

1.0 ISSUES AND OPPORTUNITIES

1.1 CHAPTER SUMMARY

The purpose of this section is to provide basic background information for the comprehensive planning process and general demographic characteristics for the Town of Woodman. More specifically this section includes information from the community survey and visioning sessions, community profile and projection data including population trends, age distribution, and population projections.

1.2 GOALS, OBJECTIVES, POLICY AND PROGRAM RECOMMENDATIONS

The following are the Issues and Opportunities goals, objectives, policy, and program recommendations for Woodman. The essence of these recommendations is reflected throughout the entire document.

1. **Protect and improve the health, safety, and welfare of residents in the Town of Woodman.**
2. **Preserve and enhance the quality of life for the residents of the Town of Woodman.**

Note: The above policy recommendations are further explained in other elements of this comprehensive plan. This section provides background information and overall direction. For example, the above recommendations may be carried out by implementing recommendations in other sections such as housing, economic development, and transportation.

Wisconsin State Statute 66.1001(2)(a)

(a) Issues and Opportunities

Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

1.3 COMMUNITY VISION

A vision statement identifies both where a community intends to be in the future and how to meet the future needs of stakeholders: its citizens. The vision statement incorporates the community's shared understanding of its nature and purpose and uses this understanding to move together towards a greater purpose. SWWRPC, in conjunction with UWEX-Grant County, sponsored visioning sessions for each jurisdiction in the autumn of 2007. The Town Planning Commission utilized the visioning information from these sessions to create their formal vision statement:

In the year 2027, the Town of Woodman will encourage residential and recreational development of small parcels of rough land, maintain our family farming and heritage, and create a climate for sustainable agriculture and forest management while providing an environmentally safe place to live, work, and retire.

1.4 BACKGROUND AND PLANNING AREA

Under the Comprehensive Planning legislation, adopted by the state in October of 1999, beginning on January 1 2010, if a local governmental unit engages in any of the actions listed below, those actions shall be consistent with that local governmental unit's comprehensive plan.

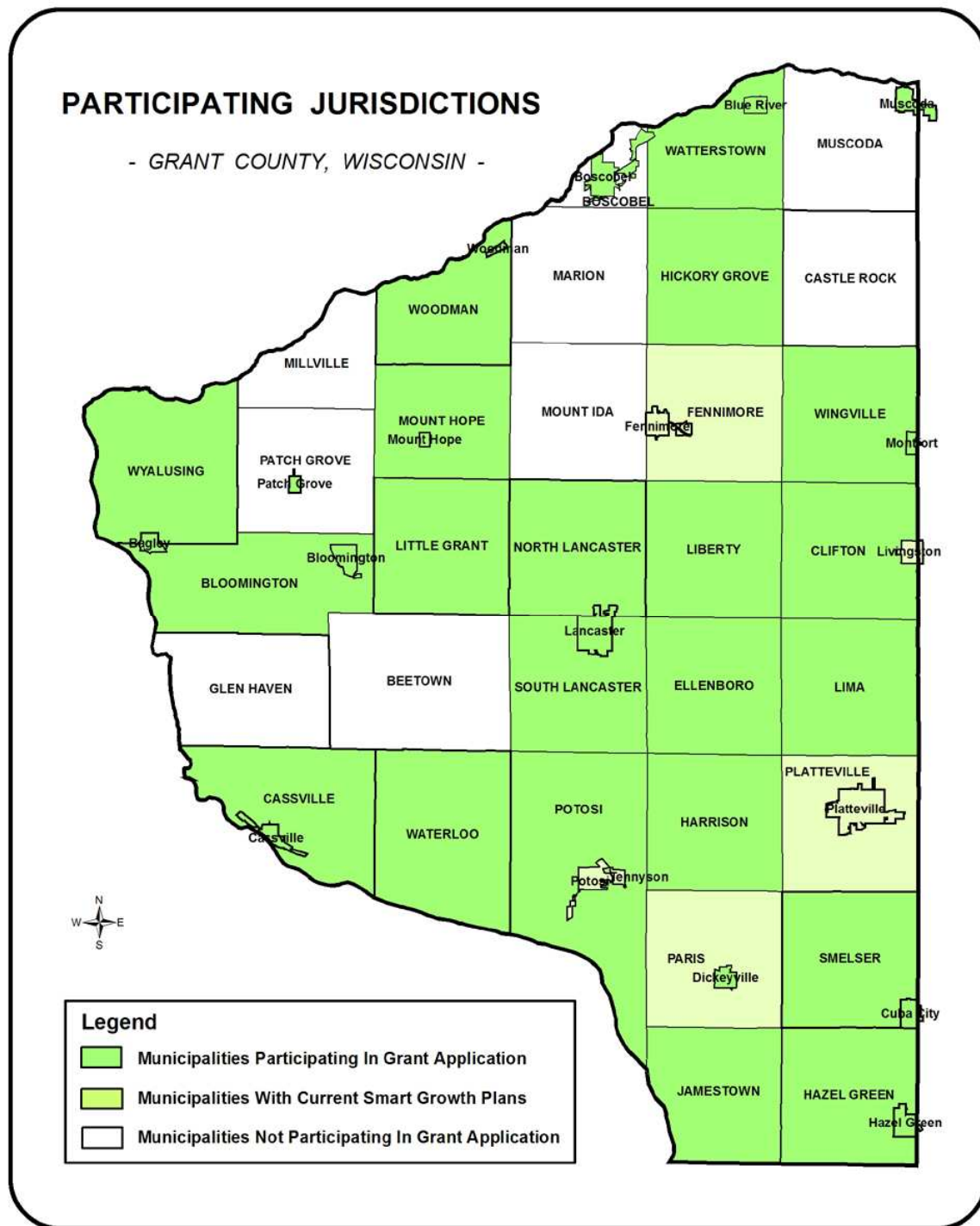
- Official Mapping
- Local Subdivision Regulations
- County, Town, Village or City zoning Ordinances
- Zoning of Shorelands or Wetlands in Shorelands

Comprehensive plans are a blueprint for how a community will develop and grow. Their purpose is to provide communities with information and policies that they shall use in the future to guide planning and community decisions. The Comprehensive Plan includes nine elements: Issues and Opportunities, Utilities and Community

Facilities, Agriculture/Natural/Cultural Resources, Housing, Transportation, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition, the Comprehensive Planning legislation establishes fourteen planning goals to guide planning efforts. The fourteen goals, along with other planning policies and objectives created during the planning process, appear throughout each chapter in this document.

Grant County, together with thirty-six (36) jurisdictions, including the Town of Woodman, applied for a Planning Grant through the Wisconsin Department of Administration in the fall of 2006. In the spring of 2007, the thirty-month Comprehensive Planning Grant was awarded. Grant County and the jurisdictions within it contracted with the Southwestern Wisconsin Regional Planning Commission (SWWRPC) to complete individual comprehensive plans for each of the forty jurisdictions (Grant County, Cities, Towns, and Villages) in accordance with Wisconsin Statutes 66.1001. The only jurisdictions in Grant County that did not participate under the multi-jurisdiction grant were the towns of Beetown, Boscobel, Castle Rock, Fennimore, Glen Haven, Marion, Millville, Mount Ida, Muscoda, Paris, Patch Grove, and Platteville, the villages of Livingston, Potosi, and Tennyson, and the cities of Fennimore and Platteville. These jurisdictions either chose to complete their comprehensive plans using other resources or had already done so. The following is a list of all of the jurisdictions participating under the grant.

- | | | |
|--------------|--|---|
| Grant County | Village of Bagley
Village of Bloomington
Village of Blue River
Village of Cassville
Village of Dickeyville
Village of Hazel Green
Village of Montfort
Village of Mount Hope
Village of Muscoda
Village of Patch Grove
Village of Woodman | Town of Mount Hope
Town of North Lancaster
Town of Potosi
Town of Smelsor
Town of South Lancaster
Town of Waterloo
Town of Watterstown
Town of Wingville
Town of Woodman
Town of Wyalusing |
| | Town of Bloomington
Town of Cassville
Town of Clifton
Town of Ellenboro
Town of Harrison
Town of Hazel Green
Town of Hickory Grove
Town of Jamestown
Town of Liberty
Town of Lima
Town of Little Grant | City of Boscobel
City of Cuba City
City of Lancaster |



According to state statute, Class 4 municipalities have extraterritorial jurisdiction to the area 1.5 miles outside of the corporate limits. During the course of this plan, this area shall be considered as part of the planning area. Conversely, the extraterritorial area will also be considered as part of the planning area for jurisdictions that border municipalities. The inclusion of the extraterritorial area in two separate plans underscores the importance of these lands and the importance of intergovernmental cooperation (see Chapter 8, Land Use). The purpose of the extraterritorial zone is essentially one of coordination with adjoining communities in an effort to anticipate and mitigate any impacts stemming from the development in that area.

1.4.1 ROLES AND RESPONSIBILITIES

The following indicates the roles and responsibilities of each entity involved in the comprehensive planning process.

- **Southwest Wisconsin Regional Planning Commission (SWWRPC)**
 - a. Provide staff services and project management for process.
 - b. Produce written plans and supplementary documents.
 - c. Plan, coordinate, and staff joint-jurisdictional meetings.

- **UW-Extension, Grant County**
 - a. Assist in developing and coordinating public participation plan, press releases, survey, visioning and education processes.

- **Grant County Zoning and Land Use Department**
 - a. Provide information, direction, and feedback to SWWRPC on process and plan development.

- **Town, Village, and City Planning Commissions**
 - a. Provide feedback and direction to SWWRPC in developing plan policies, information, and implementation measures.
 - b. Hold meetings to discuss comprehensive planning issues.
 - c. Develop comprehensive plan and recommend it to the governing body for adoption.
 - d. Represent the jurisdiction at joint-jurisdictional planning meetings.

- **County Zoning and Land Use Committee**
 - a. Provide feedback and direction to SWWRPC in developing the plan information, policies, and implementation measures.
 - b. Hold meetings to discuss comprehensive planning issues.
 - c. Develop comprehensive plan and recommend it to the governing body for adoption.
 - d. Represent the jurisdiction at joint-jurisdictional planning meetings.

- **Town, Village, and County Boards**
 - a. Appoint plan commission members.
 - b. Provide funds for the process.
 - c. Provide notice for and hold local meetings and hearings for the adoption of the plan and implementation measures via ordinance.

1.5 PUBLIC PARTICIPATION PLAN

As part of the Comprehensive Planning legislation, every community must develop a public participation plan at the beginning of the planning process. The Town of Woodman Planning Commission has developed guidelines for involving the public as part of the requirements of the Comprehensive Planning Process (Section 66.1001(4)(a), Stats.). The goal of a public participation plan is to promote awareness of the planning process, to keep the public informed and educated, and to obtain input and participation from the public in order to create a plan, which reflects the vision and goals of the community.

Southwest Wisconsin Regional Planning Commission (SWWRPC) and UW-Extension were involved in a variety of outreach activities throughout the planning process. SWWRPC conducted informational meetings on each of the elements throughout the planning process. The variety of outreach methods either SWWRPC or UW-Extension used to publish the dates, times, and locations of informational meetings are listed below under the appropriate organization.

SWWRPC
<ul style="list-style-type: none"> • Survey
UW-Extension
<ul style="list-style-type: none"> • UW- Extension Newsletter • UW-Extension Webpage • Press releases to appropriate news mediums for SWWRPC sponsored meetings.

The Planning Committee will use the following methods as a way for public participation throughout the planning process:

1. Post agendas and meeting minutes in local newspapers on week prior to meeting.

Both community planning meetings and SWWRPC facilitated meetings served as the methods for public participation throughout the entire Town of Woodman Comprehensive Planning Process. Methods of public participation used to notify the primary audiences are listed above along with any other community members including property owners and persons with a vested or leasehold interest in property allowing the extraction of nonmetallic mineral resources in which the intensity or use of the property may be changed by the comprehensive plan. The success of the public participation plan is measured by the extent to which progress has been made towards the achievement of this plan's goals.

