

**TOWN OF MADGE  
COMPREHENSIVE PLAN**

**TABLE OF CONTENTS**

**Preface** ..... 1

**ISSUES & OPPORTUNITIES**

1.1 Introduction ..... 1-1  
1.2 66.1001 Requirements..... 1-1  
1.3 Population Characteristics ..... 1-1  
1.4 Age Distribution and Demographic Trends ..... 1-3  
1.5 Household Characteristics ..... 1-4  
1.6 Employment, Income, and Poverty Statistics ..... 1-5  
1.7 Educational Attainment ..... 1-9  
1.8 Key Planning Issues and Opportunities ..... 1-9  
1.9 Overall Goal Statement..... 1-10

**HOUSING**

2.1 Introduction ..... 2-1  
2.2 66.1001 Requirements..... 2-1  
2.3 Housing Characteristics ..... 2-1  
2.4 Housing Programs ..... 2-7  
2.5 Housing Goals, Objectives, Actions, and Policies ..... 2-8

**TRANSPORTATION**

3.1 Introduction ..... 3-1  
3.2 66.1001 Requirements..... 3-1  
3.3 Transportation Vision and Values ..... 3-1  
3.4 Roadway Inventory, Characteristics, and Plans ..... 3-2  
3.5 Roadway Improvements ..... 3-4  
3.6 Public Transit ..... 3-5  
3.7 Elderly and Disabled Transportation..... 3-5  
3.8 Airports and Aviation ..... 3-5  
3.9 Trucking ..... 3-6  
3.10 Ports ..... 3-6  
3.11 Rail Transportation..... 3-6  
3.12 Multi-Use Trails ..... 3-7

3.13	Other Transportation Plans and Programs .....	3-7
3.14	Transportation Goals, Objectives, Actions, and Policies .....	3-8

**UTILITIES & COMMUNITY FACILITIES**

4.1	Introduction .....	4-1
4.2	66.1001 Requirements.....	4-1
4.3	Existing Utilities and Community Facilities.....	4-1
4.4	Medical/Health Care and Other Facilities .....	4-5
4.5	Educational Facilities .....	4-7
4.6	Recreational Facilities.....	4-8
4.7	Utilities and Community Facilities Goals, Objectives, Actions, and Policies .....	4-9

**NATURAL, AGRICULTURAL, & CULTURAL RESOURCES**

5.1	Natural Resources .....	5-1
5.2	Agricultural Resources.....	5-14
5.3	Cultural Resources.....	5-15
5.4	Natural, Agricultural, and Cultural Resources Goals, Objectives, Actions, and Polices.....	5-17

**ECONOMIC DEVELOPMENT**

6.1	Introduction .....	6-1
6.2	66.1001 Requirements.....	6-1
6.3	Labor Force.....	6-1
6.4	Economic Base .....	6-2
6.5	Current Business Inventory.....	6-4
6.6	Attracting and Retaining Business and Industry .....	6-5
6.7	Business Opportunities .....	6-5
6.8	Targeted Business and Industry .....	6-6
6.9	Program Assistance.....	6-6
6.10	Economic Development Goals, Objectives, Actions, and Policies .....	6-9

**INTERGOVERNMENTAL COOPERATION**

7.1	Introduction .....	7-1
7.2	66.1001 Requirements.....	7-1
7.3	Governmental Units and Relationships to Madge .....	7-1
7.4	Local Plans and Plans of Adjacent and Overlapping Jurisdictions .....	7-3

7.5	Existing Relationships, Shared Services, and Agreements.....	7-4
7.6	Intergovernmental Coordination and Cooperation.....	7-5
7.7	Intergovernmental Cooperation Goals, Objectives, Actions, and Policies.....	7-7

**LAND USE**

8.1	Introduction .....	8-1
8.2	Background .....	8-1
8.3	Existing Land Use .....	8-1
8.4	Existing Land Use Pattern .....	8-2
8.5	Primary Factors Influencing the Development Pattern in the Town of Madge .....	8-4
8.6	Wisconsin Department of Revenue Assessment Statistics .....	8-6
8.7	Historic Trends .....	8-7
8.8	Land Use Regulation.....	8-9
8.9	Redevelopment and Contaminated Sites .....	8-11
8.10	Future Land Use Development Strategy.....	8-12
8.11	Expected Future Trends in the Town of Madge.....	8-13
8.12	Growth Forecasts.....	8-14
8.13	Land Use Goals, Objectives, Actions, and Policies .....	8-16

**IMPLEMENTATION**

9.1	Introduction .....	9-1
9.2	66.1001 Requirements.....	9-1
9.3	How to Use the Plan .....	9-1
9.4	Consistency Review During Plan Development .....	9-1
9.5	Measuring Plan Progress.....	9-2
9.6	Other Implementation Policies, Actions, and Programs .....	9-12
9.7	Plan Updates and Revisions.....	9-19
9.8	Conclusion .....	9-19

**APPENDICES**

Appendix A.....	Public Participation Plan
Appendix B.....	Survey Results
Appendix C.....	Development Factors
Appendix D.....	UW-Extension Fact Sheet “ <i>The Town Plan Commission</i> ”

