrounding Holmen, Onalaska, and La Crosse had close to 8% of their agricultural acreage converted to other uses.

b. Based on growth and housing projections provided by the State's Demographic Service Center, the County may need to accommodate nearly 3,500 acres of new residential, commercial, and industrial land along with additional acreage needed for infrastructure, parks, community facilities and similar uses.

3. Future Land Use Projections.

a. Future land use projections are located on the following page. These projections represent generalized growth scenarios based on state projections and current densities. It is anticipated that these general projections will be supplemented by more detailed projections performed for each community.

b. The calculations are based on the following sources and assumptions:

- i. State of Wisconsin- DOA Population and Household Growth Projections
- ii. Residential density is based on number of housing units per acre, 2010
- iii. Commercial and industrial uses are based on their 2010 ratio to residential development.

c. Note on Land Use data. In determining these ratios, land use estimates from the La Crosse County and the La Crosse Area Planning Commission were considered.

Table 4.3: Generalized Land Use Projections

	2010	2015	2020	2025	Estimated Total
La Crosse County					
Residential	956	787	841	933	3,517
Commercial	193	164	171	189	716
Industrial	186	163	169	183	701
Agriculture/Open Space	-1,335	-1,114	-1,181	-1,304	-4,934
Sub Area 1	<i>Burns, Farmington, Villages of Bangor and Rockland</i>				
Residential	75	55	62	72	265
Commercial	3	2	3	3	11
Industrial	10	8	8	10	35
Agriculture/Open Space	-88	-65	-73	-85	-311
Sub Area 2	<i>Bangor (T), Greenfield, Washington</i>				
Residential	47	35	40	43	165
Commercial	6	4	5	5	20
Industrial	4	3	4	4	15
Agriculture/Open Space	-57	-42	-49	-53	-201
Sub Area 3	<i>Barre, Hamilton, Village of West Salem</i>				
Residential	188	169	176	191	724
Commercial	75	67	70	76	289
Industrial	28	25	26	28	108
Agriculture/Open Space	-291	-261	-272	-296	-1,120
Sub Area 4	<i>Town of Holland, Onalaska, and Village of Holmen</i>				
Residential	374	332	347	377	1,430
Commercial	63	57	59	64	243
Industrial	101	91	95	102	388
Agriculture/Open Space	-538	-480	-501	-542	-2,061
Sub Area 5	<i>Towns of Campbell, Medary, Shelby</i>				
Residential	92	43	55	85	275
Commercial	15	8	10	15	49
Industrial	17	12	13	17	59
Agriculture/Open Space	-125	-64	-78	-116	-383
Sub Area 6	<i>City of La Crosse, City of Onalaska</i>				
Residential	179	154	160	165	658
Commercial	30	25	24	25	104
Industrial	26	24	23	22	95
Agriculture/Open Space	-235	-203	-207	-212	-858

Source: La Crosse County Staff, 2014

(f) Sources:

1. La Crosse County Comprehensive Plan
2. La Crosse Area Planning Committee, Existing Land Use 2013
3. State Department of Administration Housing and Population Projections.

(5) Agricultural Resources.

(a) Overview.

1. Agriculture has long been an important economic livelihood in La Crosse County. Because of its location along the Mississippi River, the region has used this amenity to ship agricultural products throughout the country and the world. Major crops include corn, soybeans, and dairy products.

2. La Crosse County is dedicated to the preservation of agriculture, and to promoting and encouraging best agricultural management practices, as outlined in the County's Land & Water Resource Management Plan. As of 1999 there were 350 farms in the County with Farmland Preservation Program Conservation Plans.

(b) Agricultural Resources Inventory.

1. According to the La Crosse County Land Information and Zoning classification, agriculture, livestock, pasturing and grazing activities are common land uses in the County. Farming is a key part of the local economy and is also a way of life for many residents. The agricultural landscape contributes greatly to the aesthetic appeal of the area. However, farmland often makes attractive land for housing development and as the region's population grows, farmland is rapidly disappearing.

2. Table 5.1 shows average farmland sales for La Crosse County towns from 1990-1997. County-wide, land converted out of agriculture sold for a higher value than land that remained in agriculture. However, in some towns, land continuing in agriculture sold for a higher value than land converted out of agriculture. County-wide, only three percent of agricultural land sold between 1990 and 1997 was converted out of agriculture.

Table 5.1: Average Farmland Sales, 2005 -2010

La Crosse County Farmland Sales							
YEAR	2005	2006	2007	2008	2009	2010	Average
count	7	6	10	7	10	13	8.8
acres	682	411	551	428	951	880	650.5
\$ / acre	\$ 3,233	\$ 2,561	\$ 2,864	\$ 3,172	\$ 3,370	\$ 3,222	\$ 3,070

Source: NASS Agricultural Data Service 2012

Farm Real Estate, Average Value per Acre - Wisconsin 2008 - 2012					
Year	2008	2009	2010	2011	2012
Avg. price per acre	3,850	3,750	3,750	4,050	4,350

3. The U.S. Department of Commerce reported that farm earnings in La Crosse County decreased by 48 percent between 1990 and 1998, which was a greater decline than in the Mississippi River region (37 percent), the State of Wisconsin (26 percent) or the United States (2 percent).

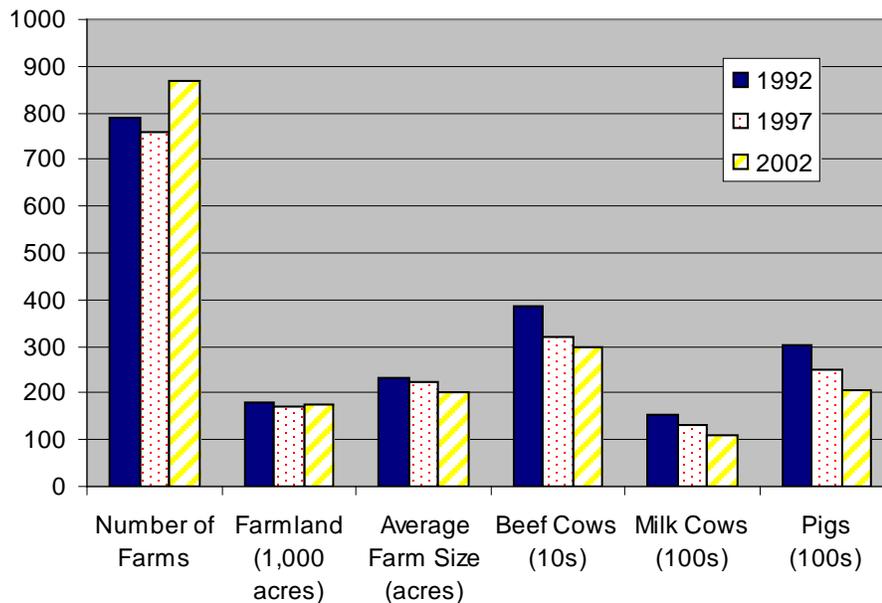
4. According to the Wisconsin Agricultural Statistics Service, between 1992 and 1997 the following agricultural land trends occurred in La Crosse County:

- i. Land in farms decreased 7 percent from 182,339 to 169,543 acres
- ii. Average size of farms decreased 3 percent from 231 to 223 acres
- iii. Full-time farms decreased 21 percent from 507 farms to 403 farms
- iv. Market value of agricultural products sold decreased 5 percent to \$45,758,000 (crop sales accounted for 20 percent of the market value and livestock sales accounted for 80 percent of the market value)
- v. Average market value of agricultural products sold per farm decreased slightly from \$60,843 to \$60,287.

5. The State of Wisconsin showed similar agricultural trends during this time period. However, market value of agricultural products sold statewide increased by six percent and average market value of agricultural products sold per farm statewide increased by 10 percent.

6. Figure 5.1 depicts agricultural trends in La Crosse County from 1992 to 2002. In general, the number of farms increased, while the average farm size decreased. The amount of farmland in the County remained roughly the same. One notable change is that the number of beef cows, milk cows, and pigs dropped dramatically during this decade.

Figure 5.1: La Crosse County Agricultural Trends, 1992-2002



Source: U.S. Census of Agriculture, 1992, 1997, 2002

7. Table 5.2 shows the population of La Crosse County residents living and working on farms in 2000. This table demonstrates that the Towns of Bangor, Burns, and Washington are the most

dependent on agriculture as they have the highest percentage of residents living and working on farms. Also, approximately 10 percent of the population of the Towns of Barre, Farmington, and Hamilton live on farms.