During the implementation phase of the project, the Planning Commission adopts, by majority vote, a resolution that formally recommends the adoption of the comprehensive plan (and any future plan amendments) to the Town Board. CD copies of the recommended and adopted plan will be sent to the clerks of the towns of Marion, Mount Ida, Mount Hope, and Millville, the Village of Woodman, Grant County, and the Boscobel Area, the River Ridge, and the Fennimore Community School District Administrators (Section 66.1001(4)(b), Stats.) In addition, a CD and a paper copy of the plan will be sent to the Wisconsin Department of Administration and to the Public Library serving the jurisdiction. Paper copies will also go to the Planning Commission, Town Board, and Town Clerk.

In order to comply with Act 307 regarding nonmetallic mining, the Town of Woodman will also send a copy of the plan, per a written request, to any operator who has applied for or obtained a nonmetallic reclamation permit; a person who has registered a marketable nonmetallic mineral deposit; and any other property owner or leaseholder who has an interest in property allowing the extraction of nonmetallic mineral resources.

Prior to adopting the plan, the Town of Woodman Board will hold at least one public hearing to discuss the recommended plan (Section 66.1001(4)(d), Stats.) and provide an opportunity for written comments by the public and respond to such comments through review and discussion at a Town Board meeting. At least 30 days prior to the hearing, a Class 1 notice will be published that contains, at a minimum, the following:

- The date, time and location of the hearing
- A summary of the proposed plan or plan amendment
- The local government staff that can be contacted for additional information
- Where to inspect and how to obtain a copy of the proposal before the hearing

The Town Board, by a majority vote, shall enact the ordinance adopting the recommended plan (Section 66.1001(4)(c), Stats.). The adopted plan and ordinance shall be distributed to the aforementioned parties in Section 66.1001(4)(b), Stats. The plan shall contain all nine elements identified in Section 66.1001(2), Stats. If the Town Board asks the Planning Commission to revise the recommended plan, it is not mandatory that these revisions be sent to the distribution list. However, in the spirit of public participation and intergovernmental cooperation, revisions constituting a substantial change to the recommended plan may be sent to the distribution list.

1.6 COMMUNITY SURVEY

In the fall of 2007, the staff from SWWRPC distributed a countywide survey to all property owners in Grant County. The purpose of the survey was to provide participating planning commissions with community feedback regarding key elements in the comprehensive plan. A total of 16,491 surveys were sent to property owners in Grant County. The University of Wisconsin River Falls (UWRF) Survey Research Center was responsible for tabulating and analyzing the survey responses. (See Issues and Opportunities Chapter Attachments for your jurisdiction's survey results.)

1.7 COMMUNITY PROFILE AND PROJECTION

The following displays the population statistics and projections that were prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment characteristics, are in their corresponding chapters.

Table 1.1 Population Statistics (Source: DP-1,DP-2. 2000 U.S. Census)

Population	Town of Woodman Number	Town of Woodman Percent	Grant County Number	Grant County Percent	Wisconsin Number	Wisconsin Percent
Total Population (1970)	196	100.0%	48,398	100.0%	4,417,933	100.0%
Total Population (1980)	216	100.0%	51,736	100.0%	4,705,767	100.0%
Total Population (1990)	182	100.0%	49,264	100.0%	4,891,769	100.0%
Total Population (2000)	194	100.0%	49,597	100.0%	5,363,675	100.0%
SEX AND AGE (2000)						
Male	104	53.6%	25,164	50.7%	2,649,041	49.4
Female	90	46.4%	24,433	49.3%	2,714,634	50.6
Under 10 years	14	7.3%	5,738	11.6%	721,824	13.5%
10 to 19 years	42	21.7%	8,490	17.1%	810,269	15.1%
20 to 34 years	22	11.4%	9,995	20.2%	1,063,460	19.8%
35 to 44 years	32	16.5%	7,096	14.3%	875,522	16.3%
45 to 59 years	37	19.0%	8,533	17.2%	985,048	18.4%
60 to 74 years	36	18.6%	5,918	12.0%	560,306	10.4%
75+ years	11	5.7%	3,827	7.7%	347,246	6.5%
		100%		100%		100%
Median Age (2000)	42.0		35.9		36.0	

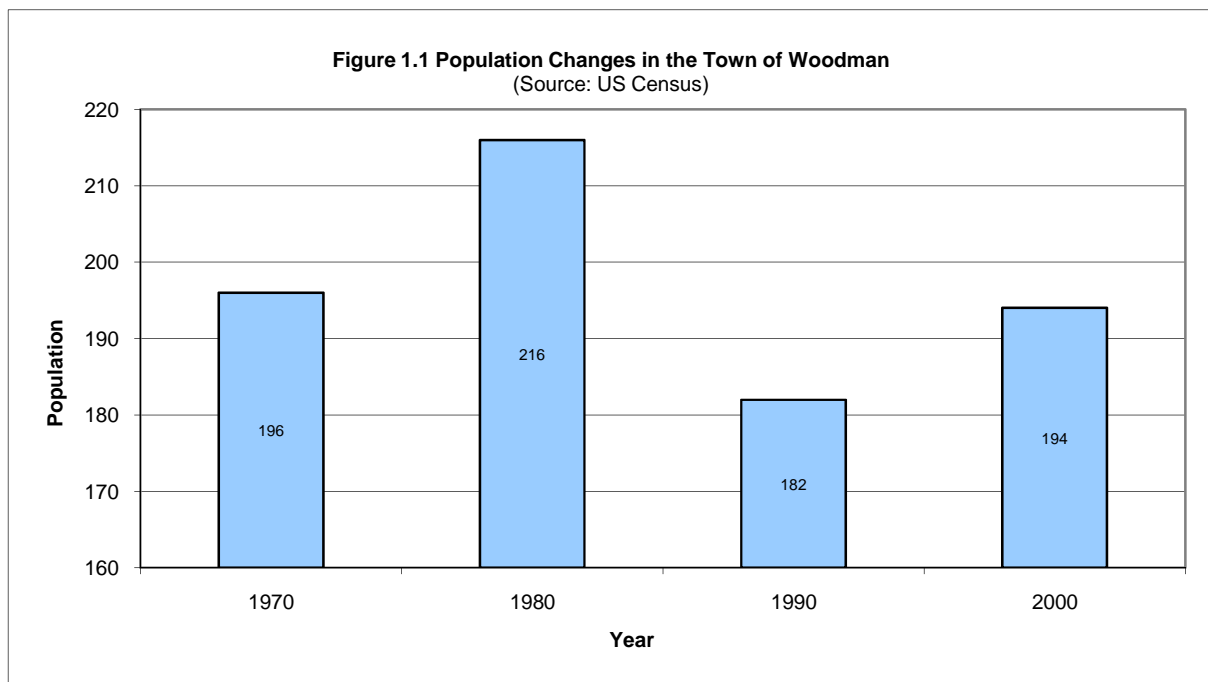


Figure 1.1 shows that the Town of Woodman experienced an overall population decrease from 1970 to 2000 of 1.0%.

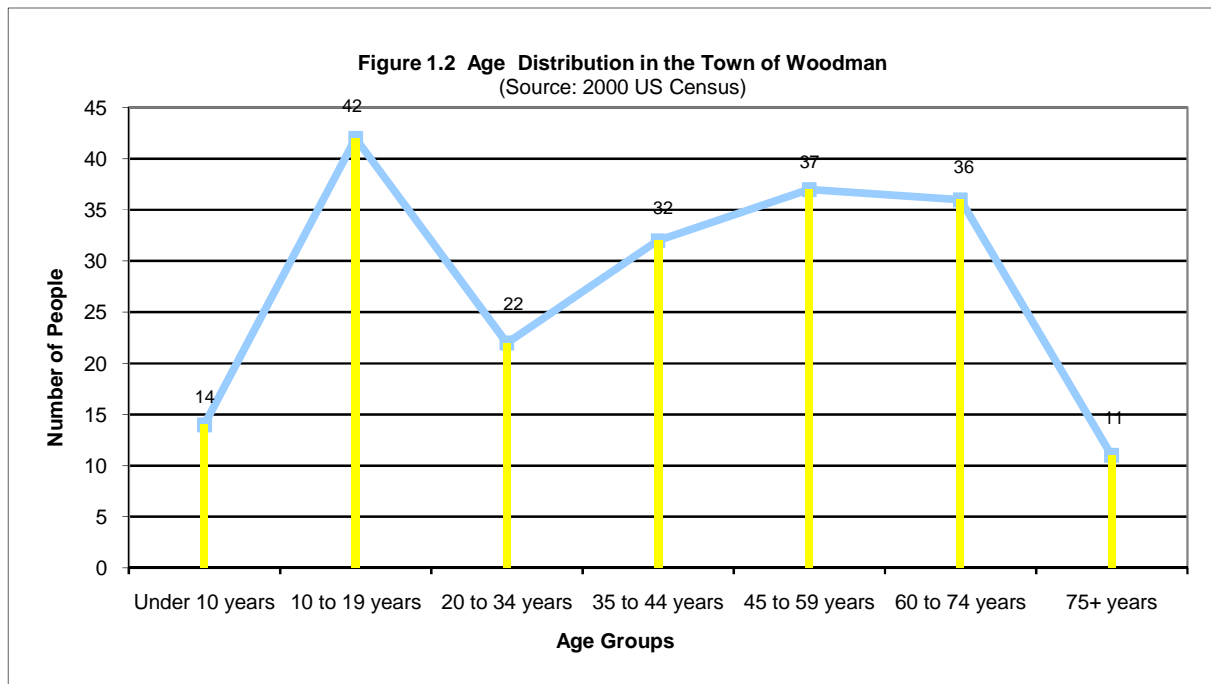


Figure 1.2 shows the population of the Town of Woodman by age distribution for the year 2000. The largest group is people ages 10 to 19 (42 people) making up 21.7 % of the population. The second largest age group of 45 to 59 contains 19.0% of the population with 37 people. The town’s median age is 42.0.

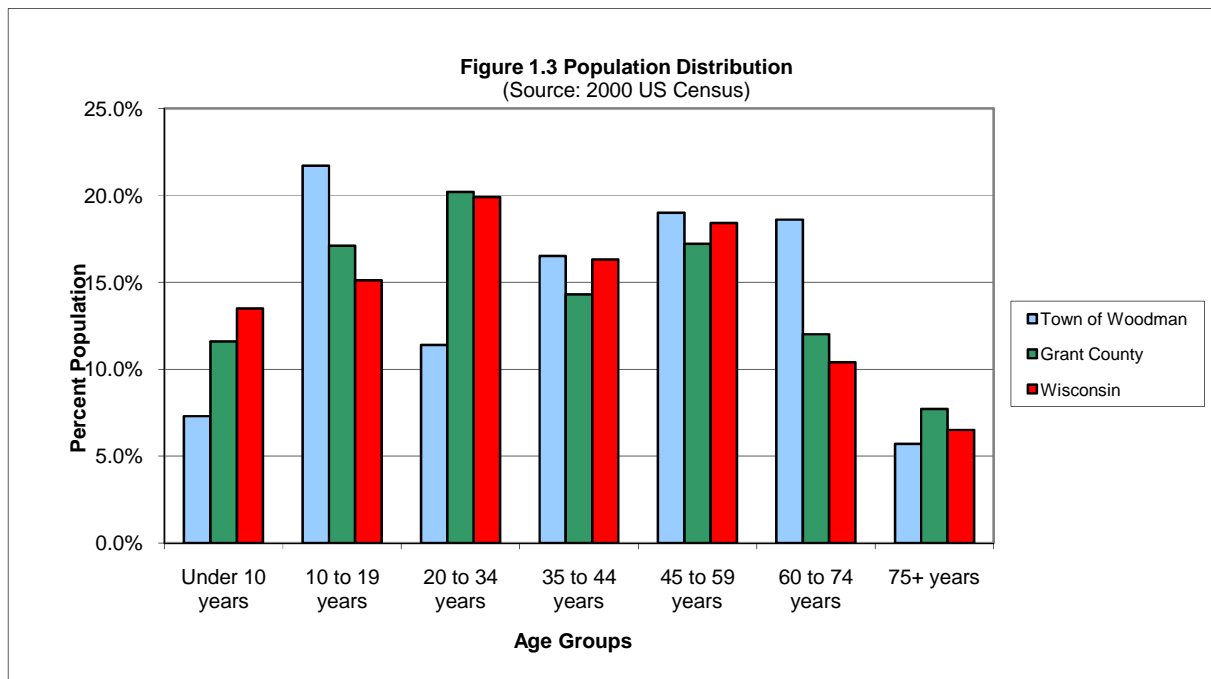


Figure 1.3 compares the population percentage by age group for the Town of Woodman, Grant County, and the State of Wisconsin.