## List of Tables

Table 1.1:	Historical Population 1950-2000.....	1-1
Table 1.2:	Numeric Change by Decade, 1950-2000.....	1-2
Table 1.3:	Population Projections, 2005-2025.....	1-2
Table 1.4:	Numeric Change, 2000-2025.....	1-2
Table 1.5:	Demographic Change, 1990-2000.....	1-3
Table 1.6:	Household Characteristics.....	1-4
Table 1.7:	Households, 1980-2000; Projected Households, 2005-2025.....	1-5
Table 1.8:	Washburn County Labor Force Data.....	1-6
Table 1.9:	Occupations 2000 (Employed civilian population 16 years and over).....	1-8
Table 1.10:	Town of Madge, Household Income.....	1-8
Table 1.11:	Median Household Income, Per Capita Income and Poverty Levels.....	1-8
Table 1.12:	Educational Attainment.....	1-9
Table 2.1:	Housing Characteristics.....	2-1
Table 2.2:	Comparison of Housing Characteristics.....	2-3
Table 2.3:	Age of Housing Stock.....	2-3
Table 2.4:	Home Heating Fuel.....	2-4
Table 2.5:	Housing Affordability.....	2-6
Table 3.1:	Functional Classification of Roadways.....	3-2
Table 3.2:	Selected Roadway Improvements, 2002-2006.....	3-5
Table 3.3:	Washburn County Airports/Airfields.....	3-6
Table 4.1:	Waste Disposal Sites.....	4-2
Table 4.2:	Lake Access.....	4-9
Table 5.1:	ORW & ERW Waters Located in Washburn County.....	5-5
Table 5.2:	Water Quality Goals and Actual Measurements in Long Lake.....	5-6
Table 5.3:	Annual Phosphorous Budget for Long Lake.....	5-7
Table 5.4:	Names Lakes.....	5-9
Table 5.5:	Lakes Class & Development Standards.....	5-10
Table 5.6:	Wetland Types.....	5-13
Table 5.7:	Historic Sites Inventory.....	5-16
Table 5.8:	Archaeological Sites & Cemeteries, Town of Madge.....	5-16
Table 6.1:	General Characteristics of the Population, Year 2000.....	6-1
Table 6.2:	Town of Madge Employment by Industry by NAICS.....	6-3
Table 6.3:	Town of Madge Commuting Patterns, 2000.....	6-4
Table 8.1:	Land Use by Category.....	8-3
Table 8.2:	Town of Madge Approved Rezoning Applications.....	8-9
Table 8.3:	Existing Zoning District Acreage – Town of Madge Map GIS Analysis.....	8-10
Table 8.4:	Nutrient Yield.....	8-11
Table 8.5:	Population and Housing – Town of Madge.....	8-14
Table 8.6:	Potential Acreage Required for Residential Housing Units 2005-2025.....	8-14
Table 8.7:	Projected Commercial Acreage – Town of Madge.....	8-15
Table 8.8:	Projected Agricultural Acreage – Town of Madge.....	8-15

### List of Figures

Figure 1.1: Historic Population: 1950-2000 and Population Projection: 2005-2025.....	1-2
Figure 1.2: Male and Female Age Distribution, 2000 .....	1-3
Figure 1.3: Employment by Industry 2000 .....	1-6
Figure 1.4: Washburn County Employment, 1975-2003 .....	1-7
Figure 1.5: Washburn County Projected Employment, 2004-2030 .....	1-7
Figure 2.1: Washburn County Residential Listings (off-water) .....	2-4
Figure 2.2: Value of Owner-Occupied Housing Units.....	2-5
Figure 2.3: Town of Madge Rental Costs .....	2-6
Figure 3.1: Percent of Town Roadway System .....	3-2
Figure 3.2: Annual Average Daily Traffic Town of Madge, Washburn County .....	3-4
Figure 5.1: Town of Madge Land Cover Class by Percent of Total Area .....	5-3
Figure 5.2: Forest Cover Types, Approximate Area, Town of Madge .....	5-3
Figure 5.3: Approximate Locations of Water Quality Monitoring Sites on Long Lake .....	5-6
Figure 8.1: Wisconsin Department of Revenue 2001 Tax Class Acres .....	8-6
Figure 8.2: Residential Assessments, 1981-2001 .....	8-7
Figure 8.3: Agricultural Assessments, 1981-2001 .....	8-8
Figure 8.4: Forest Assessments, 1981-2001.....	8-8
Figure 8.5: Percent Change in Assessment Classes, 1990-2001 .....	8-8

### List of Maps

Map 3.1 .....	Functional Classification System
Map 4.1 .....	Community Facilities – Washburn County
Map 4.2 .....	Utilities – Washburn County
Map 4.3 .....	School Districts – Washburn County
Map 4.4 .....	Park & Recreation Areas – Washburn County
Map 5.1 .....	Topography & Slope
Map 5.2 .....	Soil Types
Map 5.3 .....	Soil Limitations
Map 5.4 .....	Land Cover
Map 5.5 .....	Surface Waters
Map 5.6 .....	Watersheds
Map 5.7 .....	Wetlands & Floodplains
Map 5.8 .....	Depth of Water Table
Map 5.9 .....	Groundwater Contamination Susceptibility
Map 5.10 .....	Development Factors
Map 5.11 .....	Prime Farmland
Map 8.1 .....	Generalized Existing Land Use
Map 8.2 .....	Zoning
Map 9.1 .....	Future Land Use