Table 5.2: Dependence on Agriculture (2000 Census)

Town Name	Town Population	Population Living On Farms		Employed Adults Working on Farms	
		Number	Percent	Number	Percent
Bangor town	583	105	18.0%	46	15.2%
Barre town	1,014	102	10.1%	28	4.7%
Burns town	979	108	11.0%	69	13.1%
Campbell town	4,410	0	0.0%	0	0.0%
Farmington town	1,733	191	11.0%	73	8.1%
Greenfield town	1,538	131	8.5%	48	5.6%
Hamilton town	2,301	234	10.2%	75	6.3%
Holland town	3,042	181	6.0%	35	2.0%
Medary town	1,463	11	0.8%	2	0.2%
Onalaska town	5,210	89	1.7%	54	1.9%
Shelby town	4,687	32	0.7%	22	0.9%
Washington town	738	210	28.5%	84	23.9%
Total	27,698	1,394	5.0%	536	3.6%

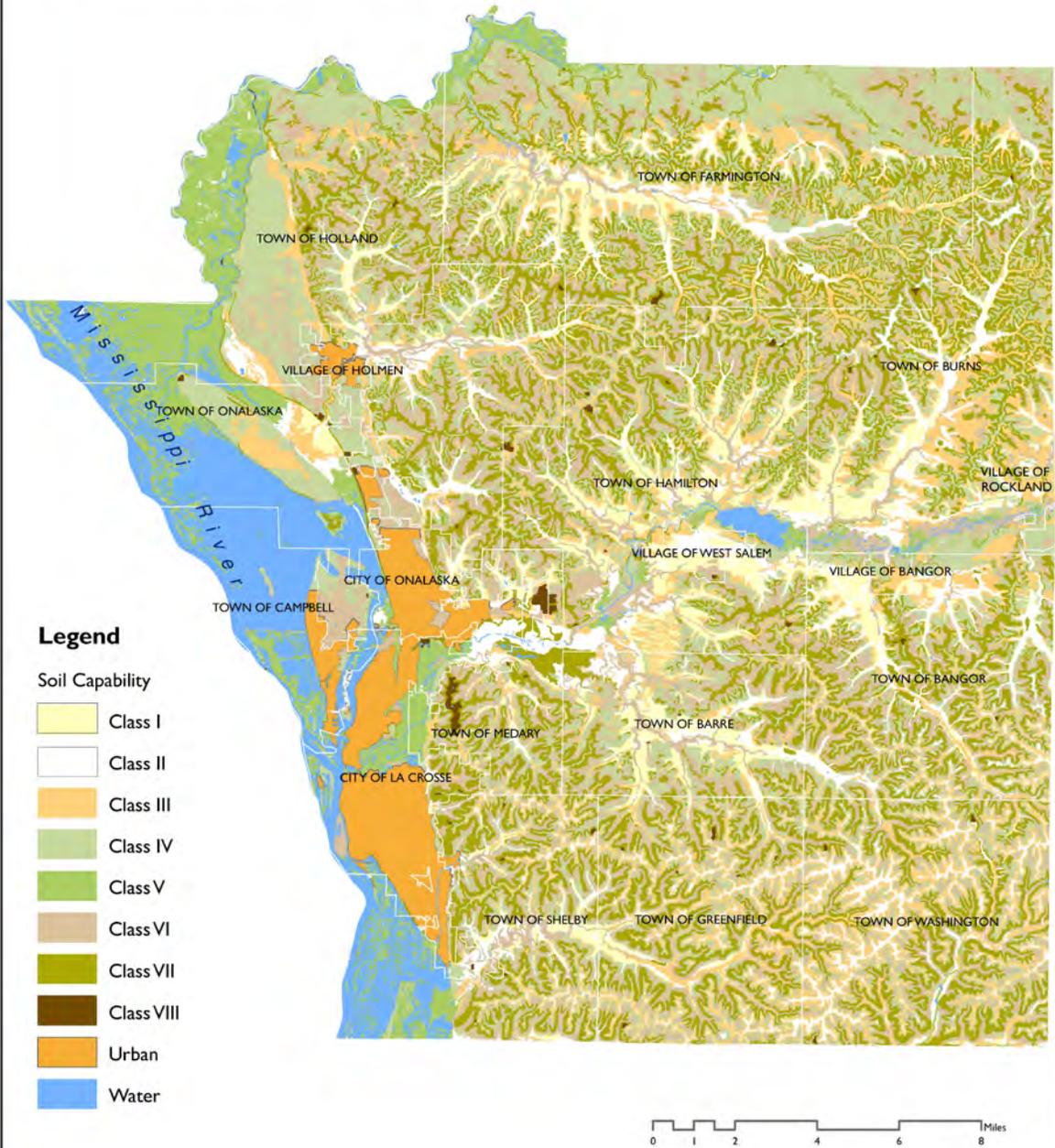
Source: Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, UW-Madison

8. Soil suitability can indicate land that is best suited for farmland. Soil suitability classes for agriculture range from Class I to Class VIII. Class I has no significant limitations for raising crops. Classes II and III are suited for cultivated crops but have limitations such as poor drainage, limited root zones, climatic restrictions, or erosion potential. Class IV is suitable for crops but only under selected cropping practices. Classes V, VI, and VII are best suited for pasture and range while Class VIII is suited only for wildlife habitat, recreation, and other nonagricultural uses. La Crosse County soil classes are depicted on the Soil Classifications by Capability Map.

(c) Sources:

1. La Crosse County Farmland Preservation Plan 1980
2. La Crosse County Land and Water Conservation Plan 1999
3. La Crosse County Comprehensive Plan
4. Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, UW-Madison
5. U.S. Census of Agriculture 1992, 1997, 2002
6. Wisconsin Agricultural Statistics Service.

Soil Classification by Capability



Map 5.1

La Crosse County Comprehensive Plan

January 2006



Source: La Crosse County Planning Dept.
Created in ArcGIS 9 using ArcMap

(6) NATURAL RESOURCES.

(a) Overview. The natural environment of La Crosse County contributes greatly to the residents' quality of life. A variety of unique natural resources are present throughout the County; these important resources are depicted on the Environmental Features Map and are discussed below.

(b) Groundwater.

1. Groundwater resources are plentiful in La Crosse County and it is the sole source of residential water supply for County residents. A sandstone and dolomite aquifer coupled with the soil geology of the area allow for rapid groundwater recharge, which supplies a constant supply of water. Groundwater in the area is generally considered to be of good quality; however, the area's porous soil geology, while allowing for rapid groundwater recharge, can also make the groundwater more susceptible to contamination. A groundwater study conducted for the County reported that there were over 160 groundwater contamination sites in La Crosse County in 2003, mostly in the vicinity of the Cities of La Crosse and Onalaska.

2. The information and recommendations generated from the County's groundwater study, development of municipal wellhead protection ordinances, and encouragement of concentrated developments that use municipal sanitary sewer systems will greatly assist in maintaining and protecting this buried treasure. These topics are discussed in detail in the Utilities and Community Facilities section of this report.

(c) Surface Water.

1. La Crosse County's surface waters are one of its most popular environmental resources from a recreational and aesthetic perspective. There are few natural inland lakes in La Crosse County, but the adjoining surface waters of the Mississippi River, Black River, Lake Onalaska, and Lake Neshonoc are the biggest contributors to surface water recreation. Collectively these waterways cover over 16,460 acres of surface water in the County.

2. One of the most significant water resources available to residents and visitors is Lake Onalaska. Excellent opportunities for boating, canoeing, sailing, fishing, hunting, birdwatching or simply enjoying wildlife abound. The 7,000-acre lake has depths to 40 feet, but the average depth is just eight feet. The lake was formed in 1937 when the U.S. Army Corps of Engineers finished the Dresbach, MN Lock and Dam 7. Lake Neshonoc was created in 1852 from the damming of the La Crosse River. This 687 acre lake is the second largest surface water body in the County and provides for the recreational opportunities of fishing, boating, swimming, camping, and picnicking. In addition, electricity is generated from the dam. The accumulation of sediment is the fate of all impounded waterways and in the 1980's sedimentation, siltation, and turbidity of the lake become such a major concern that the Lake Neshonoc Protection and Rehabilitation District was formed. Veterans Memorial Park Pond, another drainage impounded lake, is located between Medary and West Salem and covers 3.8 acres. Van Loon Lake, located in the northwest portion of the County, covers approximately 17 acres. This lake is located in the 4,281 acre Van Loon Wildlife Refuge and is categorized as a seeping lake with a depth of just three feet.

3. The La Crosse River, Black River, and 35 other creeks account for the remaining surface waters in the County, of which 28 are classified as trout streams. In total, the County has 273 miles of stream, or 983 surface acres, excluding any portion of the Mississippi River.

Table 6.1: Surface Water by Basin

Basin	Watershed	Water Body
La Crosse River Basin		
	Little La Crosse River Watershed	
	La Crosse River	Dutch Creek
	Big Creek	Burns Creek
	Fish Creek	Adams Creek
	Prairie Creek	Lake Neshonoc
	Lower La Crosse River Watershed	
	La Crosse River	Pleasant Valley Creek
	Neshonoc Creek	Bostwick Creek
	Larson Coulee Creek	Smith Valley Creek
	Gills Coulee Creek	Pammel Creek
	Coon Creek Watershed	
	Berge Coulee Creek	Mormon Creek
	Coon Creek	Chipmunk Coulee Creek
Black River Basin		
	Lower Black River Watershed	
	Black River	Long Coulee Creek
	Fleming Creek	Sand Lake Coulee Creek
	Halfway Creek	Lake Onalaska
	Johnson Coulee Creek	
	Big and Douglas Rivers Watershed	
	Sand Creek	Burr Oak Creek
	Davis Creek	Amborn Creek

Source: SAA, 2005

(d) Wetlands.