Table 1.2 Population Projections (Source: 2007 SWWRPC)

Age Group	2010 Low	2010 High	2020 Low	2020 High	2030 Low	2030 High
Less than 10	9	10	7	9	5	7
10 to 19 Years	16	18	10	12	8	10
20 to 34 Years	35	39	18	22	8	10
35 to 44 Years	11	12	24	29	17	23
45 to 59 Years	40	44	15	17	21	28
60 to 74 Years	44	49	67	81	38	50
75+ Years	33	36	41	49	79	104
Total	188	207	183	220	177	232

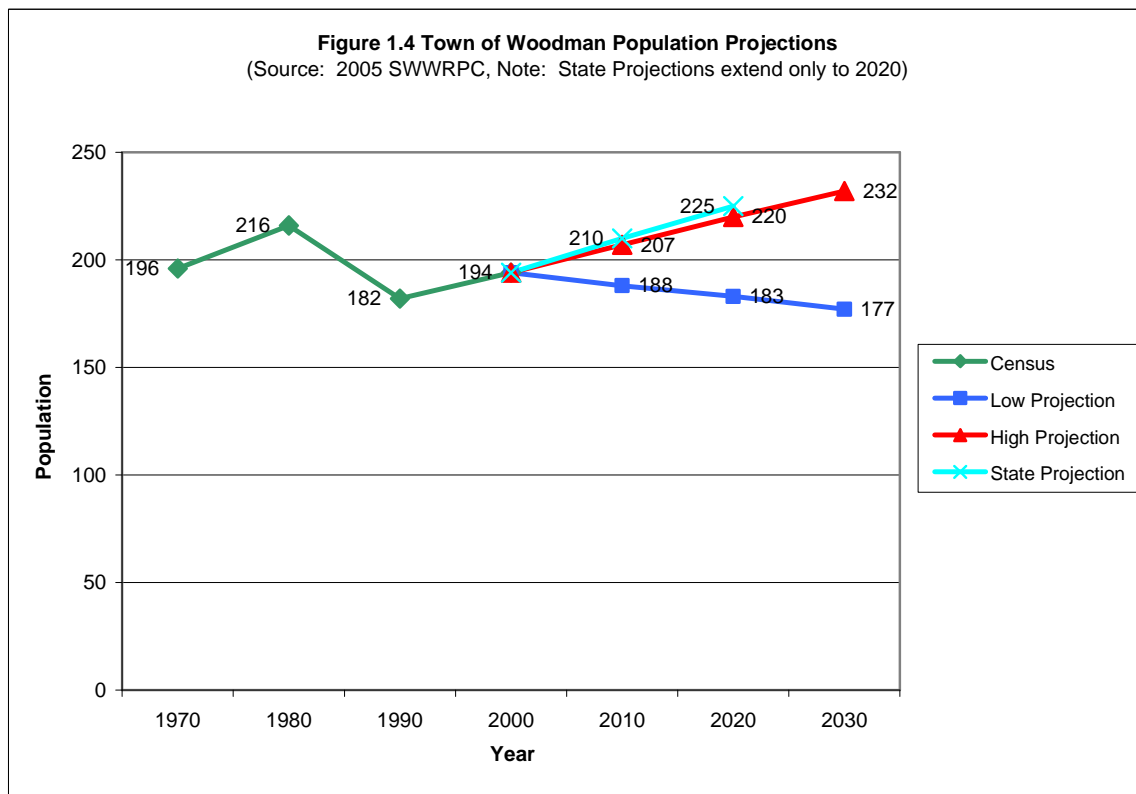


Figure 1.4 shows the projected populations for the years 2010, 2020, and 2030. The red line indicates a future high projection, while the blue line indicates a future low projection. The State projection figure is trending higher than even the projected high.

Table 1.3 Educational Attainments (Source: DP-1,DP-2, 2000 US Census)

Educational Attainment	Town of Woodman Number	Town of Woodman Percent	Grant County Number	Grant County Percent	Wisconsin Percent
Less than 9th Grade	3	2.7%	2,346	7.7%	5.4%
9th to 12th No Diploma	9	8.1%	2,713	8.9%	9.6%
HS Grad	41	36.9%	12,255	40.0%	34.6%
Some College	25	22.5%	5,828	19.0%	20.6%
Associate Degree	10	9.0%	2,230	7.3%	7.5%
Bachelor's Degree	14	12.6%	3,332	10.9%	15.3%
Graduate/Prof. Degree	9	8.1%	1,921	6.3%	7.2%
Percent High School Grad or Higher	89.2%		83.5%		85.1%

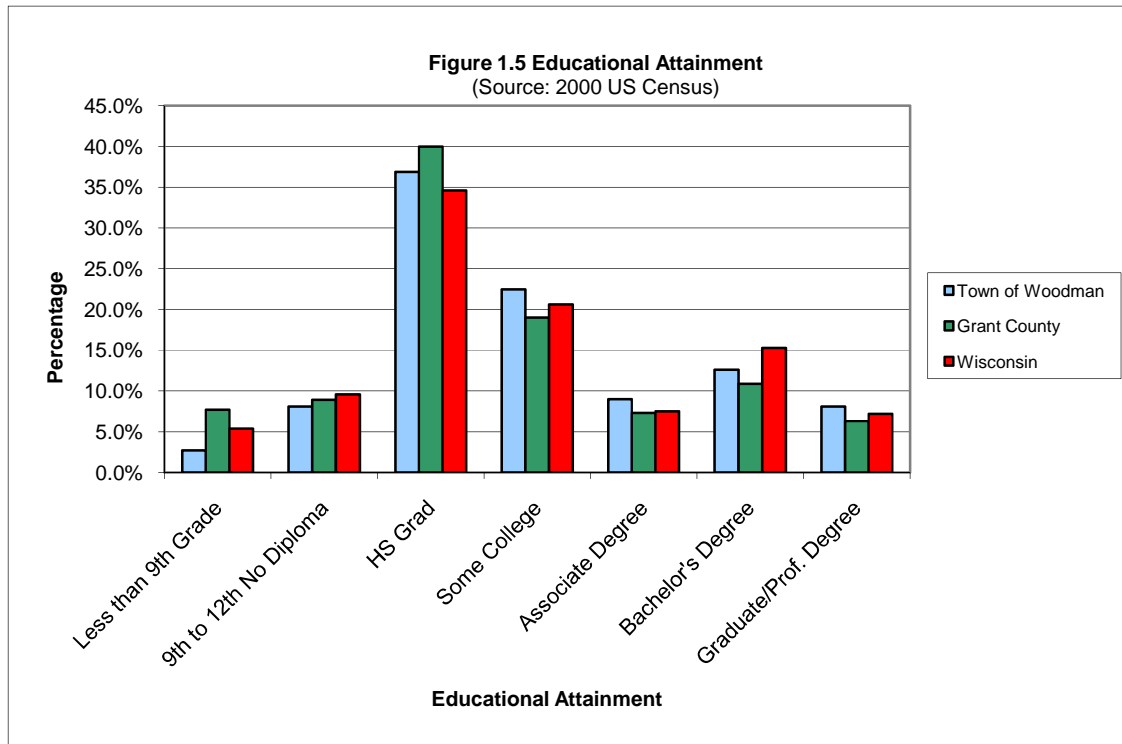


Table 1.4 Occupations (Source: DP-1,DP-2. 2000 US Census)

Occupations	Town of Woodman Number	Town of Woodman Percent	Grant County Number	Grant County Percent	Wisconsin Number	Wisconsin Percent
Prod, Trans & Mat. Moving	25	25.5%	4,981	19.9%	540,930	19.8%
Const, Extraction & Maint.	5	5.1%	2,294	9.1%	237,086	8.7%
Farm, Fishing & Forestry	2	2.0%	753	3.0%	25,725	0.9%
Sales & Office	11	11.2%	5,524	22.0%	690,360	25.2%
Services	25	25.5%	4,025	16.0%	383,619	14.0%
Mgmt, Prof & Related	30	30.6%	7,511	29.9%	857,205	31.3%
Total	98	100%	25,088	100%	2,734,925	100%

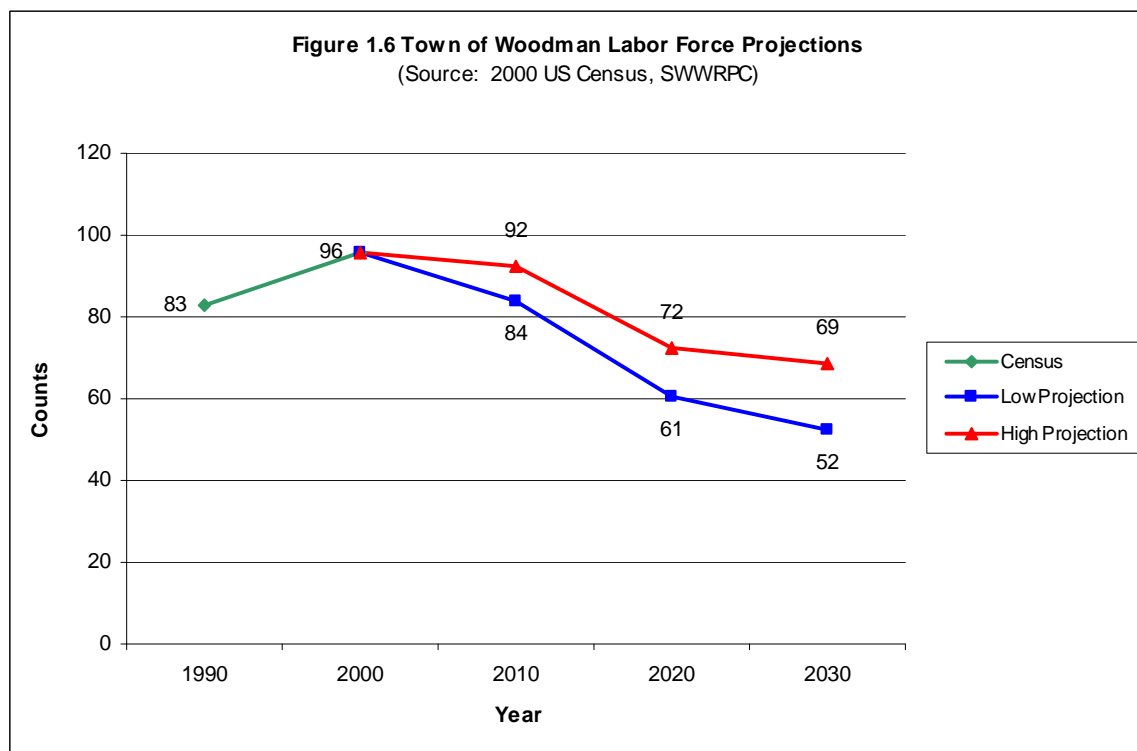


Figure 1.6 shows the projected labor force populations for the years 2010, 2020, and 2030. The red line indicates a high projection, while the blue line indicates the low projection. Labor data was not available for 1980 or 1970.

