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Community Indicators Report

The Community Indicators Report is a summary of current conditions and recent trends in the Town of Sparta based on the best available data. The purpose of these indicators is to enable informed choices about the future of the Town. This report is included as an appendix to the comprehensive plan so that it may be easily updated from time to time as new data becomes available.

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DEMOGRAPHICS

About the Data

These indicators utilize a mixture of local, county, state, and federal data sources. The U.S. Census has historically been a key source of data for many community indicators. Much of the information previously collected by the decennial U.S. Census is now collected only by the American Community Survey (ACS). The ACS is an ongoing survey that collects sample data every year and reports estimates of population and housing characteristics. For communities smaller than 20,000 people, the best available estimates are reported as rolling averages over 5-year periods – they indicate average conditions over the reporting period rather than a snapshot of a single point of time. Because the ACS estimates are based on a sample of the population, they include some error. The margin of error is reported for each estimate, and is an indication of how reliable the estimate is. As a general rule, the ACS data is quite reliable at the State level, generally reliable at the County level, and less reliable at the municipal level. The margin of error makes the data much more difficult to interpret. To simplify tables in this plan, the reliability of each value is indicated simply by the formatting of the text. For each ACS estimate, the margin of error is divided by the estimate. If the error is 10% or less than the estimate, the value in the table is **bolded** and underlined. In graphs, the ACS data exceeding this 10% error threshold will be denoted at the bottom of the graph.

The second important note when using ACS estimates is that they cannot be compared to decennial census data because they are measured in different ways. While some of the tables in this report show both decennial census data and ACS data, caution should be used when trying to draw conclusions about trends by comparing the two sets of numbers.

This report is a summary of current conditions and recent trends in Town of Sparta, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the Town.

	Village of Malibu		Chevrolet County	
	No.	Per	No.	Per
1980	124	2.2	79,364	3.0
2000	<u>130</u>	<u>3.0</u>	<u>200,501</u>	<u>6.0</u>
2000	143	10	143,432	7.0
Avg. 2005-2009	378		<u>253,053</u>	

← Census data

← ACS data

↑ error exceeds 10% ↑ error less than 10%

Population & Age Trends

From 1990 to 2010, the Town of Sparta grew by 31%. This growth rate significantly surpassed the growth rate for the City of Sparta (22%), Monroe County (22%) and the State as whole (16%) during the same period. As of 2010, the Town of Sparta accounted for 7% of the total County population, with just over 3,100 people, or roughly 66 people per square mile.

Based on Wisconsin Department of Administration (WIDOA) data, the Town's 2035 population is projected to be 3,930, which is an increase of nearly 26%. This is comparable to the growth projected for the City of Sparta (23%) and the County (21%), while far exceeding the State's projected growth of six percent.

In 2010, the median age in the Town was 44.3, which is higher than the median age for the City of Sparta (38.2) and Monroe County (39.1). Based on this data (shown in the table below), the Town of Sparta has a higher ratio of persons between the ages of 35-64 years old as compared to the City of Sparta and Monroe County (8% and 5% higher, respectively). However, looking just at the "senior citizen" age cohort (i.e. 65 and Over), the Town of Sparta only has slightly higher proportion, as compared to the City and County.

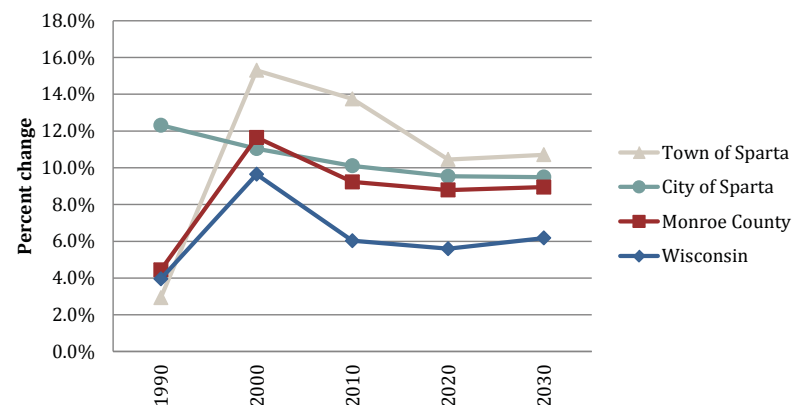
POPULATION TRENDS & PROJECTIONS

Source: 2010 Census, Wisconsin Department of Administration

	Town of Sparta	City of Sparta	Monroe County	Wisconsin
1980	2,317	6,934	35,074	4,705,642
1990	2,385	7,788	36,633	4,891,769
2000	2,750	8,648	40,899	5,363,675
2010	3,128	9,522	44,673	5,686,986
2015	3,245	9,870	46,110	5,783,015
2020	3,455	10,430	48,600	6,005,080
2025	3,650	10,970	50,975	6,203,850
2030	3,825	11,420	52,950	6,375,910
2035	3,930	11,670	53,970	6,476,270