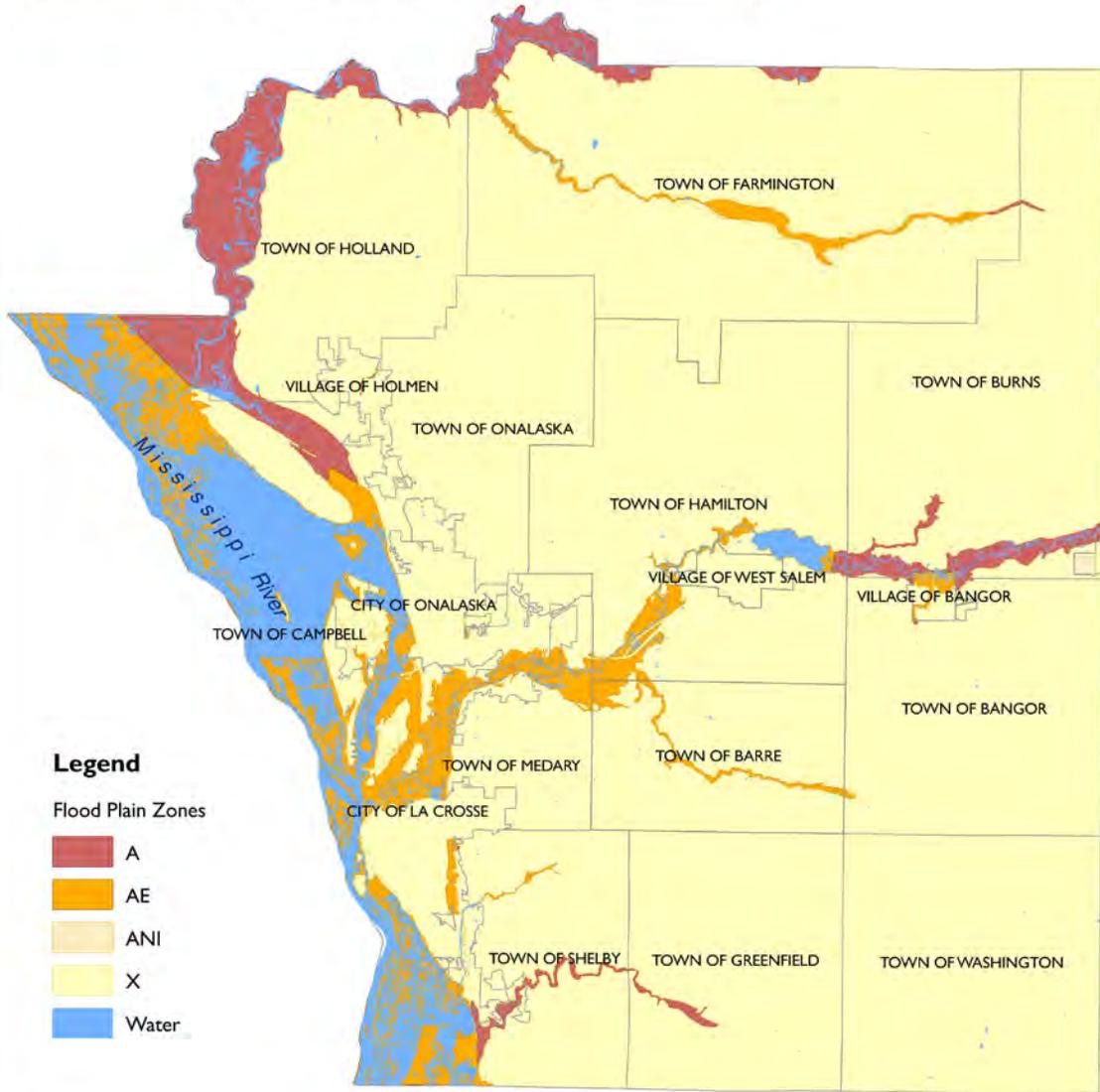
1. According to Wisconsin Department of Natural Resources there are 37,667 acres of wetlands of five (5) acres or more in La Crosse County, which accounts for approximately 13 percent of the County's total area. The majority of these wetlands lie within the Mississippi, Black, and La Crosse River watersheds.

2. Wetlands are defined in Wisconsin Statutes 23.32 as areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions. Wetlands are environmentally sensitive due to the many values and functions they provide, including:

- a. Filtering and replenishing groundwater.
- b. Flood protection – wetlands act like sponges by storing and slowly releasing rainfall and runoff, which reduces flood peaks and flood recovery costs.
- c. Filters for certain kinds of wastes and soluble contaminants generated from runoff, which protects water quality.
- d. Food and habitat for many plants and animals, which benefits hunting, fishing, sightseeing, and other recreational or tourism interests.
- e. Shoreline protection – wetlands protect shorelines from erosive wave action and enhance the quality of life by providing spacious and scenic open spaces.

3. The development of wetlands destroys the productive capacity of the ecosystem. Additionally, development costs are much higher in wetlands or areas with wet soils.

FEMA Flood Zone Designations and Explanations



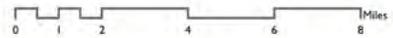
Legend

Flood Plain Zones

- A
- AE
- ANI
- X
- Water

Notes:

- A: Areas subject to 100-year flood. Base flood elevation undetermined.
- AE: Areas subject to 100-year flood with base flood elevation determined.
- X: Areas outside the 500-year flood plain with less than 0.2% annual probability of flooding



Map 6.1

La Crosse County Comprehensive Plan

January 2006



Source: La Crosse County Planning Dept.
Created in ArcGIS 9 using ArcMap

(e) Floodplains.

1. Floodplains are land areas that have been or may be covered by floodwater during the "regional flood". The regional flood is a flood determined to be representative of large floods known to have occurred in Wisconsin or which may be expected to occur on a particular lake, river or stream. Floodplains are identified and mapped by the Federal Emergency Management Agency (FEMA). The Nation's annual flood recovery costs are high and the human hardship beyond this is immeasurable. It is for this reason that the federal, state, and local governments encourage hazard mitigation planning that discourages floodplain development. Counties, cities, and villages are responsible for administering floodplain zoning in accordance with regulatory standards of Chapter NR 116 of the Wisconsin Administrative Code and the standards of the National Flood Insurance Program.

2. Floodplains in La Crosse County are located adjacent to river corridors, Lake Onalaska, and along the east side of Brice Prairie in the Town of Onalaska. The FEMA Flood Zone Designations and Explanations Map designates the floodplains in La Crosse County that have been officially mapped by FEMA.

(f) Woodlands.

1. La Crosse County is located in a region of the country known as the Prairie-Forest Border, which forms the transition zone between the plains to the south and west and the forests to the north and east. Wisconsin forest statistics published in 1996 by the U.S. Department of Agriculture reported 136,500 acres of forest land in the County. Before European settlement and the resulting fire suppression, the vegetation in this region consisted of oak savanna and southern oak forest. The remaining forest cover is generally broad-leaved deciduous forest. Oak is the predominant hardwood with maple replacing some of the oak stands following logging. Extensive stands of bottomland hardwoods such as elm and cottonwood are found in the vicinity of the Black and Mississippi Rivers.

2. Woodlands perform important aesthetic, environmental, and ecological functions. La Crosse County's scenic wooded covered hills and coulees are one of the most attractive features of the landscape and have a major impact on residents and tourists alike. Woodlands also provide important settings, backdrops, and screens for homes, businesses, farms, roads, and shorelines, which creates an attractive landscape that benefits the economy and aesthetics of the County. In addition woodlands generate or contribute to energy, oxygen, nitrogen, and carbon cycles. They also provide essential habitats for numerous varieties of plants and animals and can mitigate the destructive affects of erosion, pollution, and severe weather.

3. The State's Managed Forest Law (MFL) program is available to landowners with 10 or more contiguous acres of forestland. Participating landowners must agree to a forest management plan that includes harvesting at least 80 percent of their forest area. In exchange, their land is taxed at a rate below the state average. As of 2003, 13,214 acres in La Crosse County were enrolled in MFL.

Environmental Features



Legend

Percent Slope

0-20

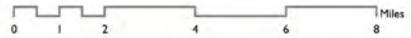
20-60

60-90

Erosion Prone Areas

Flood Plain

Water



Map 6.2

La Crosse County Comprehensive Plan

January 2006



Source: La Crosse County Planning Dept. Created in ArcGIS 9 using ArcMap

(g) Landforms and Topography.

1. La Crosse County is in the heart of the driftless area, which covers southwestern Wisconsin, southeastern Minnesota, and northeast Iowa. This area was missed by the most recent glacial advance but was highly dissected by the glacial melt water created 11,000 years ago by the retreating glacier. The scenic ridges and valleys created by this melt water were named coulees by early French settlers resulting in this area becoming known as the "Coulee Region". Many of the ridges have bluffs of exposed limestone outcroppings. These bluffs are especially prominent on the western edge of the County along the Mississippi River and provide for majestic scenery that defines La Crosse County. Protecting these bluffs and ridgetops from poor development practices is becoming increasingly important as development activity continues to expand into rural areas.

