

Table of Contents

1.	ISSUES AND OPPORTUNITIES.....	1-1
	Demographic Trends and Projections.....	1-2
	Population Trends and Projections	1-2
	Population Characteristics	1-2
	Educational Attainment.....	1-3
	Housing Unit Trends and Projections.....	1-4
	Town of Medary Survey	1-4
2.	LAND USE	2-1
	Existing Land Use.....	2-1
	Land Use Trends	2-4
3.	HOUSING	3-1
4.	TRANSPORTATION.....	4-1
	State and Regional Transportation Plans	4-3
	Regional or County Highway Transportation Plans	4-4
	Road and Highway Inventory.....	4-5
5.	ECONOMIC DEVELOPMENT.....	5-1
	Employment and Household Income Information	5-1
	Unemployment Rates	5-1
	Income and Poverty.....	5-1
	Commuting to Work.....	5-2
	Top 10 Industries and Employers	5-2
	Industry Projections	5-3
	Top 10 Occupations with the Most New Jobs, Job Openings, and Fastest Growing Occupations	5-3
	Strengths And Weaknesses For Fostering Economic Growth	5-4
	Environmentally Contaminated Sites in the Town of Medary	5-5
	County, Regional and State Economic Development Programs.....	5-6
6.	UTILITIES AND COMMUNITY FACILITIES.....	6-1
7.	INTERGOVERNMENTAL COOPERATION.....	7-1
8.	AGRICULTURAL, NATURAL AND CULTURAL RESOURCES.....	8-1
9.	PLAN GOALS AND IMPLEMENTATION	9-1

Tables and Charts

Table 1.1 Population & Population Projections - Medary, Surrounding Municipalities, County, State and Nation	1-2
Table 1.2 Population by Race - Medary, La Crosse County, State and Nation.....	1-2
Table 1.3 Population by Age 2000 - Medary, La Crosse County, State and Nation.....	1-3
Chart 1.1 2006 Population by Age – Medary, La Crosse County, Wisconsin and United States	1-3
Table 1.4 Educational Attainment - Medary, La Crosse County, State and Nation.....	1-3
Table 1.5(a) Housing Units and Projections Based on Population per Household – Medary, Surrounding Municipalities, County, State and Nation	1-4
Table 1.5(b) Projected New Housing Units 2010-2025	1-4
Chart 1.2 Survey Responses on Planning and Development Issues	1-5
Chart 1.3 Survey Responses on Preferred Locations for Future Development	1-6
Chart 1.4 Survey Responses on Acres Owned.....	1-7
Table 2.1 Land Use Property Assessment Inventory	2-1
Table 2.2 2005 Existing Land Use Classifications	2-2
Table 2.3 Businesses in the Town of Medary	2-2
Table 2.4 Zoning District Designations by Acreage	2-2
Table 2.5 Residential Density 2000 - Medary, Surrounding Municipalities, La Crosse County and State	2-4
Table 2.6 Housing Growth 1990-2000 - Medary, Surrounding Municipalities, La Crosse County and State	2-4
Table 2.7 Farmland Sales 1990-1997 - La Crosse County Towns	2-5
Table 2.8 Land Use Projections for the Towns of Campbell, Medary and Shelby Planning Sub Area.....	2-5
Table 2.9 Land Use Demand Straight Line Forecast	2-5
Table 3.1 Housing Units by Type, 2000	3-1
Table 3.2 Year Structure Built, 2000	3-1
Table 3.3 Median Value of Owner Occupied Units for Selected Units of Government	3-1
Table 3.4 Housing Unit Occupancy Rates - Medary, Surrounding Municipalities, La Crosse County, State and Nation.....	3-2
Table 3.5 Housing Unit Vacancy Rates - Medary, Surrounding Municipalities, La Crosse County, State and Nation	3-2
Table 3.6 Year Householder Moved In	3-2
Table 3.7 Percent of Income Spent on Owner Occupied Units 2000 - Medary, Surrounding Municipalities, La Crosse County, State and Nation	3-3
Table 3.8 Percent of Income Spent on Renter Occupied Units 2000 - Surrounding Municipalities, La Crosse County, State and Nation	3-3
Table 4.1 Town of Medary – Average Daily Traffic Counts	4-1
Table 5.1 Employment Status, Occupation and Class of Worker – Town of Medary	5-1
Table 5.2 La Crosse County, State and Nation Civilian Labor Force Unemployment Rate	5-1
Table 5.3 Median Household and Family Income, Per Capita Income & Percent in Poverty 1989-1999.....	5-2
Table 5.4 Commuting to Work, Town of Medary.....	5-2
Table 5.5 La Crosse County Prominent Industries.....	5-2
Table 5.6 La Crosse County Top 10 Privately Owned Employers	5-3
Table 5.7 Industry Projections for Western Workforce Development Area, 2000-2014	5-3
Table 5.8 Top 10 Occupations with the Most New jobs in the Western Workforce Development Area 2002-2012	5-4
Table 5.9 Top 10 Fastest Growing Occupations in the Western Workforce Development Area 2002-2012	5-4
Table 5.10 Top 10 Occupations With the Most Job Openings in the Western Wisconsin Workforce Development Area 2002-2012	5-4
Table 5.11 BRRTS Sites – Town of Medary	5-5
Table 5.12 Waste Disposal Sites – Town of Medary.....	5-5
Table 5.13 Waste Management Facilities – Town of Medary	5-6
Table 8.1 Town of Medary Natural, Cultural and Recreation Resources	8-4
Table 9.1 Comprehensive Plan Implementation Schedule	9-12

Maps

Map 2.1 Existing Land Use 2005	2-6
Map 2.2 Existing Zoning.....	2-7
Map 2.3 Slopes of 20% and greater.....	2-8
Map 4.1 Transportation System	4-7
Map 6.1 Utilities and Community Facilities	6-4
Map 8.1 Natural, Cultural and Recreational Resources	8-5
Map 9.1 Recommended Land use Map	9-10

Appendix A – Survey Responses Questions 25 and 26