Source: 2010 Census; Wisconsin Dept. of Administration

Population Change by Decade



SEX & AGE, 2010

Source: 2010 Census

	Town of Sparta		City of Sparta		Monroe County	
	Number	Percent	Number	Percent	Number	Percent
Male	1602	51.2%	22,648	237.8%	22,648	50.7%
Female	1526	48.8%	22,025	231.3%	22,025	49.3%
Under 10	362	11.6%	1,404	14.7%	6,466	14.5%
10-19 years	453	14.5%	1,208	12.7%	6,244	14.0%
20-34 years	412	13.2%	1,988	20.9%	7,549	16.9%
35-54 years	932	29.8%	2,454	25.8%	12,407	27.8%
55-64 years	488	15.6%	1,077	11.3%	5,784	12.9%
65-74 years	279	8.9%	649	6.8%	3,311	7.4%
75-84 years	148	4.7%	468	4.9%	2,036	4.6%
85 & Over	54	1.7%	274	2.9%	876	2.0%
17 & Under	745	23.8%	5,801	60.9%	11,670	26.1%
65 & Over	481	15.4%	1,391	14.6%	6,223	13.9%
Totals	3128	100%	9,522	100%	44,673	100%

Note: According to the WIDOA, predictions of the population are based on the primary assumption that past demographic and economic patterns, on a large scale, will hold true into the future. Population projections are not a statement of what will happen, but an inference of what might happen, IF past patterns and probable future trends hold true.

HOUSING

Household Counts

From 2000-2010, the Town of Sparta showed a 22% increase in the number of households. This significantly surpassed the increases in the City of Sparta (11%) and Monroe County (13%) during the same period.

The Town's "persons per household" dropped from 2.94 in 1990 to 2.77 in 2010, which is a reduction of 5.7%. During this same period, the City of Sparta's "persons per household" declined by 2.1% to 2.39 and Monroe County declined by 7.8% to 2.57. This trend is consistent with national trends over the past several decades and can be attributed to smaller family sizes, increases in life expectancy, and increases in single parent households.

To be conservative MSA Professional Services used a reduction of 1% per decade in "persons per households" to forecast total households for years 2015, 2020, 2025, 2030, and 2035 based on population projections. As shown, the Town of Sparta may see an increase of 279 households between 2010 to 2035. This equates to an addition of 292 housing units, using 2010 average vacancy rates, an increase of 24.8%.

HOUSEHOLD TRENDS & PROJECTIONS

Source: U.S. Census Bureau & MSA projections

	Town of Sparta		City of Sparta		Monroe County		Wisconsin	
	Number	Persons Per*	Number	Persons Per*	Number	Persons Per*	Number	Persons Per*
1980	n/a	n/a	n/a	n/a	11,894	2.95	1,652,261	2.85
1990	811	2.94	3,192	2.44	13,144	2.79	2,055,774	2.38
2000	925	2.82	3,583	2.41	15,399	2.66	2,084,544	2.57
2010	1,128	2.77	3,986	2.39	17,376	2.57	2,279,768	2.49
2015	1,176	2.76	4,152	2.38	18,025	2.56	2,329,913	2.48
2020	1,258	2.75	4,410	2.37	19,094	2.55	2,431,538	2.47
2025	1,336	2.73	4,662	2.35	20,128	2.53	2,524,646	2.46
2030	1,407	2.72	4,877	2.34	21,013	2.52	2,607,704	2.45
2035	1,453	2.70	5,009	2.33	21,525	2.51	2,662,061	2.43

* Forecasted Years (2015-2035) assumes a 1% decline per decade (past decline ranged from 1.0-4%, excluding State figures)