2. Topographic elevations in the County range from about 640 feet to 1200 feet above sea level.

(h) Steep Slopes.

1. Steep slopes are found throughout La Crosse County and are the result of the driftless area topography in which the County is located. Steep slopes are environmentally sensitive from a water quality perspective because increased erosion and stormwater runoff occurs when these slopes are developed. The detrimental effect of stormwater runoff from impervious surfaces such as rooftops and driveways increases greatly when such surfaces are constructed on steep slopes. La Crosse County has many creeks, some of which support trout fisheries. All of these creeks, as well as the larger rivers and lakes, are or could be recipients of runoff from development on steep slopes. The water quality of these rivers and creeks provides biologic, recreational, and aesthetic benefits. The creeks classified as trout streams, in particular, make handling of runoff from development on steep slopes especially critical if these sensitive aquatic environments are to be maintained or enhanced.

2. To protect the area's rivers, lakes, and streams from excessive stormwater runoff, the County Land Conservation Department and Committee enforce a construction site erosion control ordinance that calls for approval of an erosion control plan prior to construction activity taking place. This ordinance also prohibits construction activity from occurring on slopes of 30 percent or greater. Increased erosion control measures are called for in this ordinance when slopes of 20 percent or greater are to be disturbed. In addition, the Village of Holmen has stricter standards than the County and prohibits construction on slopes of 12 percent or greater.

3. In addition to erosion, sedimentation, and water quality problems, development on steep slopes can impair the natural beauty and viewsheds in the area. When development occurs on steep slopes, or on top of these steep slopes at higher elevations, it greatly impacts the visual character of the area as the development can dominate the viewshed.

4. The Environmental Features Map illustrates the abundance of land in La Crosse County with slopes of 20 percent or greater.

(i) Soils.

1. Soil suitability is a key factor in determining the best and most cost-effective locations for new development. Soil types and capability also help determine the viability of land for agricultural purposes. The soils of the County vary by their location and proximity to the area's rivers, and can be grouped into the following six categories:

- a. Silty soil on dolomite (lime rock) uplands
- b. Silty soils on sandstone uplands
- c. Rolling sandy soils on uplands

- d. Sandy soils of the Mississippi River Valley
- e. Silty soils of valleys and benches
- f. Wet bottom lands

2. These soils are discussed in detail in the La Crosse County Farmland Preservation Plan. Typically, the southern half of the County is dominated by the “silty soils on dolomite (lime rock) upland” category; the central part of the County along the La Crosse River contain soils associated with the “silty soils of valleys and benches” category; the northern part of the County contains soils of the “silty soils on sandstone uplands” category; and the area along the Mississippi River contains soils associated with “wet bottom lands” and “sandy soils of Mississippi River Valley”.

(j) Wildlife, Rare, Threatened, and Endangered Species.

1. River backwaters, wooded coulees, and remnant prairies provide excellent habitat for a variety of wildlife. Whitetail deer, squirrels, rabbits, ducks, geese, pheasants, grouse, and wild turkeys are abundant in La Crosse County. In addition, the area boasts outstanding fishery resources, including trout, walleye, northern pike, and panfish.

2. Over the last few decades La Crosse County, like many parts of the U.S., has experienced changes in the composition of its animal and plant life. Historically the majority of changes occurred through human encroachment and consequent disturbance to the wildlife and its habitat. Land uses that have drastically altered the natural environment such as the cutting of forests, wetland drainage, agriculture, and increased urbanization have resulted in the reduction of the quantity and quality of habitat for many species. This reduction in habitat has also resulted in the near extirpation of some species.

3. The U.S. government, in an attempt to protect biological resources, enacted the Endangered Species Act (ESA) of 1973. The Act essentially prohibits the taking of a threatened or endangered species or its habitat. Wisconsin, in accordance with the ESA, has developed the Wisconsin Natural Heritage Working Lists. The Wisconsin Natural Heritage Working Lists contains species known or suspected to be rare in the state. The list and a map depicting the general location of these rare species can be viewed on the DNR website.

(k) Open Spaces, Environmental Corridors, and Environmentally Significant Areas.

1. There are many open spaces, environmental corridors, and environmentally significant areas in La Crosse County. Environmental corridors are continuous systems of open space that include environmentally sensitive lands, floodplains, wetlands, and natural resources requiring protection from disturbance and development, and land specifically designated for open space or recreational use. Important environmental corridors that are suitable for preservation include the river and stream corridors, the bluffs, the coulees, and the important wildlife habitats located throughout the County. The Environmental Features Map shows these important environmental areas.

2. In addition to the areas described above, there are other designated environmentally significant areas that should continue to be protected. Three State Natural Areas exist in La Crosse County. These are formally designated sites devoted to scientific research, the teaching of conservation biology, and the preservation of natural values and genetic diversity for future generations. The Natural Areas in La Crosse County include Midway Railroad Prairie in the Town of Onalaska, La Crosse River Trail Prairies located along the trail in La Crosse and Monroe Counties, and Great River Trail Prairies located along the trail in La Crosse and Trempealeau Counties.

3. Two DNR Public Wildlife Recreation Land resources are found in La Crosse County. Van Loon Wildlife Area is approximately 4,000 acres and is located northwest of Holmen. Coulee Experimental Forest is located near Bangor and contains 3,000 acres.

4. Another significant open space and environmental corridor in the region is the Upper Mississippi River National Wildlife and Fish Refuge. The refuge was established in 1924 and is one of the country's largest and most visited refuges with 3.5 million visitors annually. Lake Onalaska is part of this refuge, which hosts more than 265 species of birds, 57 species of mammals, 35 species of reptiles and amphibians, and more than 100 species of fish. The entire refuge encompasses nearly 200,000 acres and is over 260 miles long. From La Crosse County the refuge can easily be accessed by paddlers and birdwatchers from the Brice Prairie Landing or Lytle's Landing; by hikers and bikers from the Great River Trail; and by wildlife viewers from Midway.

(l) Mining and Non-Metallic Mineral Resources. A non-metallic mine is an area of one acre or greater where mineral aggregates or non-metallic minerals are extracted. As of October 2005, there are 15 registered non-metallic mining permits in La Crosse County for clay and rock, sand pits, or top soil mining. These permits are registered for sites in La Crosse, Onalaska, Plain, and West Salem. Non-metallic mining activities are expected to continue in La Crosse County because of the sand and gravel deposits found along the rivers. However, all mines must have a reclamation plan to ensure that they will be properly closed and reclaimed when mining activities are completed.

(m) Air Quality. The Wisconsin DNR classifies the La Crosse Metropolitan Area as an air quality attainment area. This designation means the area is not in violation of any air quality regulations. Because land use densities and configurations can both positively and negatively affect air quality, these must be carefully considered in the future to maintain the region's good air quality. As the County's population grows and more people and goods use the highways, attention will need to be focused on automobile and truck emissions' impact on air quality. Additionally, agricultural and industrial land uses can significantly impact air quality and should be carefully monitored as well.

(n) Sources:

1. La Crosse County Comprehensive Plan
2. La Crosse County Land Conservation Department
3. La Crosse County Farmland Preservation Plan
4. La Crosse County Land and Water Conservation Plan
5. Numerical Simulation of Ground-Water Flow in La Crosse County, Wisconsin, and into Nearby Pools of the Mississippi River, USGS 2003
6. La Crosse County Outdoor Recreation Plan.

(7) Cultural Resources.

(a) Overview. Preservation of historic and cultural resources is important to the vitality of any community. It fosters a sense of pride and provides an important context for social and cultural continuity between the past, present, and future. La Crosse County has a rich cultural history that should be preserved and enhanced whenever possible.

(b) Historic Properties and Districts.

1. There are numerous historic properties and sites in La Crosse County that are an important part of the County's historical past. As of 2005, 51 of these sites are listed on the National Register of Historic Places in La Crosse County and 23 have been designated as local historic sites by the La Crosse County Historic Sites Preservation Commission under the Certified Local Government Program. In addition to these sites, there are many properties in the County that are listed as local historic resources in the Wisconsin Historical Society's Architecture and History Inventory (AHI) database. This database contains information about a wide range of historic properties located throughout the county and the state that create Wisconsin's distinct cultural landscape.

2. La Crosse County is home to one National Historic Landmark, the Hamlin Garland House, located in West Salem. The house was owned by Hamlin Garland who was born in West Salem in 1860. An historical plaque commemorates the site, which was designated in 1973.