1.8 ISSUES AND OPPORTUNITIES AGENCIES AND PROGRAMS

At the end of each chapter of this comprehensive plan is a section that lists some of the state and federal agencies and programs that exist to help communities: it is not an exhaustive list. Many of these agencies and programs (a brief program description and contact information is given) can provide expertise or funding to help implement some of the recommendations of this comprehensive plan. Your community should contact the agency of interest to obtain the most up-to-date information. Grants.gov (see below) is one source that could be used to accrue funding for all types of projects.

GRANTS.GOV (www.grants.gov)

Grants.gov allows organizations to electronically find and apply for competitive grant opportunities from all Federal grant-making agencies. Grants.gov is the single access point for over 900 grant programs offered by the 26 Federal grant-making agencies. The U.S. Department of Health and Human Services is the managing partner for Grants.gov.

**ISSUES AND OPPORTUNITIES
CHAPTER ATTACHMENTS**

Town of Woodman

During September and October of 2007 a total of 173 questionnaires were sent to households in the town of Woodman. A total of 24 questionnaires were returned for a return rate of 14 percent. This number of returned surveys will provide estimates that expected to be accurate to within plus or minus 17 percent. Because the number of returned surveys is so small and the resulting confidence interval so large, the results reported in this summary should be viewed as impressions rather than conclusions.

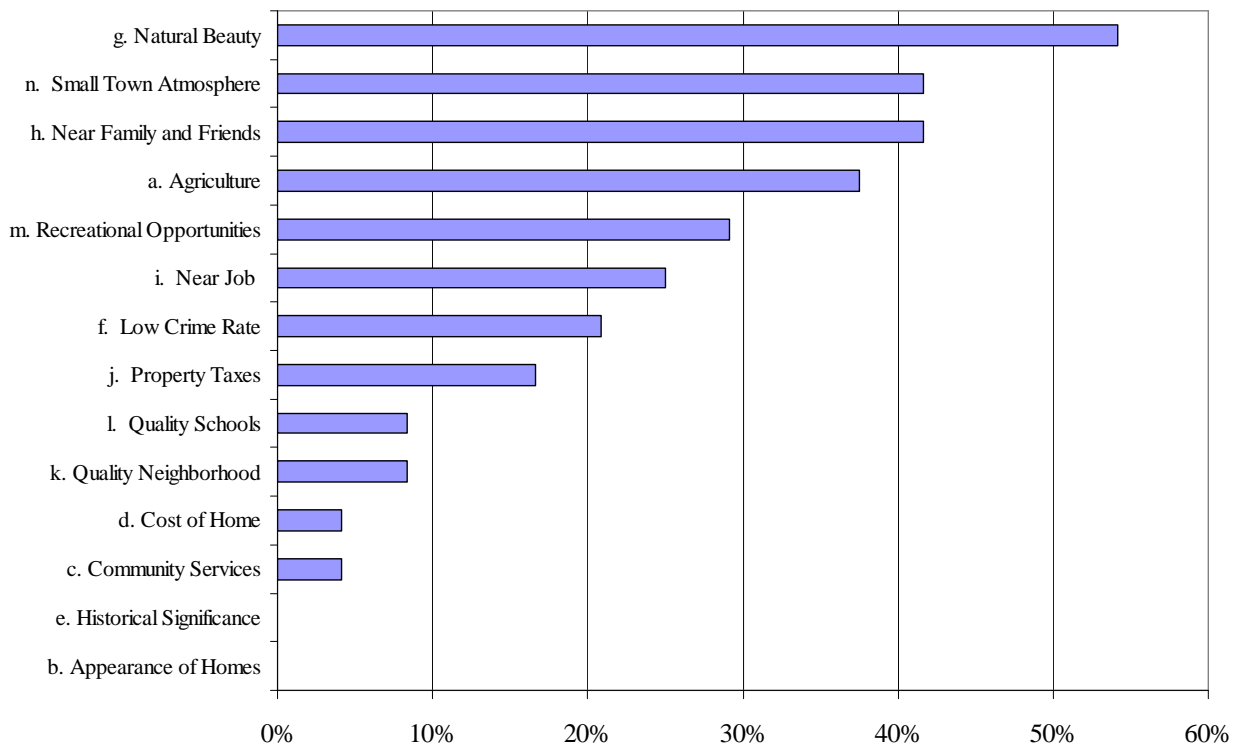
Key results of this survey include:

- Respondents seemed to value the natural beauty of the area, the small town atmosphere, being near family and friends, and agriculture as their main reasons for choosing to live in Grant County. They tended to place more value on living there for the agriculture, the natural beauty, and for its recreational opportunities compared to the County as a whole.
- Slim majorities of Woodman residents rated snow removal, street and road maintenance, park and recreational facilities, fire protection, and the ambulance service as excellent or good. Lower proportions of Town residents rated these services as good or excellent compared to the County.
- A majority of Woodman residents felt that it is important to protect all of the natural and cultural resources about which we asked. Respondents from the Town of Woodman were more likely to rate rural character very important compared with the County, which is not surprising as many residents said agriculture was important in their decision to live in Grant County.
- Respondents from Woodman were less likely to agree that there is a need for improvements in quality of existing housing, and a need for affordable housing. They were more likely to disagree in the need for apartments compared to the County.
- Residents were more likely to prefer the cluster design of houses on smaller lots with adjoining community green space over the traditional design of larger adjacent lots compared with Grant County as a whole. This isn't surprising considering their interest in the natural beauty of the area.
- It is interesting that, compared to the County, Woodman respondents appear to be more agreeable to allowing land owners to develop their land any way they want to. On the other hand, a majority opposed allowing productive farm land be used for non-agricultural purposes.
- Residents were more likely than the County as a whole to actively farm the land that they own, and more likely to feel that their land would be actively farmed 6-10 years in the future.
- Respondents from Woodman were more likely than the County to feel that biking and walking aren't important modes of transportation, and that there isn't a need for more biking and walking lanes on public roads.
- Woodman residents more emphatically preferred direct mailings as the primary form of communication on comprehensive planning information compared with the County as a whole.
- Respondents from Woodman were more likely than the County as a whole to agree that commercial or industrial development should be placed in an existing city or village, but less likely to agree that land and infrastructure should be provided by the city or village to support this industry/commerce.
- Greater than 90% of residents felt that the development of ag-related businesses was important or very important, but fewer than 70% felt that way about home-based business development.

• **SUMMARY OF KEY POINTS – QUALITY OF LIFE**

- Respondents seemed to value the natural beauty of the area, the small town atmosphere, being near family and friends, and agriculture as their main reasons for choosing to live in Grant County.
- None of the Woodman respondents chose to live there for its historical significance or the appearance of homes in the area.

Quality of Life Factors



SUMMARY OF KEY POINTS – QUALITY OF LIFE (COUNTY COMPARISON)

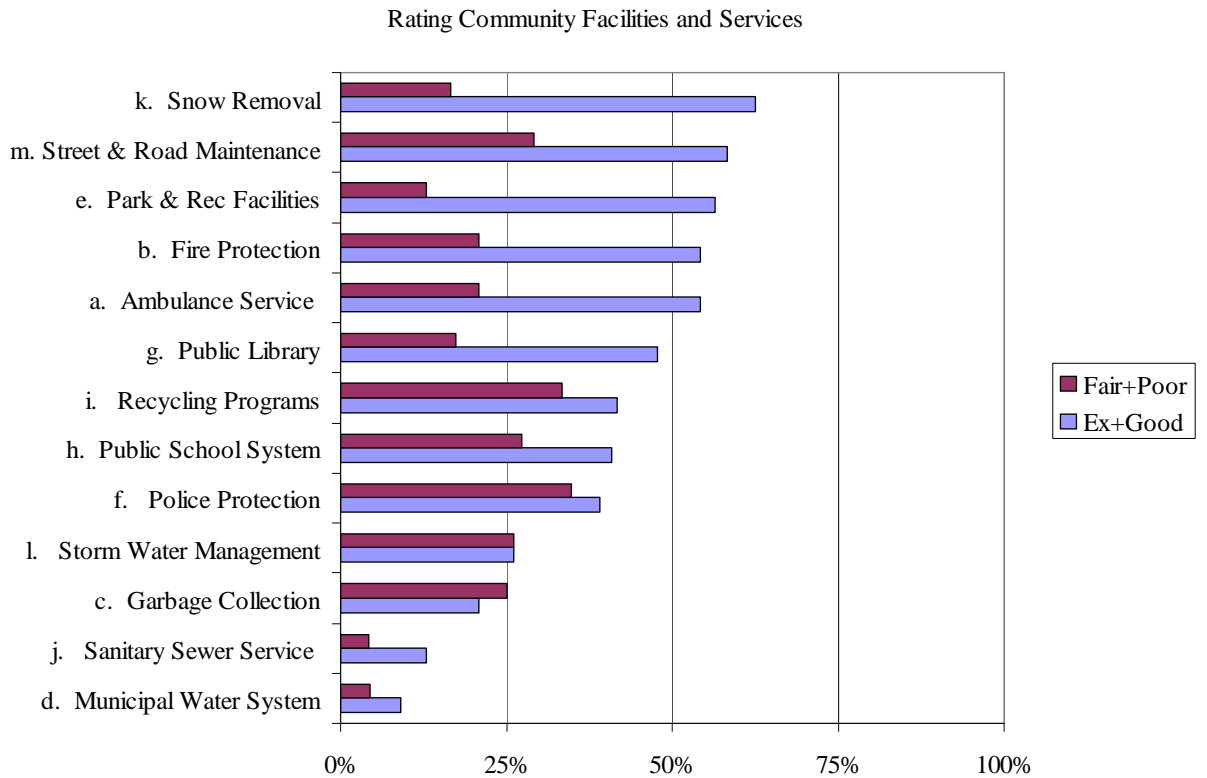
- Respondents from Woodman tended to place more value on living in Grant County for the agriculture, the natural beauty, and for its recreational opportunities compared to the county as a whole.

1. What are the three most important reasons you and your family choose to live in Grant County?

	Woodman	County		Woodman	County
a. Agriculture	38%	17%	i. Near Job	25%	40%
b. Appearance of Homes	0%	2%	j. Property Taxes	17%	6%
c. Community Services	4%	3%	k. Quality Neighborhood	8%	10%
d. Cost of Home	4%	17%	l. Quality Schools	8%	18%
e. Historical Significance	0%	2%	m. Recreational Opportunities	29%	9%
f. Low Crime Rate	21%	20%	n. Small Town Atmosphere	42%	58%
g. Natural Beauty	54%	24%	o. Other	4%	5%
h. Near Family and Friends	42%	56%			

SUMMARY OF KEY POINTS – COMMUNITY FACILITIES AND SERVICES

- Slim majorities of Woodman residents rated snow removal, street and road maintenance, park and recreational facilities, fire protection, and the ambulance service as excellent or good.
- Town respondents seemed more divided on the recycling program, the public school system, police protection and storm water management.



SUMMARY OF KEY POINTS – COMMUNITY FACILITIES AND SERVICES (COUNTY COMPARISON)

- Compared to Grant County, substantially lower proportions of Town respondents rated ambulance service, park and recreational facilities, police protection, the public library, and the public school system.
- Street and road maintenance and snow removal were rated similarly to the County average.