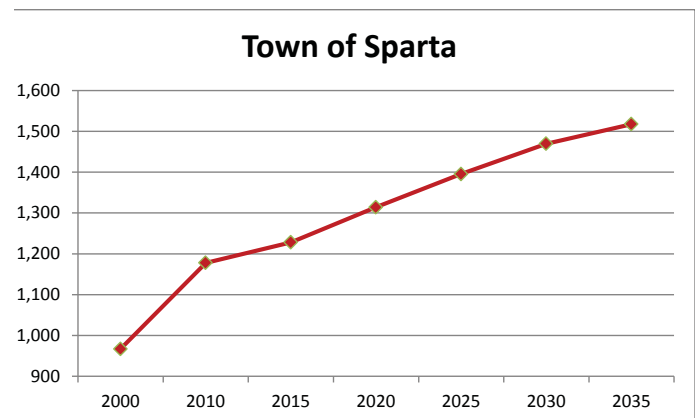
HOUSING UNITS TRENDS & PROJECTIONS

Source: U.S. Census Bureau & MSA projections

	Town Of Sparta	City Of Sparta	Monroe County
1980	n/a	n/a	12,741
1990	n/a	3,266	14,135
2000	967	3,733	16,672
2010	1,178	4,192	19,204
2015	1,228	4,367	19,921
2020	1,314	4,638	21,103
2025	1,395	4,903	22,245
2030	1,470	5,129	23,223
2035	1,518	5,268	23,789

HOUSING UNITS PROJECTIONS, 2000-2030

Source: US Census Bureau & MSA projections



Occupancy & Housing Stock

The housing stock in the Town of Sparta is typical of a Midwest town, with a majority being single family homes (92%) with small portion being mobile homes/trailers (7%), and limited multi-family unit buildings (1%).

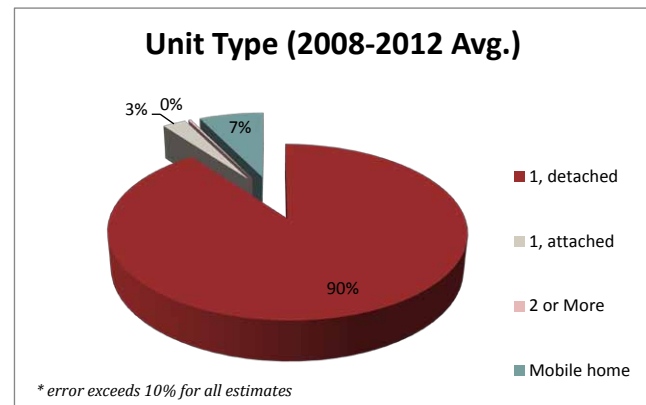
As of 2010, approximately 87% of Town residents live in owner-occupied housing with a vacancy rate of 1.3%, as compared to 1.5% in the year 2000. The 2008-2012 rolling estimates suggests the vacancy rate is holding below 2.0%.

The graph on the right provides several insights to the Town of Sparta's housing stock, as listed below.

- Roughly 20% of residential structures in the Town of Sparta were built prior to 1970. These older homes are prone to needing more maintenance and are likely to have components known to be unsafe due to structure/product make-up (e.g. lead pipes, lead paint and asbestos).
- Between 1970-2010, the Town of Sparta saw a significant increase in home construction. However, since 2010 there has been limited new home construction within the Town. Based on figures provided by the Town, there were 11 new single-family homes added in 2012, and a net increase of 6 new single-family homes in 2013. A major contributor to the lack of home construction can be attributed to the Great Recession, which has impacted the entire nation since the late 2000s.