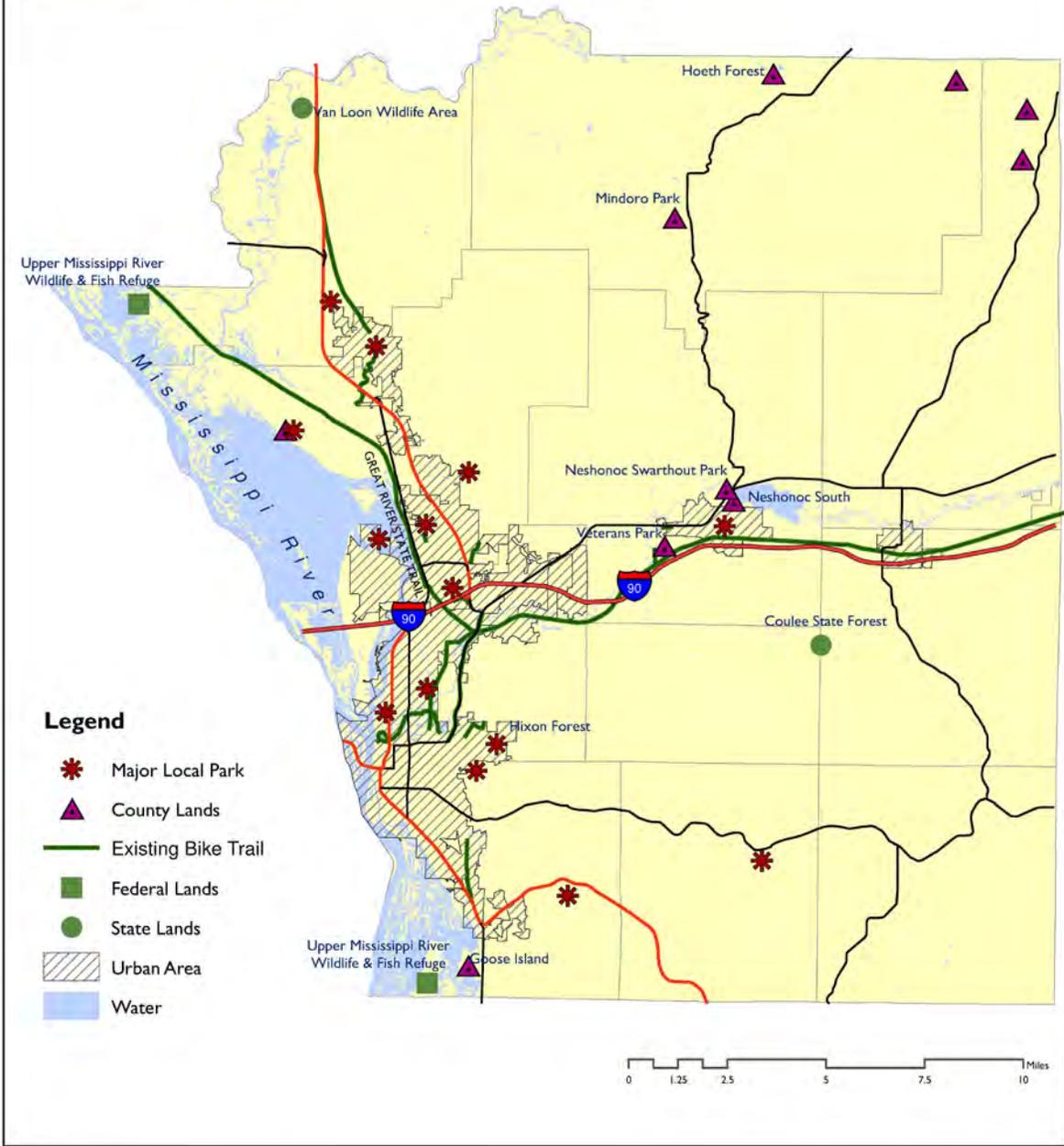
3. The La Crosse County Historical Society operates three facilities in the City of La Crosse that are open to the public: the Gideon Hixon House, the Swarthout Museum, and the Riverside Museum. These facilities provide residents and visitors an opportunity to further explore the County's historic past.

(c) Archaeological Resources.

1. La Crosse County is an attractive place to live and has been for many millennia. Native Americans inhabited the area for twelve thousand years prior to the arrival of the first white settlers. Survey and excavations have documented the presence of Paleoindian and Archaic camps, Woodland villages and mounds, and extensive Oneota agricultural villages. The latter includes cemeteries, long houses, and an elaborate ridge field system. Many of the archaeological sites have been documented by the Mississippi Valley Archaeology Center (MVAC), which has displays open to the public at the University of Wisconsin-La Crosse. One example of the significant archaeological resources documented by MVAC is a major village on Brice Prairie in the Town of Onalaska, dating from between 1300 and 1400 AD, which is the earliest phase of the Oneota Tradition. As of 2005, over 1,000 archaeological sites have been recorded in La Crosse County, and 24 are listed on the National Register of Historic Places.

2. Under Wisconsin law, Stat. 157.70 all burial sites, including Native American mounds, and both marked and unmarked burials, are protected from encroachment by any type of development.

Parks, Recreation and Open Spaces





Map 7.1

La Crosse County Comprehensive Plan

January 2009



Source: ESRI Data & Maps CD
Created in ArcGIS 9 using ArcMap

(d) Parks and Recreation.

1. Over 37,300 acres of outdoor recreational areas can be found in La Crosse County, totaling approximately 58 square miles. These recreational areas account for 12 percent of the County's area. The recreational lands have great diversity in the types of experiences they provide and include federal and state wildlife refuge areas, trails, county parks and forests, town parks, school district parks, university and college recreation areas, campgrounds, rod and gun clubs, an alpine ski area, golf courses, rivers, lakes, and over 100 miles of trout streams.

2. Park facilities that are owned by La Crosse County include Goose Island, Veterans Park, Lake Neshonoc South Park, Neshonoc Swarthout Park, Mindoro Park, Brice Prairie/Swarthout Park, and two Lake Onalaska boat ramps in the Town of Onalaska. Both cities and all four villages in the County operate parks, as do the Towns of Holland, Onalaska, Medary, Campbell, Shelby, and Greenfield.

3. The federal and state owned lands that supplement the area's park and recreation system include the Upper Mississippi River National Wildlife and Fish Refuge, Van Loon Wildlife Refuge, Coon Creek Fishing Area, Hamilton Fishing Area, Larson Coulee Trout Fishing Easement, Coulee Experimental Forest, Hixon Forest, the La Crosse County Forest Preserve, Lytle's Landing, the Great River State Trail, and the La Crosse River State Trail.

4. The variety of park and recreation areas allow for year-round enjoyment. The area's abundant water resources make canoeing, boating, waterskiing, and swimming, popular summer pastimes. The La Crosse Parks System includes 42 city parks, six county parks and playgrounds fully developed with picnic areas, playfields, tennis courts and shelters. Less than a mile from downtown La Crosse, citizens can enjoy Myrick Park Zoo. Hiking and biking trails, fully integrated with the Wisconsin system, attract many visitors to the area throughout the summer months.

5. During the winter months, well-groomed trails provide excellent snowmobiling and cross-country skiing opportunities. Mount La Crosse, a privately owned ski hill located in southern La Crosse County, offers downhill skiing. Frozen lakes and rivers provide anglers with opportunities for ice fishing throughout the winter season.

6. A complete discussion of the County's park and recreation facilities is provided in the 1998 La Crosse County Outdoor Recreation Facility Plan, as well as in individual municipalities' outdoor recreation plans.

(e) Sources:

1. La Crosse County Comprehensive Plan
2. La Crosse County Outdoor Recreation Plan
3. Wisconsin's Architecture and History Inventory, Wisconsin Historical Society Database.

(8) Housing.

(a) Overview.

1. The housing chapter required by the Wisconsin State Statute asks communities to look beyond the number of housing units that are available to residents in La Crosse County. The purpose of this chapter is to outline the quality, quantity, and other characteristics of the homes and those residing within them.

2. The United States Census and the State of Wisconsin Department of Administration were used for source data for this chapter.

3. This overview provides a quick indication of the state of housing throughout the entire county. It is important to note that La Crosse County consists of various levels of density and urbanity, all of which offer a unique housing stock. Therefore, in order to truly understand the variety of homes available to residents in La Crosse County it is necessary to read through the entire chapter, where the county is broken out into six (6) sub-areas.

4. A community by community examination provides a deeper perspective into what La Crosse County has to offer. There are 48,381 housing units in La Crosse County, housing just over 114,000 people. The majority of homes throughout the County are owner occupied, while rental units make up approximately 35 percent of all household units. The vast majority of units are occupied with families; only ten (10) percent of County households are non-family households. The average household consists of 2.45 people, while the average La Crosse County family is larger with 3.02 members. These numbers reflect State averages, as the state average household has 2.5 members and the average family has 3.05 members. The population within housings units varies throughout the County. County-wide, 31.4 percent of households have one or more children under the age of 18. Similarly, 27.1 percent of households have one or more household members that are 60 years or older.

5. Physical characteristics of the housing stock help to define La Crosse County and how it is growing. The housing units within the County are primarily single-family detached homes. However, two (2) unit and ten (10) or more unit buildings each make up about ten (10) percent of the housing units found in the County. The County's housing stock has consistently grown over the past sixty (60) years, with between 10 and 20 percent of the housing stock being built each decade from 1940 to the present.

6. The houses in La Crosse County are statistically affordable for the average family living in the County. The average house in the County is valued at \$96,900, which is statistically speaking affordable for an average family income of \$50,380. Within the County, 83 percent of home owners spend below 30 percent of their income on housing. However, one third of all renters within the County spend over 30 percent of their income on housing costs.