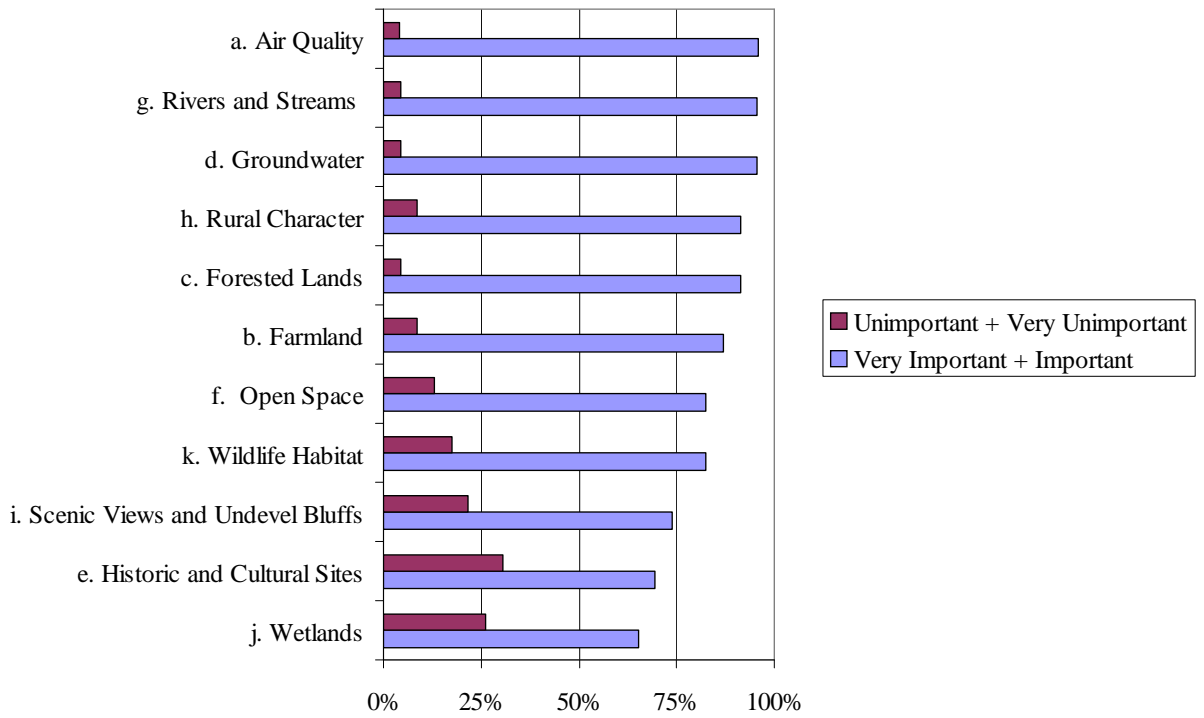
2. Rate the following local services

	Excellent		Good		Fair		Poor		Not Applicable	
	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
a. Ambulance Service	21%	54%	33%	35%	21%	6%	0%	0%	25%	5%
b. Fire Protection	17%	54%	38%	39%	17%	4%	4%	0%	25%	3%
c. Garbage Collection	4%	39%	17%	39%	25%	9%	0%	2%	54%	11%
d. Municipal Water System	0%	23%	9%	38%	5%	10%	0%	2%	86%	26%
e. Park & Rec Facilities	4%	30%	52%	47%	4%	13%	9%	2%	30%	7%
f. Police Protection	9%	27%	30%	45%	26%	20%	9%	4%	26%	4%
g. Public Library	9%	33%	39%	46%	17%	11%	0%	2%	35%	8%
h. Public School System	5%	30%	36%	49%	23%	13%	5%	2%	32%	6%
i. Recycling Programs	4%	31%	38%	51%	25%	12%	8%	2%	25%	3%
j. Sanitary Sewer Service	0%	25%	13%	42%	4%	8%	0%	1%	83%	24%
k. Snow Removal	13%	27%	50%	47%	13%	17%	4%	2%	21%	7%
l. Storm Water Management	0%	16%	26%	43%	13%	16%	13%	3%	48%	22%
m. Street & Road Maintenance	8%	16%	50%	46%	25%	28%	4%	8%	13%	2%

SUMMARY OF KEY POINTS – NATURAL AND CULTURAL RESOURCES

- Air quality, rivers and streams, and groundwater were all considered important or very important more than 95% of the time, while scenic views and undeveloped bluffs, historic and cultural sites, and wetlands were considered important or very important less than 75% of the time.

Importance of Protecting Natural & Cultural Resources



SUMMARY OF KEY POINTS – NATURAL AND CULTURAL RESOURCES (COUNTY COMPARISON)

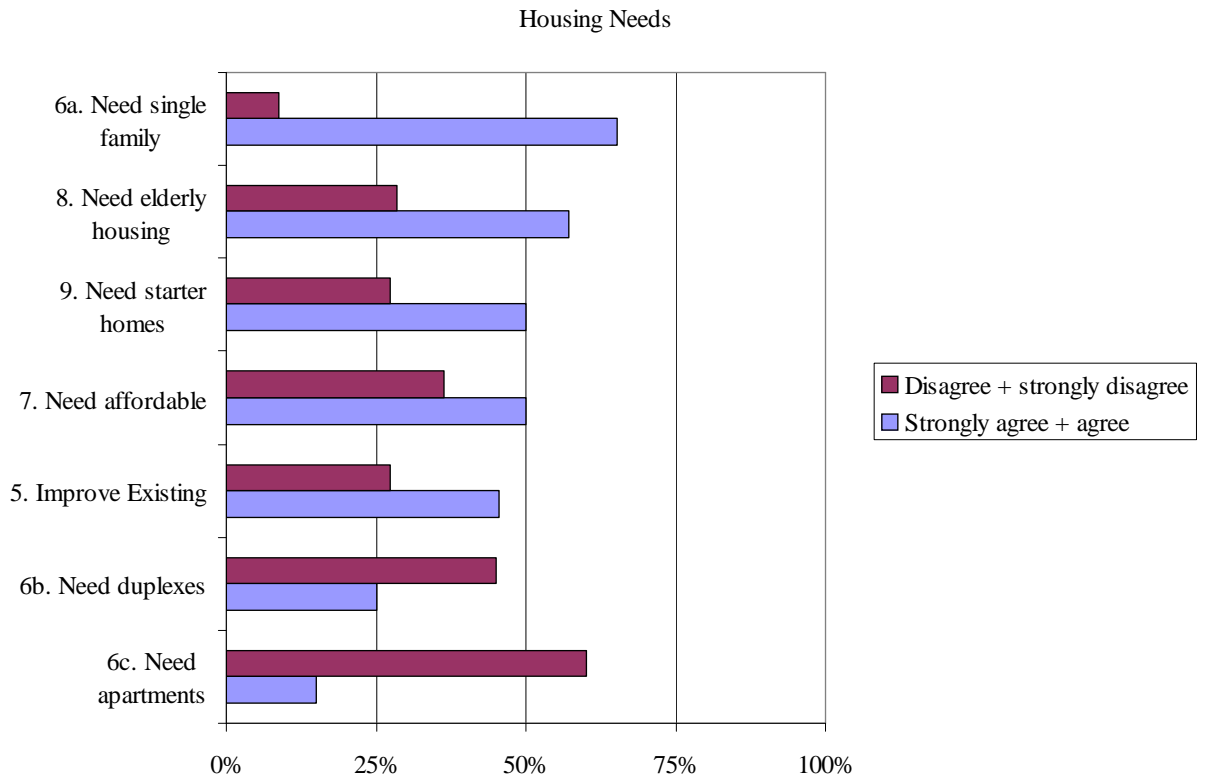
- Respondents from the Town of Woodman tended to rate natural and cultural resources similarly to the County, but they were more likely to rate rural character very important compared to the average for Grant County. This echoes sentiments from the first section of the survey where they rated agriculture as an important reason they chose to live in Grant County.

4. It is important to protect the following:

	Very Important		Important		Unimportant		Very Unimportant		Not Applicable	
	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
a. Air Quality	67%	68%	29%	29%	4%	2%	0%	1%	0%	1%
b. Farmland	52%	59%	35%	37%	9%	3%	0%	1%	4%	1%
c. Forested Lands	61%	54%	30%	40%	4%	3%	0%	1%	4%	2%
d. Groundwater	74%	73%	22%	25%	4%	1%	0%	0%	0%	0%
e. Historic and Cultural Sites	17%	27%	52%	57%	26%	13%	4%	1%	0%	2%
f. Open Space	39%	34%	43%	53%	13%	10%	0%	1%	4%	2%
g. Rivers and Streams	70%	64%	26%	34%	4%	2%	0%	0%	0%	0%
h. Rural Character	65%	39%	26%	47%	9%	12%	0%	1%	0%	2%
i. Scenic Views & Undeveloped Bluffs	57%	46%	17%	42%	17%	9%	4%	2%	4%	1%
j. Wetlands	48%	40%	17%	41%	22%	12%	4%	2%	9%	4%
k. Wildlife Habitat	57%	47%	26%	43%	9%	7%	9%	1%	0%	2%

SUMMARY OF KEY POINTS – HOUSING

- Slim majorities of respondents agreed that there was a need for single family and elderly housing in Woodman, and a majority disagreed that there was a need for apartments.
- Residents seemed most divided on the need for affordable housing.
- With the exception of single family homes, at least a quarter of all respondents disagreed with the proposition that additional units of housing (elderly, affordable, duplexes, etc.) are needed.



SUMMARY OF KEY POINTS – HOUSING (COUNTY COMPARISON)

- Respondents from Woodman were less likely to agree that there is a need for improvements in quality to existing housing, and a need for affordable housing. They were more likely to disagree in the need for apartments compared to the county.

	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
5. Improve existing housing quality.	23%	24%	23%	44%	27%	16%	0%	3%	27%	13%
6. Need following housing types:										
a. Single Family Housing	22%	19%	43%	40%	9%	15%	0%	5%	26%	21%
b. Duplexes (2 units)	5%	8%	20%	33%	30%	25%	15%	9%	30%	25%
c. Apartments (3 or more units)	5%	7%	10%	24%	35%	31%	25%	12%	25%	26%
7. Need affordable housing	18%	31%	32%	36%	36%	14%	0%	6%	14%	13%
8. Need elderly housing	29%	20%	29%	43%	29%	19%	0%	4%	14%	14%
9. Need starter homes	23%	19%	27%	37%	27%	23%	0%	4%	23%	16%

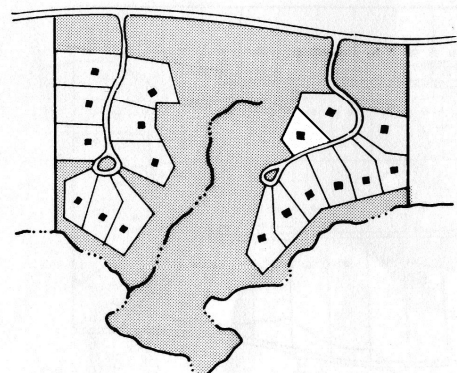
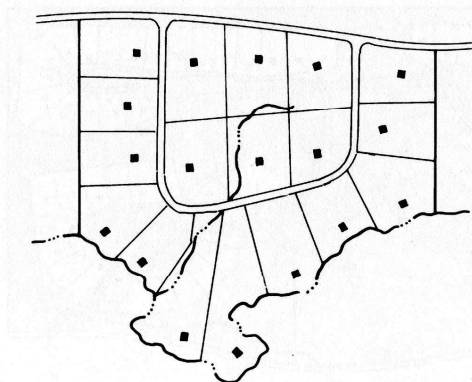
- Residents were much more likely to prefer the cluster design of houses on smaller lots with adjoining community green space over the traditional design of larger adjacent lots compared with Grant County as a whole. This isn't surprising considering their interest in the natural beauty of the area.