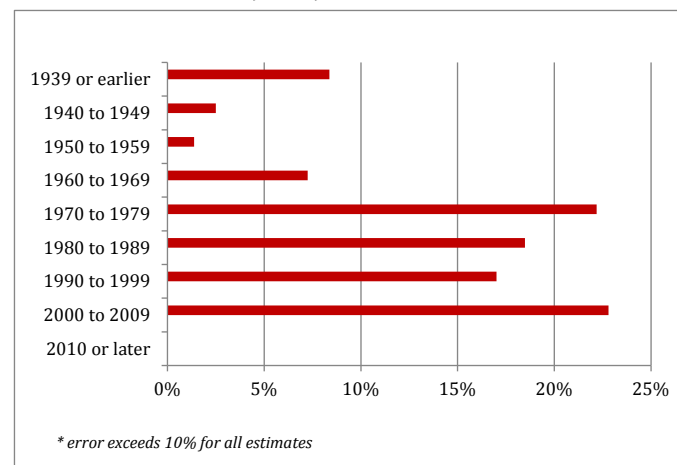
UNIT TYPE, 2008-2012 AVG*

Source: American Community Survey



YEAR STRUCTURE BUILT, 2008-2012 AVG*

Source: American Community Survey



UNIT OCCUPANCY*

Source: U.S. Census Bureau & American Community Survey

	2000		2010		Avg. 2008-2012	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	821	85%	1,030	87%	1,017	88%
Renter Occupied	104	11%	98	8%	126	11%
Vacant	42	4%	50	4%	15	1%
Homeowner Vacancy Rate		1.3%		1.5%		1.3%
Rental Vacancy Rate		2.0%		5.8%		0.0%
TOTAL	967		1,178		1,158	

HOUSING

Affordability & Value

Affordable housing opportunities are often provided through the sale of older housing units. Housing is generally considered “affordable” when the owner or renter’s monthly housing costs do not exceed 30% of their gross monthly income. Based on the rolling average between 2008-2012, roughly 20.5% of Town homeowners and approximately 3.2% of renters exceeded the “affordable” threshold. While these numbers are important indicators of affordability, it is also important to note that some residents may consciously choose to devote more than 30% of their income to household and lifestyle expenses.

The median value of a home in the Town is assumed to be around \$164,400 (based on the rolling average 2008-2012), surpassing the City’s median home value of \$102,550, as well as the County’s median home value of \$134,400.

SELECTED MONTHLY OWNER COSTS, AVG 2008-2012

Source: American Community Survey

	Percent
Less than 20 percent	49.0%
20.0 to 24.9 percent	19.4%
25.0 to 29.9 percent	11.1%
30.0 to 34.9 percent	7.4%
35 percent or more	13.1%
Not computed	0.0%

GROSS RENT AS PERCENTAGE OF INCOME, AVG 2008-2012

Source: American Community Survey

	Percent
Less than 15 percent	47.6%
15.0 to 19.9 percent	9.5%
20.0 to 24.9 percent	32.5%
25.0 to 29.9 percent	4.0%
30.0 to 34.9 percent	0.0%
35 percent or more	3.2%
Not Computed	3.2%

GROSS RENT

Source: U.S. Census Bureau, American Community Survey

	2000	Avg. 2008- 2012
Less than \$200	7.7%	3.2%
\$200 to \$499	41.0%	3.2%
\$500 to \$749	19.2%	23.0%
\$750 to \$999	20.5%	9.5%
\$1,000 to \$1,499	0.0%	46.8%
\$1,500 or more	0.0%	5.6%
No Cash Rent	11.5%	3.2%
Median Rent	\$422	\$1,021

VALUE (FOR HOMES WITH MORTGAGES)

Source: U.S. Census Bureau, American Community Survey

	2000	Avg. 2008 - 2012
Less than \$50,000	4.2%	8.9%
\$50,000 to \$99,999	47.9%	4.5%
\$100,000 to \$149,999	35.4%	30.3%
\$150,000 to \$199,999	9.9%	18.9%
\$200,000 to \$299,999	1.5%	25.8%
\$300,000 to \$499,999	0.4%	8.6%
\$500,000 or more	0.7%	3.0%
Median Value	\$98,400	\$164,400

Housing Programs

Rural & Economic Development Loans

Rural and Economic Development “Section 502” loans are available to rehabilitate homes that fail to meet minimum standards for “decent, safe and sanitary” housing, and to make homes accessible to persons with disabilities. Contact the local Rural and Economic Development office, which is generally located at the county seat.

Home Improvement Loan Program

The Wisconsin Housing and Economic Development Authority (WHEDA) administers the Home Improvement Loan Program (HILP) and the Home Energy Loan Program (HELP). These programs are designed to enable homeowners with low or moderate incomes to repair and improve their homes. The program makes FHA-insured home improvement loans available at an interest rate below the market rate. A third program, the Home Energy Incentive Program, is used with HILP for energy conservation projects. To apply for a loan, visit a participating lending institution, or call 800-334-6873.

Low-Income Energy Assistance Program

The Low-Income Energy Assistance Program provides energy assistance for low-income renters and homeowners. Eligibility is limited to households that have an income not greater than 150% of the poverty level, and that show an “energy burden”. This means the household must directly pay a fuel provider or pay rent that includes heat. Applications usually must be made through the county Energy Assistance Office. Payments are made based on a multi-tier schedule depending on income, household size, and fuel type. One payment at the appropriate benefit rate is made for the entire heating season.