7. The wide variety of housing types, prices, and populations, add to the value of La Crosse County as a whole.

(b) Housing Units.

1. Figure 8.1 displays the number of housing units within La Crosse County and how those units are distributed amongst municipalities. Table 8.1 also outlines the percentage of housing units that are occupied by the home owner, the percentage of units that are vacant. The majority of the communities within the County have owner occupancy rates around 80 percent, with the City of La Crosse and the City of Onalaska being lower with an owner occupancy rate of less than 70 percent. Most communities have a vacancy rate between three (3) and five (5) percent, which is considered to be normal.

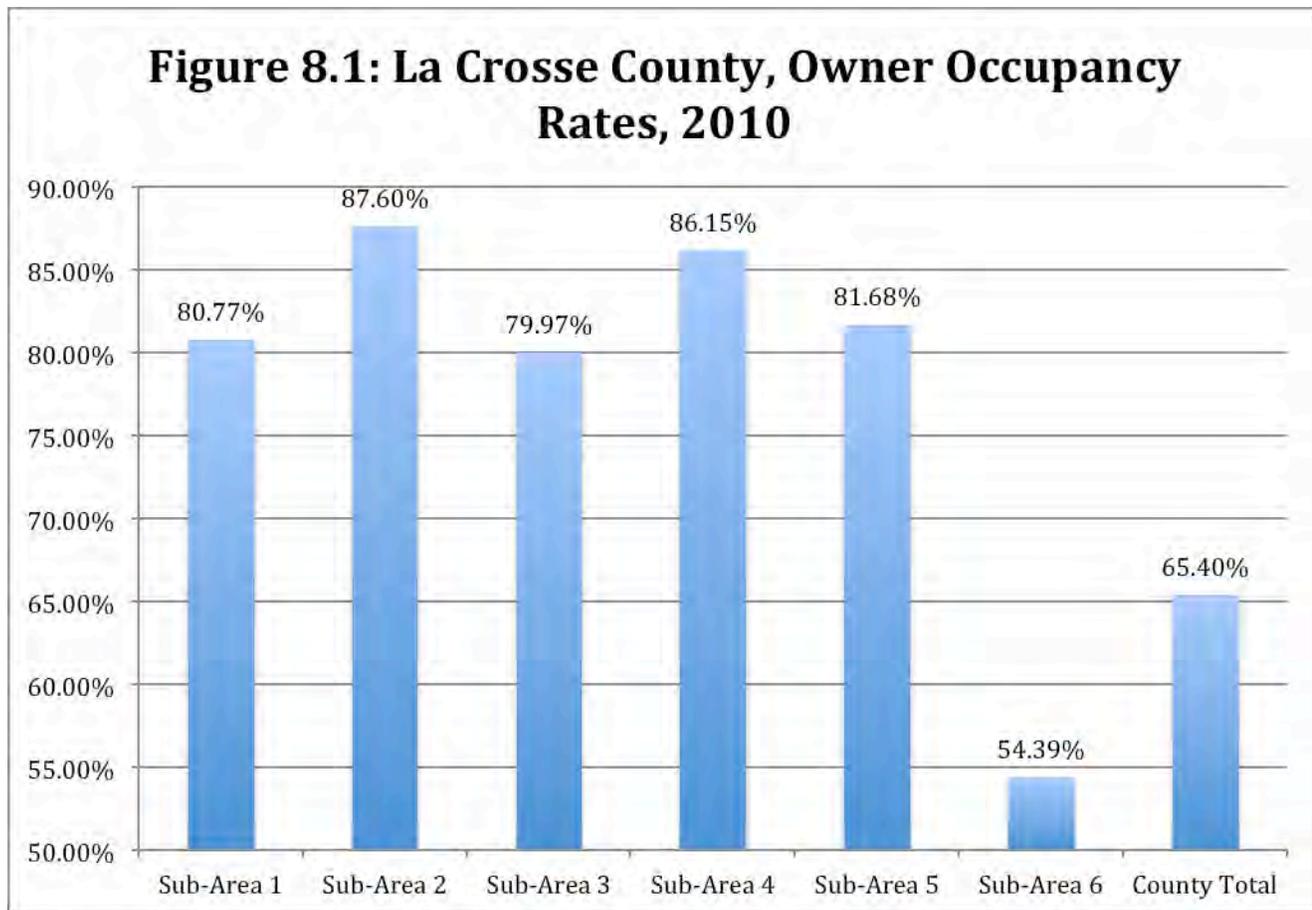
Table 8.1: La Crosse County, Housing Occupancy, 2012

	Total Housing Units	Owner Occupied	Renter Occupied	Vacant Units
Town of Burns	393	89.20%	10.80%	7.90%
Town of Farmington	773	87.40%	12.60%	6.50%
Village of Bangor	638	69.40%	30.60%	5.30%
Village of Rockland	259	76.20%	23.80%	4.20%
Sub-Area 1	2,063	80.77%	19.23%	6.10%
Town of Bangor	256	73.90%	26.10%	1.20%
Town of Greenfield	760	93.10%	6.90%	2.90%
Town of Washington	206	84.30%	15.70%	10.20%
Sub-Area 2	1,222	87.60%	12.40%	3.77%
Town of Barre	524	89.70%	10.30%	11.10%
Town of Hamilton	882	94.00%	6.00%	5.60%
Village of West Salem	1,927	70.90%	29.10%	3.60%
Sub-Area 3	3,333	79.97%	20.03%	5.31%
Town of Holland	1,325	98.30%	1.70%	3.90%
Town of Onalaska	2,096	96.70%	3.30%	2.60%
Village of Holmen	3,396	74.90%	25.10%	1.40%
Sub-Area 4	6,817	86.15%	13.85%	2.25%
Town of Campbell	1,906	67.90%	32.10%	2.00%
Town of Medary	650	93.10%	6.90%	3.50%
Town of Shelby	2,045	90.90%	9.10%	0.00%
Sub-Area 5	4,601	81.68%	18.32%	1.32%
City of La Crosse	22,790	50.80%	49.20%	6.50%
City of Onalaska	7,555	65.20%	34.80%	3.70%
Sub-Area 6	30,345	54.39%	45.61%	5.80%
County Total	48,381	65.40%	34.60%	4.80%

Source: U.S. Bureau of the Census, American Community Survey 2012

2. Figure 8.1 below demonstrates the owner occupancy rates found throughout La Crosse County. From this chart it is clear that County owner occupancy rate is significantly lowered by Sub-Area Six. Excluding Sub-Area Six (Cities of La Crosse and Onalaska), the remainder of the County has an owner occupancy rate that tends to be between 80 and 85 percent. Not surprisingly, rural areas of the community have a higher percentage of owner occupancy.

Figure 8.1: La Crosse County, Owner Occupancy Rates, 2010



Source U.S. Bureau of the Census, 2010

(c) Housing Characteristics.

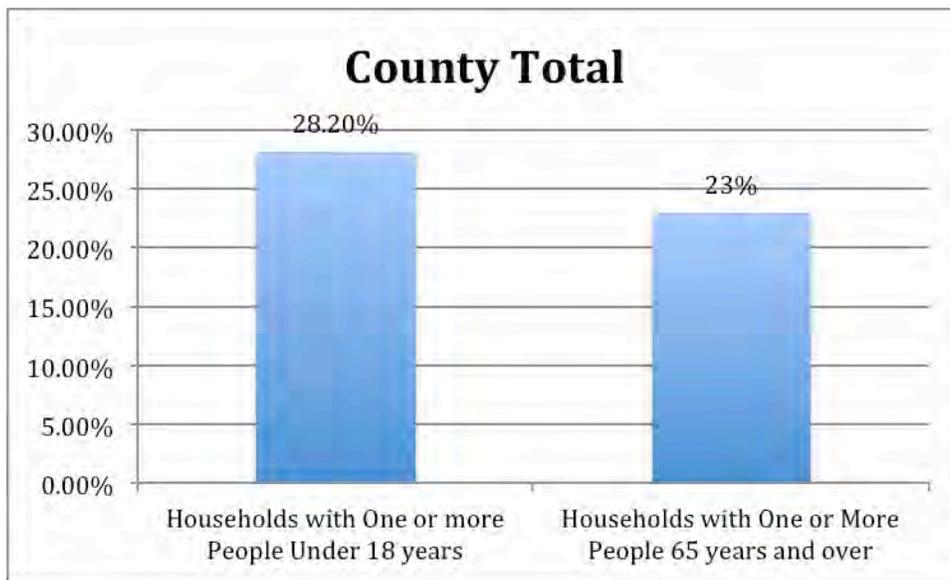
1. Table 8.2 below outlines the average size of both households and families within the County. It also identifies the percentage of households that consist of family versus non-family composition.

2. The average household in La Crosse County consists of 2.45 members, while the average family in the County is slightly larger with an average size of 3.02 members. This accurately represents the majority of the communities within the County. The Towns of Barre and Hamilton have slightly larger family sizes (3.29 and 3.26 respectively), while the City of La Crosse has a smaller average household size (2.23).