10. Would you prefer housing built in a traditional design (Option A) or a cluster design (Option B)?

OPTION A

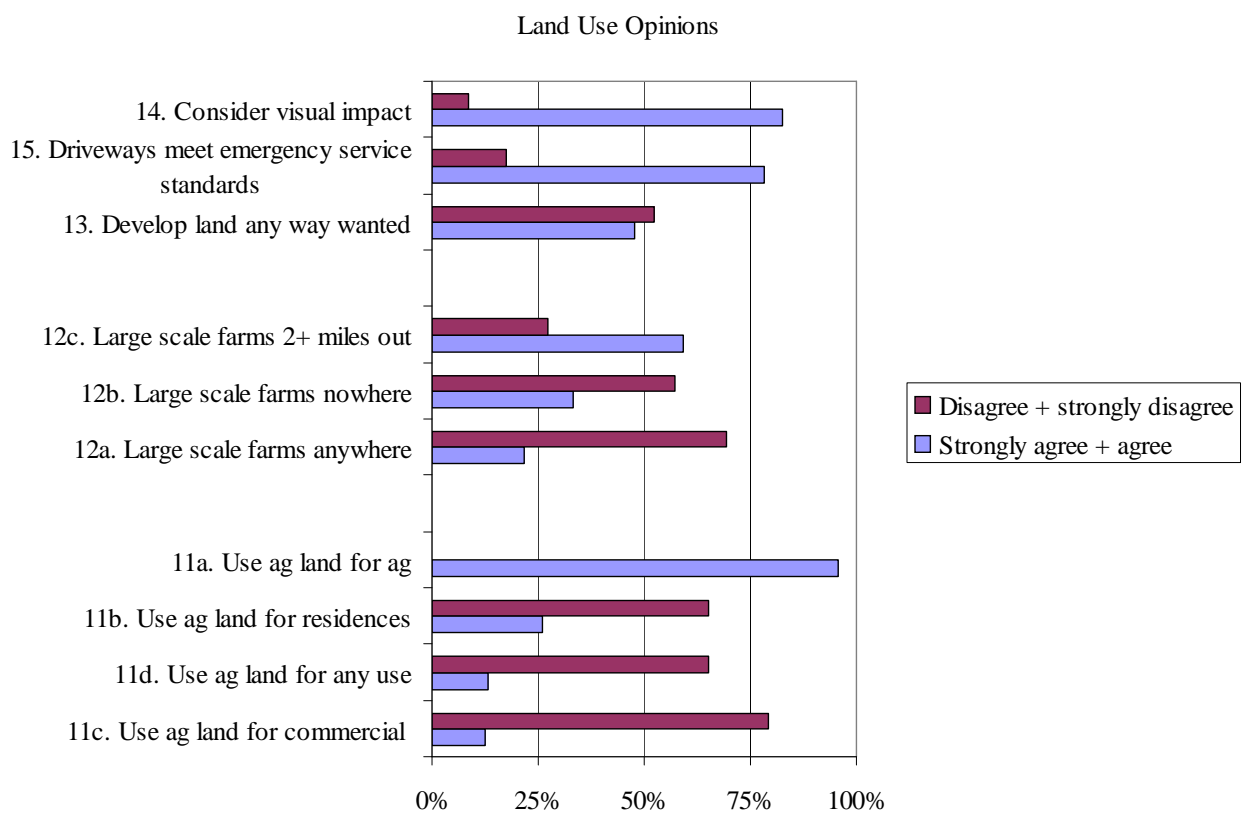
OPTION B

Traditional Design		Cluster Design	
Woodman	County	Woodman	County
17%	39%	83%	61%

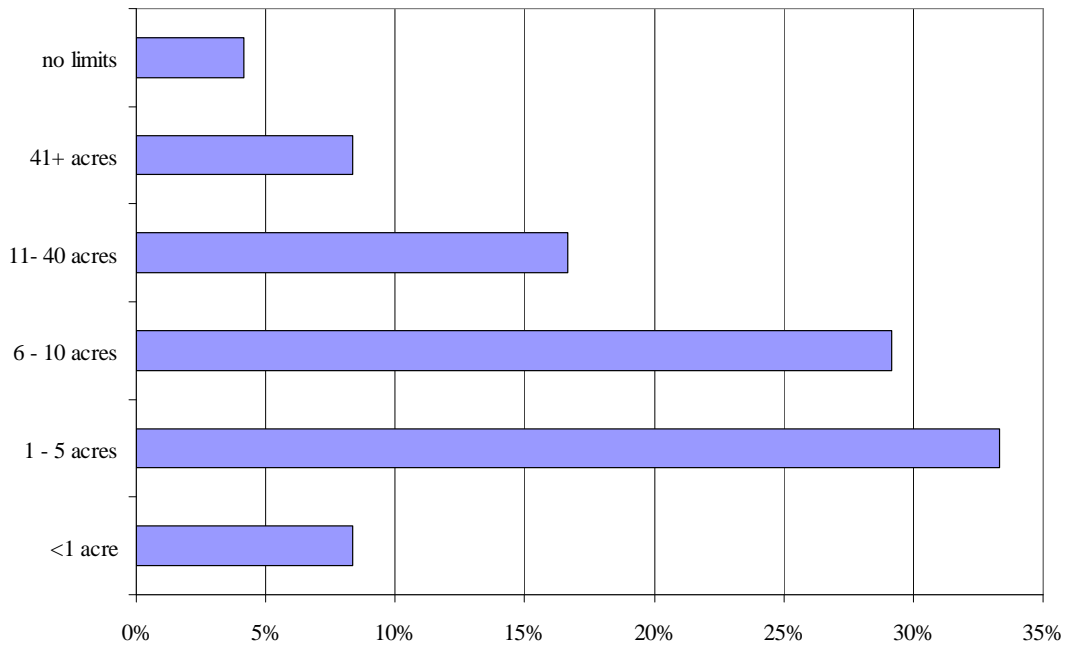


SUMMARY OF KEY POINTS – AGRICULTURE AND LAND USE

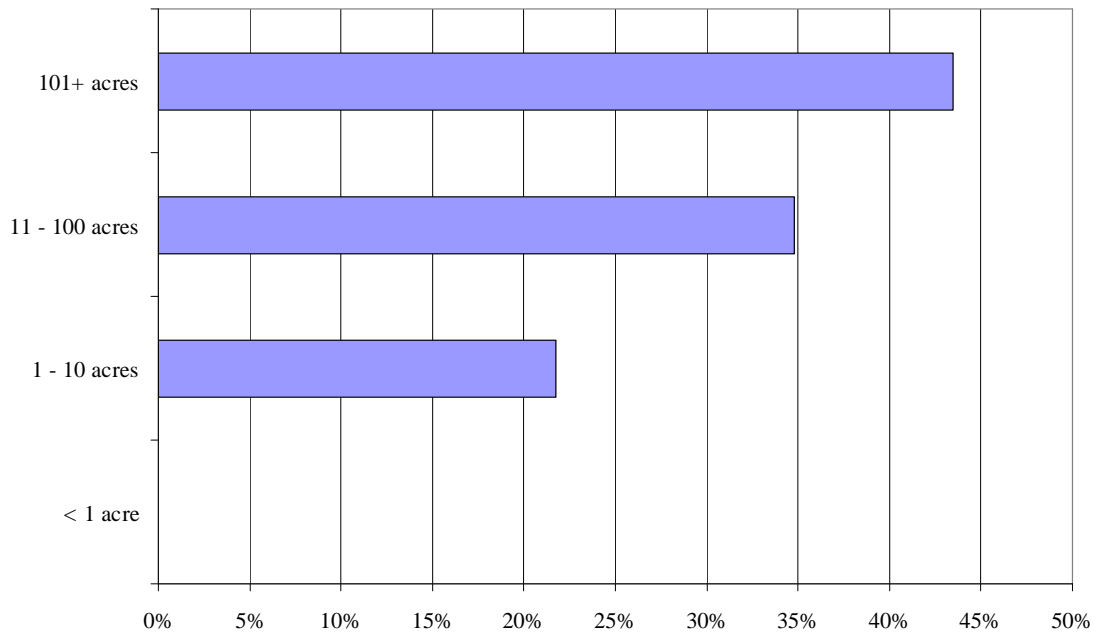
- Strong majorities of Woodman respondents agreed that driveways should meet emergency services standards, and that visual impacts should be considered when developing land. This again echoes their interest in the natural beauty of the area. Residents tended to be more divided on whether or not landowners should be able to develop land any way they want.
- A majority agreed that large scale farms involving more than 500 animals should be located at least 2 miles away from a city or village. A majority disagreed that large scale farms should exist no where in the county, but an even larger majority disagreed that the farms should be allowed to expand anywhere.
- 96% of respondents agreed, and no one disagreed, that agricultural land should be used for ag purposes. Majorities disagreed that ag land should be used for residential, commercial or any other purposes. Again, the respondents show their agricultural preferences in these responses.
- Respondents tended to prefer lot sizes of 1-10 acres, and were most likely to own greater than 10 acres in the county.



Preferred Minimum Lot Size



Acres Owned in Grant County



SUMMARY OF KEY POINTS – AGRICULTURE AND LAND USE (COUNTY COMPARISON)

- It is interesting that, compared to the County, Woodman respondents appear to be more agreeable to allowing land owners to develop their land any way they want to. On the other hand, a majority opposed allowing productive farm land be used for non-agricultural purposes.
- Residents were more likely than the county as a whole to actively farm the land that they own, and more likely to feel that their land would be actively farmed 6-10 years in the future.

	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
11a. Use ag land for ag	83%	76%	13%	21%	0%	1%	0%	0%	4%	2%
11b. Use ag land for residences	4%	4%	22%	28%	39%	44%	26%	17%	9%	7%
11c. Use ag land for commercial	4%	3%	8%	19%	46%	45%	33%	26%	8%	7%
11d. Use ag land for any use	9%	4%	4%	8%	39%	40%	26%	36%	22%	12%
12. Expand lg farms (500+ an. units):										
a. Anywhere in Grant County	13%	9%	9%	17%	35%	42%	35%	23%	9%	8%
b. Nowhere in Grant County	14%	12%	19%	14%	33%	44%	24%	19%	10%	12%
c. 2 miles outside inc areas	23%	23%	36%	39%	9%	17%	18%	9%	14%	12%
13. Develop land any way wanted	30%	11%	17%	17%	26%	52%	26%	18%	0%	2%
14. Consider visual impacts of devel	35%	28%	48%	57%	9%	9%	0%	2%	9%	5%
15. Driveways meet EMS standards	39%	38%	39%	52%	17%	6%	0%	0%	4%	4%

16. There should be a minimum lot size on residential development in rural areas.

Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
42%	24%	42%	48%	13%	16%	4%	5%	0%	8%

17. In your opinion, what should the minimum lot size be for rural residential development?

Less than 1 acre		1 to 5 acres		6 to 10 acres		11 to 40 acres		41 or more acres		No Limitation	
Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
8%	19%	33%	49%	29%	13%	17%	5%	8%	4%	4%	11%

18. How many acres of land do you own in Grant County?

Less Than 1 acre		1-10 acres		11-100 acres		101 acres or more	
Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
0%	60%	22%	17%	35%	10%	43%	13%

19. Do you actively farm the land you own?

Yes		No		Not Applicable	
Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
50%	14%	46%	55%	4%	31%

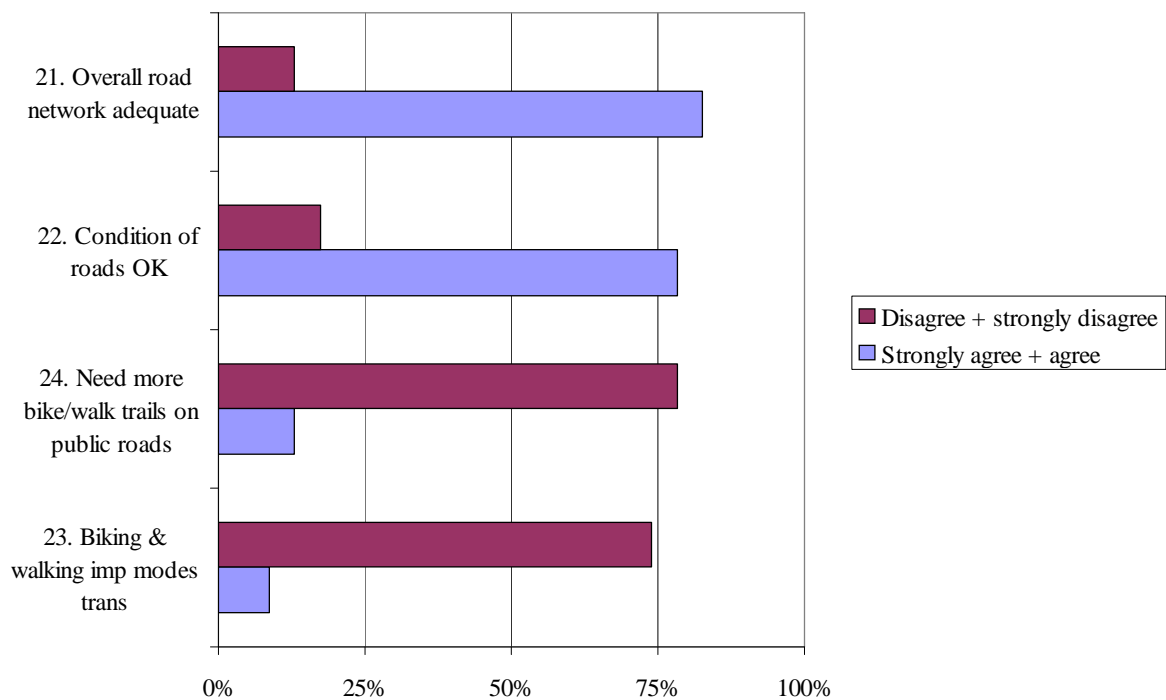
20. Do you think your land will be actively farmed (by you or someone else) in the next:

0-5 years		6-10 years		11-15 years		16-20 years		Not Applicable	
Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
17%	10%	33%	6%	8%	6%	21%	13%	33%	74%

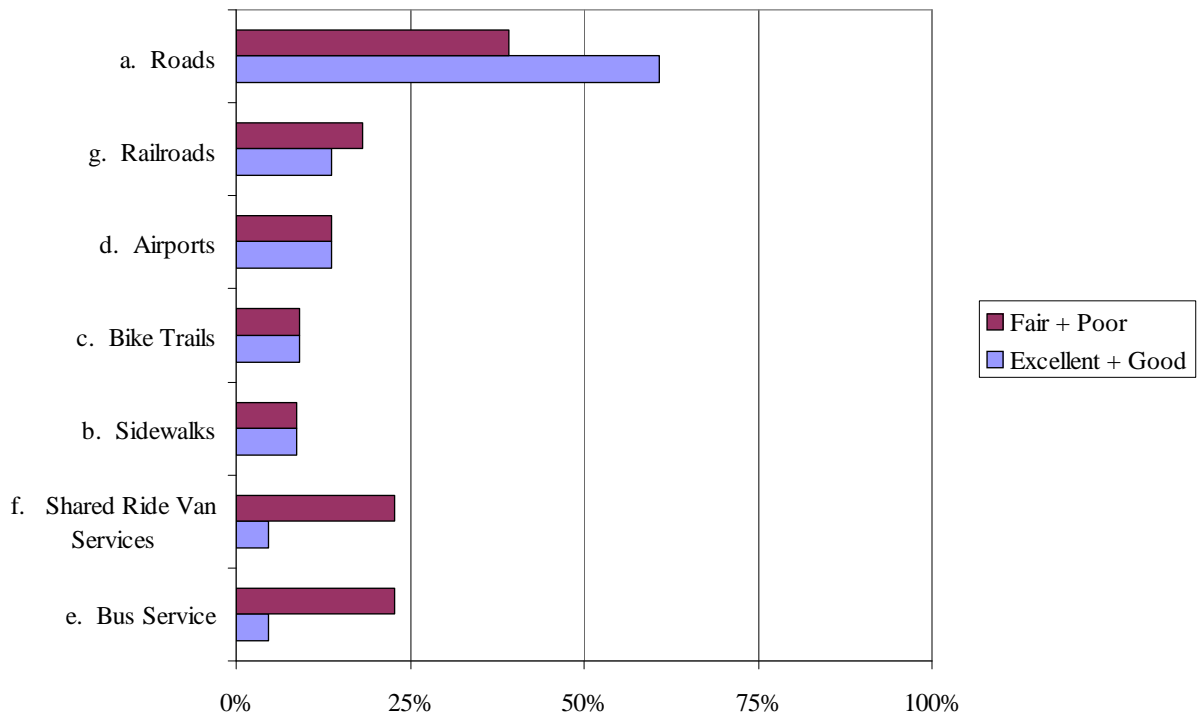
SUMMARY OF KEY POINTS – TRANSPORTATION

- Solid majorities of respondents agreed that the overall road network in Grant County was adequate, and that the condition of the roads is acceptable. Majorities disagreed that biking and walking were important modes of transportation and that there was a need for more biking and walking trails in the county.
- Greater than half of respondents considered the quality of the roads to be excellent or good. Very few respondents reported having opinions on railroads, air ports bike trails and sidewalks.
- Of the few respondents who recorded opinions on shared ride van and bus services, they tended to rate them fair or poor.

Transportation Opinions



Transportation Quality in Local Jurisdiction



SUMMARY OF KEY POINTS – TRANSPORTATION (COUNTY COMPARISON)

- Respondents from Woodman were more likely than the County to feel that biking and walking weren't important modes of transportation, and that there wasn't a need for more biking and walking lanes on public roads.
- They were also less likely than the County to feel that sidewalks, bike trails, and airports were applicable transportation resources in the county.

21-24. Transportation issues

	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
21. Road network meets needs	30%	14%	52%	74%	4%	9%	9%	2%	4%	1%
22. Condition of roads adequate	22%	11%	57%	64%	9%	20%	9%	3%	4%	1%
23. Biking & walking imp modes trans	0%	18%	9%	44%	39%	22%	35%	5%	17%	11%
24. Need more bike & walk lanes on pub roads	0%	24%	13%	34%	48%	23%	30%	9%	9%	10%

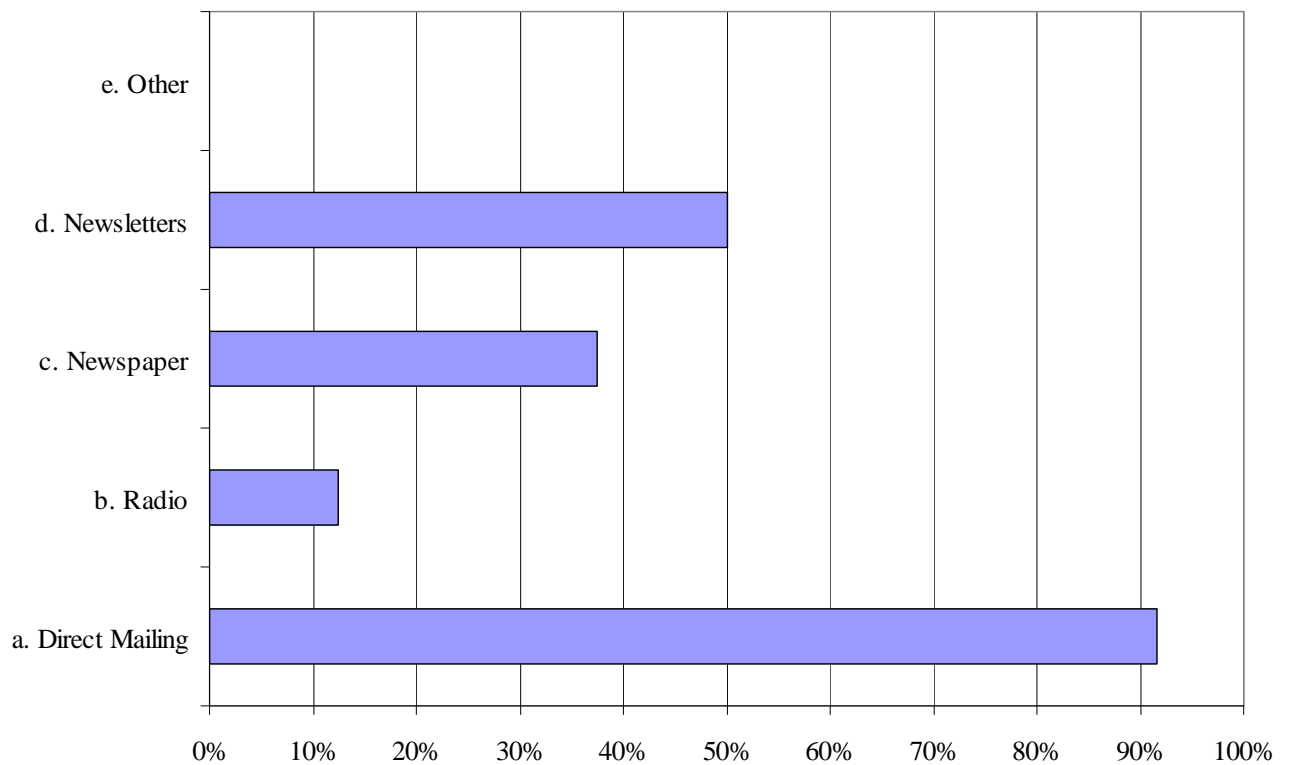
25. Rate the following for your local jurisdiction

	Excellent		Good		Fair		Poor		Not Applicable	
	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
a. Roads	13%	12%	48%	59%	13%	22%	26%	6%	0%	0%
b. Sidewalks	4%	6%	4%	39%	4%	28%	4%	6%	83%	22%
c. Bike Trails	5%	3%	5%	17%	5%	19%	5%	16%	82%	44%
d. Airports	5%	6%	9%	30%	9%	16%	5%	4%	73%	43%
e. Bus Service	0%	1%	5%	4%	5%	3%	18%	20%	73%	72%
f. Shared Ride Van Services	0%	0%	5%	9%	9%	11%	14%	16%	73%	64%
g. Railroads	5%	2%	9%	11%	9%	10%	9%	13%	68%	64%
h. Other	20%	3%	0%	9%	0%	1%	20%	12%	60%	75%

SUMMARY OF KEY POINTS - COMMUNICATION

- Greater than 90% of Woodman respondents would prefer to receive information on comprehensive planning through direct mailings.

Communication Preferences for Comp Plan Info



SUMMARY OF KEY POINTS – COMMUNICATIONS (COUNTY COMPARISON)

- Woodman residents were more likely than the county to prefer direct mailings as the primary form of communication on comprehensive planning information.

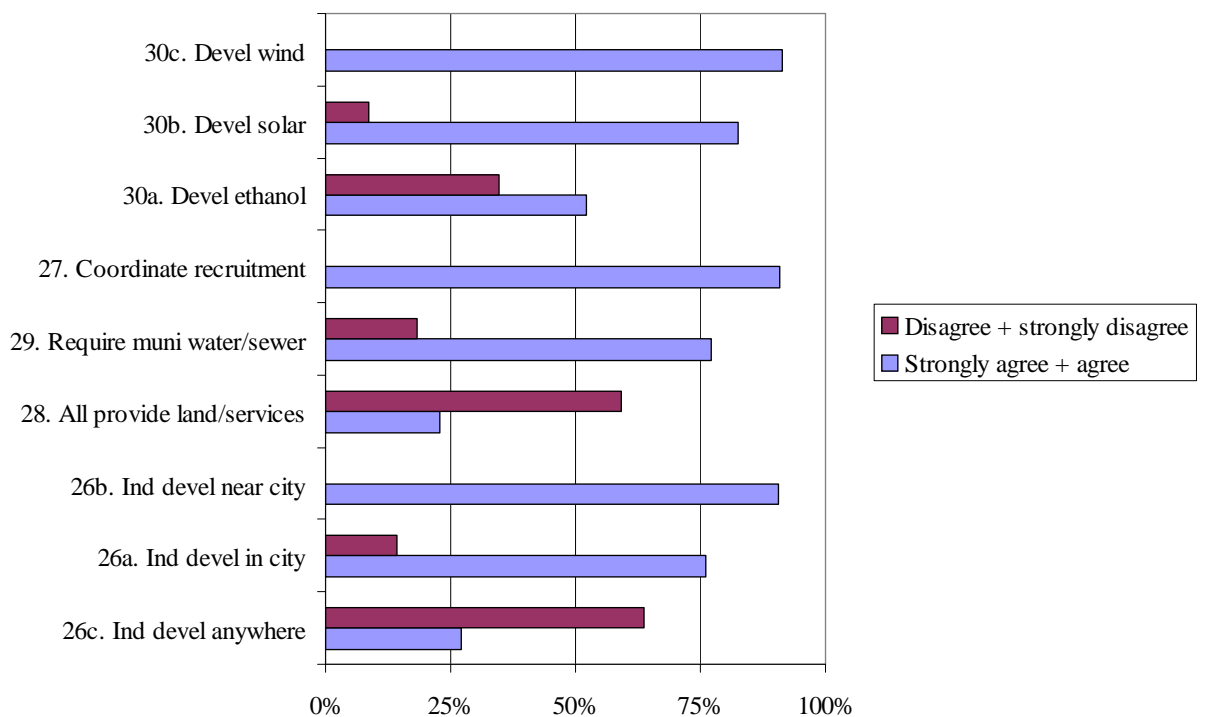
3. What are 2 most effective ways your jurisdiction could provide Comprehensive Planning information to landowners and residents?