Weatherization Programs

In most counties, free weatherization is available for qualified low-income customers through gas and electric utilities. Contractors are hired to install insulation, as well as to caulk and weather strip. Call the local utility for further information.

Rent Assistance for Public Housing

Public housing programs provide publicly-owned and publicly-operated housing for low-income families and single persons who are age 62 or older, have a disability, or are displaced by government action or disaster. Local housing authorities set income limits, and rent may not exceed 30% of income. Contact the local city or county housing authority for information.

Section 8 Housing Subsidies

The federal Department of Housing and Urban Development (HUD) contracts, either directly or through a local housing authority, with owners of new, existing or rehabilitated housing units. HUD pays the difference between rent charged on the private market and the tenant’s contribution, which is based on income. The participating owners may be public or private. Apartments, houses and rented mobile homes may be eligible. Another type of Section 8 program provides a rent subsidy certificate to a qualified applicant who then finds a landlord who is willing to participate. Sometimes it is possible to obtain a subsidy for the tenant’s current dwelling. Contact the local housing authority for details.

Rural Rent Assistance

In rural areas, the Rural and Economic Development office administers a rent assistance program similar to the Section 8 program. The rural program uses the same income guidelines to establish eligibility. The rent charged to the tenant is generally limited to 30% of the tenant’s income. Priority is given to tenants in program-sponsored projects who are paying the highest percentage of their income toward rent. Contact the local Rural and Economic Development office for details.

Source: Wisconsin Department of Health Services

MOBILITY & TRANSPORTATION

Commuting

In general, the Town of Sparta's workforce (16 years or older) is commuting further than the workforce within the City of Sparta, Monroe County and the State as whole. Below are a couple notable differences between these geographies.

- Approximately 27% of the Town's workforce commutes outside of the county, which is higher than workforces within the City of Sparta (17%) and the County as a whole (19%).
- Approximately 36% of the Town's workforce commutes 25 or more minutes to work, which is higher than the City of Sparta's workforce (30%) and the County's workforce (29%).

Commuting in the Town of Sparta is mostly done by car, with 78.1% of commuters traveling in a single occupant vehicle. This number is similar to both the City (78.2%) and the State as whole (79.9%). One difference in commuting methods is by those carpooling to work with 12.6% of the Town of Sparta's workforce carpooling compared to 10.6% in Monroe County and 9.2% in the State as whole.

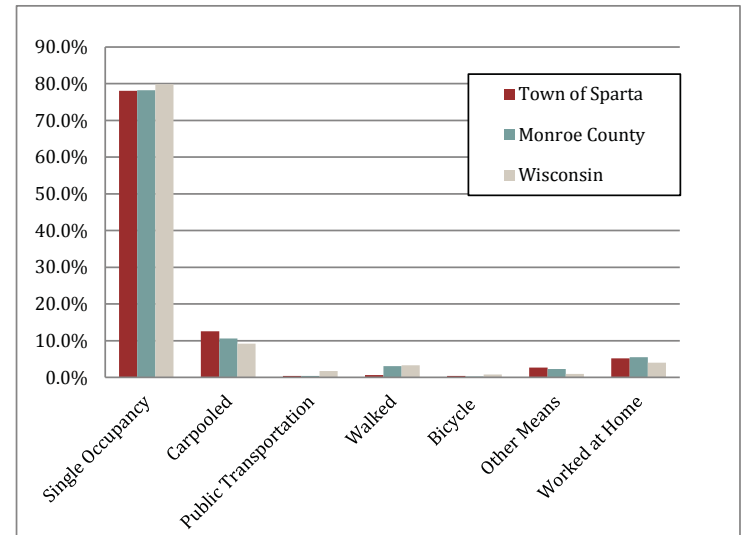
PERCENTAGE OF RESIDENTS COMMUTING

Source: American Community Survey

	Town of Sparta	Monroe County
Within Monroe County	73.0%	80.7%
Outside of County, Within State	26.7%	18.7%
Outside of State	0.3%	0.7%