3. The majority of households in La Crosse County are made up of families. Approximately five percent of households are non-family households. The exception to this trend is the City of La Crosse, where 14.5 percent of households are made up of non-family members. This can be contributed, in part, to the high rate of college students sharing housing units.

4. Figure 8.2 demonstrates the diversity of ages within household members in the County. The majority of households in all communities have at least one household member that is either under 18 years old or is above 60 years old.

Figure 8.2: La Crosse County, Percent of Households with People Under 18 and over 65 Years Old, 2012



Source: U.S. Bureau of the Census, American Community Survey 2012

Table 8.2: La Crosse County, Household Characteristics, 2000

	Average Household Size	Average Family Size	Family Households	Non-family Households
Town of Burns	2.81	3.09	94.6%	5.4%
Town of Farmington	2.61	2.96	94.7%	5.3%
Village of Bangor	2.65	3.1	96.0%	4.0%
Village of Rockland	2.82	3.2	97.2%	2.8%
Sub-Area 1			95.4%	4.6%
Town of Bangor	2.7	3.08	94.0%	6.0%
Town of Greenfield	2.8	3.16	94.4%	5.6%
Town of Washington	2.83	3.21	96.5%	3.5%
Sub-Area 2			94.8%	5.2%
Town of Barre	2.92	3.29	96.3%	3.7%
Town of Hamilton	3.02	3.26	93.7%	6.3%
Village of West Salem	2.61	3.09	95.7%	4.3%
Sub-Area 3			95.2%	4.8%
Town of Holland	3	3.23	96.4%	3.6%
Town of Onalaska	2.93	3.17	96.0%	4.0%
Village of Holmen	2.74	3.17	94.6%	5.4%
Sub-Area 4			95.5%	4.5%
Town of Campbell	2.51	2.93	93.8%	6.2%
Town of Medary	2.76	3.14	94.0%	6.0%
Town of Shelby	2.65	3	96.8%	3.2%
Sub-Area 5			95.1%	4.9%

City of La Crosse	2.23	2.93	85.4%	14.6%
City of Onalaska	2.5	3	92.9%	7.1%
Sub-Area 6			87.0%	13.0%
County Total	2.45	3.02	89.9%	10.1%

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

(d) Units in Structure.

1. Table 8.3 outlines the various number of units that are available within a housing structure. In La Crosse County, single family detached homes are the most common type of housing. Single family detached homes account for at least three quarters of the housing units in most communities. Exceptions include the Town of Barre, the Village of West Salem, and the City of Onalaska where that type of unit makes up two thirds of the housing stock or less. Half of the units in the City of La Crosse are single family detached units.

2. In the Towns of Barre, Burns and Greenfield, and the Village of West Salem, mobile homes make up near 15% percent of the housing stock. The City of La Crosse provides the most multi-family units in the County, as 41 percent of the housing structures have two or more units in them.

Table 8.3: La Crosse County, Type of Unit in Structure by Percentage, 2010

	Total Occupied Units	1-Unit, Detached (%)	1-Unit, Attached (%)	2 Units (%)	3 or 4 Units (%)	5 to 9 Units (%)	10 or More Units (%)	Mobile Home (%)
Town of Burns	393	82.2	0	1.5	0	0	0	16.3
Town of Farmington	773	89	0	2.5	0	0.6	0	7.9
Village of Bangor	638	72.7	0.6	7.5	3.1	6.4	8.2	1.4
Village of Rockwell	259	71.4	5	12	1.2	0.4	4.2	5.8
Sub-Area 1	2,063	80.45%	0.81%	5.05%	1.11%	2.25%	3.06%	7.27%
Town of Bangor	256	92.2	1.2	2.7	0	0	0	3.9
Town of Greer	760	83.7	0.4	0.5	0	0.9	0	14.5
Town of Washburn	206	98.5	0	0	0	0	0	1.5
Sub-Area 2	1,222	87.98%	0.50%	0.88%	0.00%	0.56%	0.00%	10.08%
Town of Barre	524	79.4	2.3	0.8	1.9	0	0	15.6
Town of Hamilton	882	93.3	2.7	2	0	0	0	1.9
Village of Westfield	1,927	53.2	8.9	4.8	4	7.8	6.2	15
Sub-Area 3	3,333	67.93%	6.22%	3.43%	2.61%	4.51%	3.58%	11.72%
Town of Hollaender	1,325	92.4	1.7	0.5	0	0	0.1	5.3
Town of Onalaska	2,096	92.7	1.7	1.1	0.7	0	0.3	3.6
Village of Holmen	3,396	62.5	6.4	1.5	0.4	5	12.1	12.1
Sub-Area 4	6,817	77.60%	4.04%	1.18%	0.41%	2.49%	6.14%	8.14%
Town of Campbellsburg	1,906	72	5.7	4.9	3.8	8.9	2.4	2.3
Town of Medford	650	84.6	8.8	2.5	0	0	0	4.2
Town of Shelby	2,045	82.7	1.5	3.1	0	0	0	12.8
Sub-Area 5	4,601	78.54%	4.27%	3.76%	1.57%	3.69%	0.99%	7.18%
City of La Crosse	22,790	50.7	5.4	11.7	6.6	6.1	17.7	1.9
City of Onalaska	7,555	56.4	12.4	6.6	2.5	4.5	13.7	4
Sub-Area 6	30,345	52.12%	7.14%	10.43%	5.58%	5.70%	16.70%	2.33%
County Total	48,381	61.43%	5.93%	7.54%	3.93%	4.70%	11.81%	4.66%

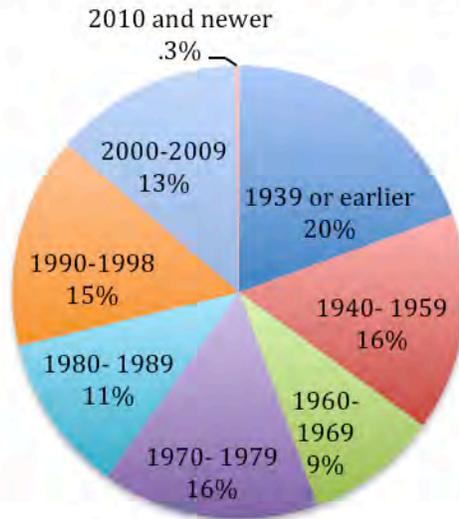
Source: U.S. Bureau of the Census, 2010

(e) Age of Housing Structures.

1. Figure 8.3 below outlines the age of homes within La Crosse County. Each decade between 10 and 20 percent of the housing stock has been constructed. Table 8.4 depicts the varied housing age for La Crosse County communities and shows that individual areas within the County have experienced substantially different development rates.

Figure 8.3: La Crosse County, Age of Housing as a Percentage of the Total Housing Stock, 2000

Figure 8.3: La Crosse County, Age of Housing as a Percentage of the Total Housing Stock, 2012



Source: U.S. Bureau of the Census, 2010

2. Each area within La Crosse County has experienced housing growth at different times throughout the past century as is demonstrated in the following table. The Towns of Farmington and Washington and the City of La Crosse saw most of their homes constructed prior to 1970. This is in contrast to the Towns of Barre, Onalaska, Medary, and the Village of West Salem, where the majority of homes were constructed after 1970. In the Town of Holland and the Village of Holman over one third of the homes have been constructed within the past 15 years. In comparison only 13 percent of the homes in the rest of La Crosse County have been constructed in the past 15 years. The different growth patterns occurring throughout the County should be noted as this planning process continues.

Table 8.4: La Crosse County, Age of Housing Structures as Percentage of Housing Stock, 2012

	Total Housing Units	1939 or earlier (%)	1940-1959 (%)	1960-1969 (%)	1970-1979 (%)	1980-1989 (%)	1990-1998 (%)	2000-2009 (%)	2010 and newer (%)
Town of Burns	393	25.9	8.1	6.4	23.9	8.1	13.7	14	0
Town of Farm	773	26.3	6.8	3.4	15.7	6.3	18.6	22.6	0.4
Village of Bang	638	34.5	10.4	3.9	11.9	13.6	21.3	4.4	0
Village of Rock	259	12	16.6	8.5	14.7	13.5	28.2	6.6	0
Sub-Area 1	2063	26.96%	9.39%	4.77%	15.96%	9.80%	19.71%	13.32%	0.09%
Town of Bang	256	38.7	13.7	6.3	5.9	11.7	5.9	20.3	0
Town of Green	760	10.4	6.4	10.6	21.1	7.5	25.5	25.4	0
Town of Wash	206	22.8	12.1	10.3	21.4	13.6	13.1	12.1	0
Sub-Area 2	1222	18.42%	8.89%	9.65%	17.98%	9.41%	19.30%	22.09%	0.00%
Town of Barre	524	14.1	3	5	13.5	8.4	17.9	38	0
Town of Hamil	882	15.9	5.4	4.3	16.4	12.2	16.7	29	0
Village of Wes	1,927	14	11.7	1.8	18.3	12.2	28.1	13.1	0.8
Sub-Area 3	3333	14.52%	8.67%	2.96%	17.04%	8.37%	23.48%	21.22%	0.04%
Town of Holla	1,325	4.3	4.4	6	24.1	8.1	26.6	26.6	0
Town of Onala	2,096	7.4	7.7	15.1	24	11.8	21.4	12.8	0
Village of Holr	3,396	7.1	3.4	5.7	13.4	9.7	25.1	34.1	1.4
Sub-Area 4	6817	6.65%	4.92%	8.65%	18.74%	10.03%	24.25%	26.09%	0.67%
Town of Camp	1,906	6.2	20.9	18.7	16.8	10.8	14.1	12.6	0
Town of Meda	650	6.5	14.3	7.1	30.3	12	16.8	12	1.1
Town of Shelb	2,045	4.5	18.9	17.5	26.2	10.3	17.4	5.2	0
Sub-Area 5	4601	5.49%	19.08%	16.53%	22.89%	10.75%	15.95%	9.23%	0.08%
City of La Cros	22,790	30.9	22	10	11	10.1	8.6	7.1	0.2
City of Onalas	7,555	5.1	9.3	9.1	20.4	16.5	20.5	18.5	0.5
Sub-Area 6	30345	24.50%	18.84%	9.78%	13.34%	11.69%	11.56%	9.94%	0.35%
County Total	48381	19.40%	15.60%	9.40%	15.50%	11.30%	15.10%	13.40%	0.30%

Source: U.S. Bureau of the Census, Am. Community Survey 2012

(f) Housing Values.