	Woodman	County
a. Direct Mailing	92%	70%
b. Radio	13%	21%
c. Newspaper	38%	44%
d. Newsletters	50%	56%
e. Other	0%	4%

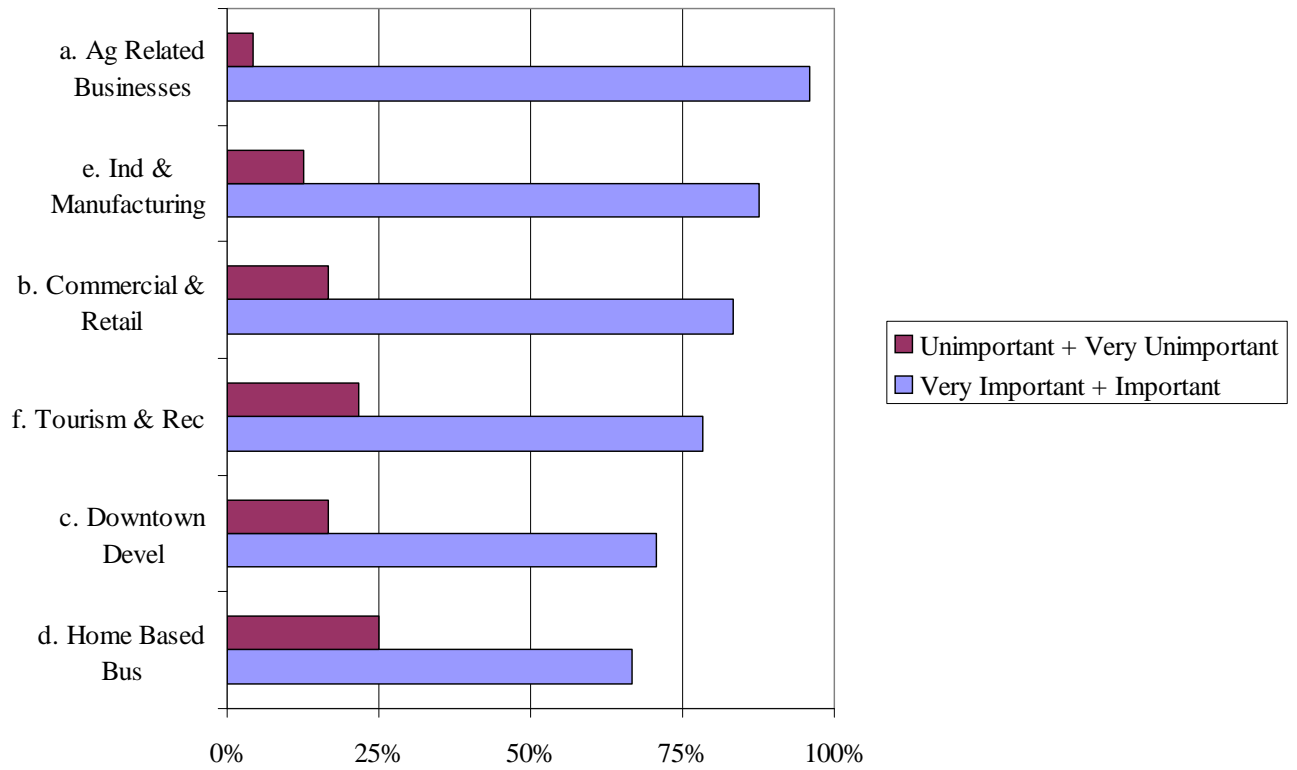
SUMMARY OF KEY POINTS – ECONOMIC DEVELOPMENT

- Large majorities of Woodman respondents agree that wind and solar energy should be pursued as forms of economic development. They seemed to be more divided on the development of ethanol plants in the county. There was no disagreement that the county should coordinate efforts to recruit commercial and industrial development.
- Majorities agreed that these new commercial and industrial developments should be developed in or near a city, and should be required to use municipal water and sewer services. However, majorities disagreed that the municipalities should have to provide land with water/sewer access for these new developments and that the developments could be placed just anywhere.
- Greater than 90% of residents felt that the development of ag-related businesses was important or very important, but fewer than 70% felt that way about home-based business development.

Economic Development Opinions



Importance of Business Development



SUMMARY OF KEY POINTS – ECONOMIC DEVELOPMENT (COUNTY COMPARISON)

- Respondents from Woodman were more likely than the County as a whole to agree that commercial or industrial development should be placed in an existing city or village, but less likely to agree that land and infrastructure should be provided by the city or village to support this industry/commerce.

	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
26. Commercial or industrial buildings and activities involving truck traffic and manufacturing should be located:										
a. In an existing city or a village	19%	14%	57%	39%	14%	28%	0%	7%	10%	12%
b. Near a city or village	24%	16%	67%	63%	0%	8%	0%	3%	10%	10%
c. Anywhere in Grant County	18%	7%	9%	19%	41%	38%	23%	20%	9%	16%
27. Coordinate business recruitment	41%	53%	50%	40%	0%	2%	0%	2%	9%	3%
28. Provide land & infrastructure for industry/commerce	9%	16%	14%	43%	36%	19%	23%	7%	18%	15%
29. Required muni water & sewer	36%	26%	41%	45%	18%	11%	0%	4%	5%	14%

30. Grant County jurisdictions should pursue the following energy alternatives as a form of economic development:

	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
a. Ethanol Plants	26%	22%	26%	33%	17%	23%	17%	9%	13%	13%
b. Solar Energy	52%	39%	30%	45%	9%	5%	0%	1%	9%	10%
c. Wind Energy	52%	48%	39%	43%	0%	2%	0%	2%	9%	6%
d. Other	50%	28%	0%	8%	0%	0%	0%	0%	50%	63%

31. Rate the importance of the following:

	Very Important		Important		Unimportant		Very Unimportant		Not Applicable	
	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
a. Ag Related Business	71%	59%	25%	38%	0%	2%	4%	0%	0%	1%
b. Commercial & Retail	25%	33%	58%	59%	17%	7%	0%	1%	0%	1%
c. Downtown Devel	17%	31%	54%	52%	13%	11%	4%	2%	13%	4%
d. Home-Based Bus	21%	17%	46%	54%	21%	22%	4%	3%	8%	4%
e. Ind & Manufacturing	29%	40%	58%	50%	8%	8%	4%	1%	0%	1%
f. Tourism & Rec	35%	36%	43%	55%	22%	7%	0%	1%	0%	1%

SUMMARY OF KEY POINTS – DEMOGRAPHICS

- The demographics of the 24 respondents from the Town of Woodman were similar to those from the county.

35. Gender

Male		Female	
Wdn	Cnty	Wdn	Cnty
58%	53%	42%	47%

36. Age

18-24		25-34		35-44	
Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
0%	0%	0%	7%	8%	13%

45-54		55-64		65 and older	
Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
33%	23%	33%	22%	25%	35%

37. Employment Status

Emp Full Time		Emp Part Time		Self Employed	
Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
48%	44%	4%	6%	17%	10%

Unemployed		Retired		Other	
Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
0%	1%	30%	37%	0%	1%

38. Place of Residence

Own		Rent		Other	
Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
100%	99%	0%	1%	0%	0%

39. Number of Adults (18+) in Household

0		1		2	
Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
		13%	20%	75%	71%

3		4		5+	
Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
13%	7%	0%	2%	0%	1%

40. Number of Children (under 18) in Household

0		1		2	
Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
60%	67%	30%	14%	10%	11%

3		4		5+	
Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
0%	7%	0%	1%	0%	0%

41. Household Income

Under \$15,000		\$15K - \$24,999		\$25K - \$49,999	
Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
4%	7%	17%	14%	22%	33%

\$50K - \$74,999		\$75K - \$99,999		\$100,000+	
Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
26%	25%	13%	15%	17%	6%

42. Years Lived in Grant County

Less than 1		1-4		5-9	
Wdn	Cnty	Wdn	Cnty	Wdn	Cnty
4%	1%	13%	5%	4%	9%

10-24		25+	
Wdn	Cnty	Wdn	Cnty
22%	14%	57%	71%

Comments
Q32. Is there anything about living in Grant County that you don't like?**Transportation**

- Roads north side of County K not kept up as well as south side. Not enough guard rails along 133 out of Woodman. Bad corner by boat landing not marked sufficiently on 133 near Woodman.
- Noise generated by jake braking un-muffled trucks on county and township roads.
- It seems that any kind of development or improvements end at Highway 18. Between 18 and the WI River, we are treated like unwanted stepchildren. This is especially true of roads, especially County C between 133 and 18. We've heard all the excuses about scenic roadway to the latest report of our endangered flower. Hundreds of people are using a road full of pot holes, with no shoulders and just generally dangerous. For over 50 years, no main work has been done on this road.
- Road maintenance on Highway 132. Bad.
- Drive time to jobs is too long.

Taxes

- "Taxes too high"
- Taxes

Environmental/Cultural/Recreational Issues

- Indiscriminant spraying on county and township roads that has eliminated most indigenous plants, thus allowing unwanted invasion species to thrive.
- Concentrated Animal Feeding Operations (CAFO's). They smell, they are eye sores and cruel to livestock, and post a serious risk of surface and ground water pollution.

Social Issues

- The prejudicial attitude toward Amish farmers.
- Wish they had more activities

Job Issues

- Better employment choices with benefits.

Police/Safety Issues

- Too many cops.

Housing Issues

- More family apartments

Utilities

- We do not get our mail till 4:00 or 5:00 pm

Miscellaneous

- Winter

Q33. If you could change one thing in your local jurisdiction, what would it be?**Transportation**

- Blacktop more side roads-way too many gravel roads. Hard to keep nice vehicles.
- County C-badly need of repair!

Governance

- Communication between our townships and US and Grant County and US

Economic Development

- Draw in more businesses.

Environmental/Cultural/Recreational Issues

- Enforcing environmental point source rules and regulations and protect the Green River from large dairy and feeder confinement operations, the runoff from which pollutes the tributaries. This has gone on for years. Local officials just look the other way.
- YMCA, more theaters

Job Issues

- More jobs

No

- Not really anything. Our town board has done a good job overall during the forty plus years we have lived in it.

Utilities

- Faster snow removal

Land Use

- Prohibit new nonmetallic quarrying operations pending the reclamation of existing/abandoned quarries, and restrict the size and location of new quarries.

Miscellaneous

- That they would have a barking ordinance in Woodman Township.

Q34. Other Comments**Transportation**

- Stop "making work projects" that put men to work cutting tree branches to the fence line along county and township roads. We need more trees as CO2 sinks not less. We need better infrastructure, not better mowed roadways. Start roadside ditch construction.
- When is 133 Woodman to HWY 18 going to be fixed? Keep us more informed. Lost Hollow Rd does not need a \$250,000 bridge - 35 MPH - this is a waste of funds no one should drive more than 20 MPH on Lost Hollow.

Economic Development

- I disagree on having ethanol plants here until they come up with a more efficient way of getting ethanol out of corn.

Environmental/Cultural/Recreational Issues

- The comprehensive plan for our part of the county must focus first and foremost on preserving our farmland, forests, fish, and wildlife, and protecting our groundwater and surface water resources (Big and Little Green Rivers, Lower Wisconsin River).

Land Use

- Be careful when trying to put planning into effect. You may find yourselves in a situation(s) you did not anticipate.