1. Table 8.5 outlines the values of owner occupied housing units within La Crosse County. The median home value in the County is \$153,600. The Village of Rockland has the lowest median home value at \$126,500, while the Town of Greenfield has the highest median housing value at \$201,600.

Table 8.5: La Crosse County, Median Value and Value of Owner Occupied Units as a Percentage of Housing Stock, 2000

	Total Owner Occupied Units	Median (dollars)	Less than \$50,000 (%)	\$50,000 to \$99,999 (%)	\$100,000 to \$149,999 (%)	\$150,000 to \$199,999 (%)	\$200,000 to \$299,999 (%)	\$300,000 or More (%)
Town of Burns	323	\$160,900	7.4	12.1	20.7	27.2	15.8	16.7
Town of Farmington	632	\$159,300	4.1	15.7	24.5	24.8	14.1	16.8
Village of Bangor	419	\$127,200	2.9	25.3	42.5	23.4	6	0
Village of Rockland	189	\$126,500	0	23.8	47.6	23.3	5.3	0
Sub-Area 1	1563		3.96%	18.51%	31.33%	24.74%	11.22%	10.24%
Town of Bangor	187	\$172,200	5.3	11.8	22.5	17.1	16.6	26.8
Town of Greenfield	687	\$201,600	17	5.5	15.6	11.4	25.8	24.7
Town of Washington	156	\$176,800	3.2	15.4	15.4	24.4	7.7	34
Sub-Area 2	1030		12.79%	8.14%	16.82%	14.40%	21.39%	26.49%
Town of Barre	418	\$194,400	14.6	5	15.1	17.1	30.1	17.5
Town of Hamilton	783	\$220,600	3.7	6.8	10	20.3	41	18.3
Village of West Salem	1318	\$150,100	21.8	4.4	23.7	31	16.2	2.8
Sub-Area 3	2,519		14.98%	5.25%	18.01%	25.37%	26.22%	10.06%
Town of Holland	1251	\$187,900	7.7	5.4	15.1	29.3	28.5	14
Town of Onalaska	1,924	\$173,900	3.7	6.5	19.1	33.2	26.3	11.2
Village of Holmen	2,509	\$166,600	11	6.8	22	33.7	23.3	3.3
Sub-Area 4	5,684		7.80%	6.39%	19.50%	32.56%	25.46%	8.29%
Town of Campbell	1,269	\$142,800	3.1	17.2	35.9	28.6	11.7	3.5
Town of Medary	584	\$214,100	5.7	6.5	9.9	21.9	43.2	12.8
Town of Shelby	1,858	\$191,600	12.6	5	13.5	22.1	26.6	20.3
Sub-Area 5	3,711		8.27%	9.41%	20.59%	24.29%	22.62%	14.82%
City of La Crosse	10,822	\$129,100	5.5	20.4	39.2	18.7	12.2	4.1
City of Onalaska	4,745	\$164,900	7.2	2.5	29	29.5	20.5	11.3
Sub-Area 6	15,567		6.02%	14.94%	36.09%	21.99%	14.73%	6.23%
County Total	30,124	\$153,600	7.50%	11.80%	28.60%	24.50%	18.90%	8.80%

Source: U.S. Bureau of the Census, 2010

(g) Affordability of Housing.

1. Table 8.6 outlines how much residents in the County spend on home related expenses. The table relates to renters in the County. Overall, one third of renters spend more than 30 percent of their income on housing costs. It is generally recommended that a person should spend up to 30 percent of their income on housing costs in order to balance other costs within their budget.

Table 8.6: La Crosse County, Percent of Income Spent on Renter Occupied Units, 2010

	Total Occupied Rental Units	Less than 20 percent (%)	20 to 30 percent (%)	30 percent or more (%)	Not computed
Town of Burns	26	19.2	38.4	42.3	13
Town of Farmington	70	15.7	8.6	75.7	21
Village of Bangor	174	44.8	18.9	36.2	11
Village of Rockland	59	49.1	11.9	39	0
Sub-Area 1	329	30.69%	16.99%	45.59%	
Town of Bangor	62	40.3	11.3	48.3	4
Town of Greenfield	34	41.1	47	11.8	17
Town of Washington	15	20	20	60	14
Sub-Area 2	111	37.80%	23.41%	38.70%	
Town of Barre	39	59	7.7	33.3	0
Town of Hamilton	44	27.2	38.7	34.1	6
Village of West Salem	520	29.8	43.8	26.3	20
Sub-Area 3	603	31.50%	41.09%	27.32%	
Town of Holland	22	36.3	63.6	0	0
Town of Onalaska	55	54.5	0	45.5	12
Village of Holmen	799	29.8	41.9	28.3	40
Sub-Area 4	876	31.51%	39.81%	28.67%	
Town of Campbell	559	26.3	39.3	34.3	0
Town of Medary	38	21	42.1	36.8	5
Town of Shelby	137	52.6	7.3	40.1	50
Sub-Area 5	734	30.93%	33.47%	35.51%	
City of La Crosse	10064	25.2	18.4	56.4	425
City of Onalaska	2366	38.4	26	35.5	164
Sub-Area 6	12430	27.71%	19.85%	52.42%	
County Total	15,083	28.50%	22.40%	58.70%	

Source: U.S. Bureau of the Census, 2010

(h) Housing Projections.

1. Overall La Crosse County is expected to derive demand for over 8,000 new households over the next twenty years.

2. The table below outlines the number of households currently in the County as well as the projected growth in households there is expected to be over the next twenty years. The projections provided for the next twenty years have been provided by the State of Wisconsin Department of Administration

(DOA). The projections have been reached by closely monitoring past growth trends within the county and surrounding areas.

Table 8.7: La Crosse County, Wisconsin DOA Housing Projections to 2025

	Projected Households						
	2010	2015	2020	2025	2030	2035	2040
Town of Burns	370	382	383	386	387	384	379
Town of Farmington	796	840	887	930	970	1004	1033
Village of Bangor	571	602	627	652	673	690	706
Village of Rockland	228	244	254	264	272	278	283
Sub-Area 1	1,965	2,068	2,151	2,232	2,302	2,356	2,401
Town of Bangor	220	228	231	237	238	240	241
Town of Greenfield	727	778	830	881	928	966	1001
Town of Washington	207	210	206	204	199	193	186
Sub-Area 2	1,154	1,216	1,267	1,322	1,365	1,399	1,428
Town of Barre	449	475	501	527	550	571	589
Town of Hamilton	842	891	943	995	1043	1,079	1,117
Village of West Salem	1,831	1,960	2,048	2,127	2,199	2,251	2,300
Sub-Area 3	3,122	3,326	3,492	3,649	3,792	3,901	4,006
Town of Holland	1,302	1,441	1,574	1,703	1,828	1,935	2,041
Town of Onalaska	2,035	2,143	2,227	2,304	2,378	2,427	2,475
Village of Holmen	3,400	3,750	4,095	4,444	4,768	5,060	5,334
Sub-Area 4	6,737	7,334	7,896	8,451	8,974	9,422	9,850
Town of Campbell	1,925	1,994	2,014	2,035	2,046	2,037	2,030
Town of Medary	557	587	605	622	638	646	655
Town of Shelby	1,918	1,973	1,993	2,011	2,020	2,011	2,001
Sub-Area 5	4,400	4,554	4,612	4,668	4,704	4,694	4,686
City of La Crosse	21,428	22,265	22,538	22,683	22,676	22,519	22,298
City of Onalaska	7,331	7,895	8,432	8,963	9,449	9,868	10,260
Sub-Area 6	28,759	30,160	30,970	31,646	32,125	32,387	32,558
County Total	46,137	48,658	50,388	51,968	53,262	54,159	54,929

(i) Sources. U.S. Bureau of the Census and State of Wisconsin Department of Administration.