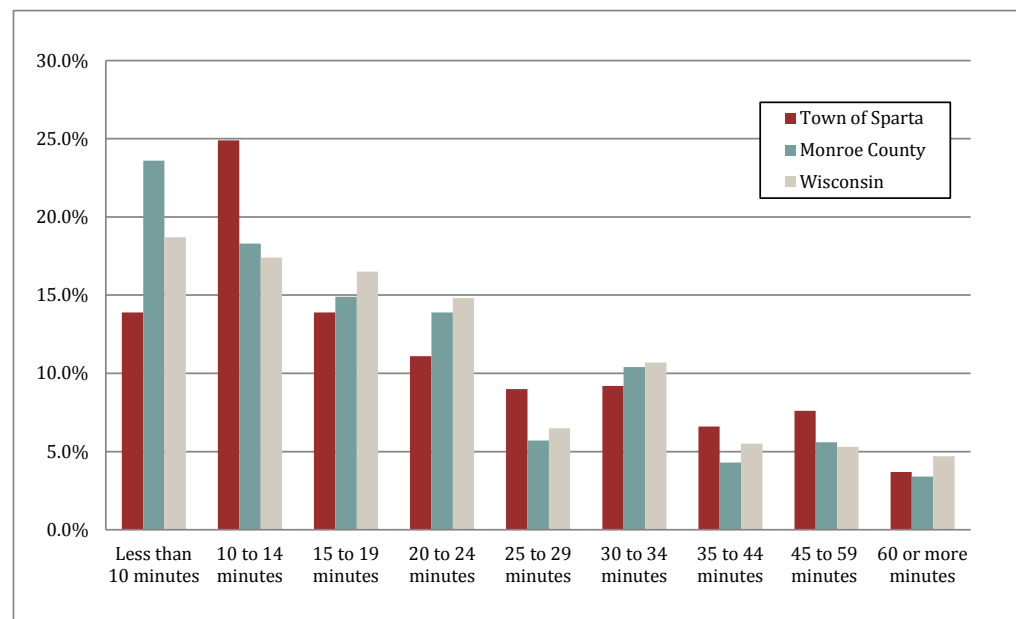
COMMUTING METHODS TO WORK, 2008-2012 AVG

Source: American Community Survey



COMMUTING TIME TO WORK, 2008-2012 AVG

Source: American Community Survey



Major Modes of Travel

Aviation Service

The City of Sparta operates a municipal airport in cooperation with the U.S. Army's nearby Fort McCoy (outside the Town of Sparta). Of the 100 airports comprising the State Airport System, Sparta Municipal Airport is one of four that have military aircraft currently based there. Based on the Wisconsin State Airport System Plan 2012 Update, the airport is classified as a Medium General Aviation Airport and is projected to remain as such through 2020. The airport has two runways with edge lighting. The principal runway is 4,697 feet long and the crosswind runway is 4,292 feet long. Airport services include: fuel availability, tie-downs and flight instructions. The airport has a control tower related to its military use.

Since there are no commercial carriers that use this facility, commercial passengers generally use La Crosse Municipal Airport (25 miles away) or Dane County Regional Airport (115 miles).

The airport facility has two major advantages that make it somewhat unique within Wisconsin. First, the airport is on a military reservation, meaning it is free of existing and likely future residential development conflicts. Second, the airport facility, for the size of the community, has an unusually long principal runway and includes a substantial crosswind runway. Based on projections contained in the Wisconsin State Airport System Plan 2012 Update there are approximately 14,200 annual operations at the airport.

Railroad Service

Canadian Pacific Systems Company operates the only freight railroad through the Town of Sparta. Amtrak uses this railroad line, providing passenger service between Minneapolis and Chicago. The nearest depot is in the City of Tomah (18 miles east) and La Crosse (24 miles west).

Water Transit

There is no waterborne freight movement based in the Town of Sparta. The nearest port is located in Prairie du Chien (77 miles southwest of Sparta, which has access to the Mississippi River. Local navigable waters are used only for recreational purposes.

Truck Routes

Designated truck routes that run through the Town of Sparta include WI-27, WI-16 and I-90.

Road Classifications

All federal, state, county, and local roads are classified into categories under the "Roadway Functional Classification System" based upon the type of service they provide (see map on the next page for road classifications in the Plan Area). In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic.

Roadway Improvement Projects

Wisconsin's Six Year Highway Improvement Program identifies projects by county and project limits. This list provides projects to be completed during 2014 and 2019. The Town of Sparta will be impacted by four different projects over this time frame. None of the projects listed are major improvement projects.

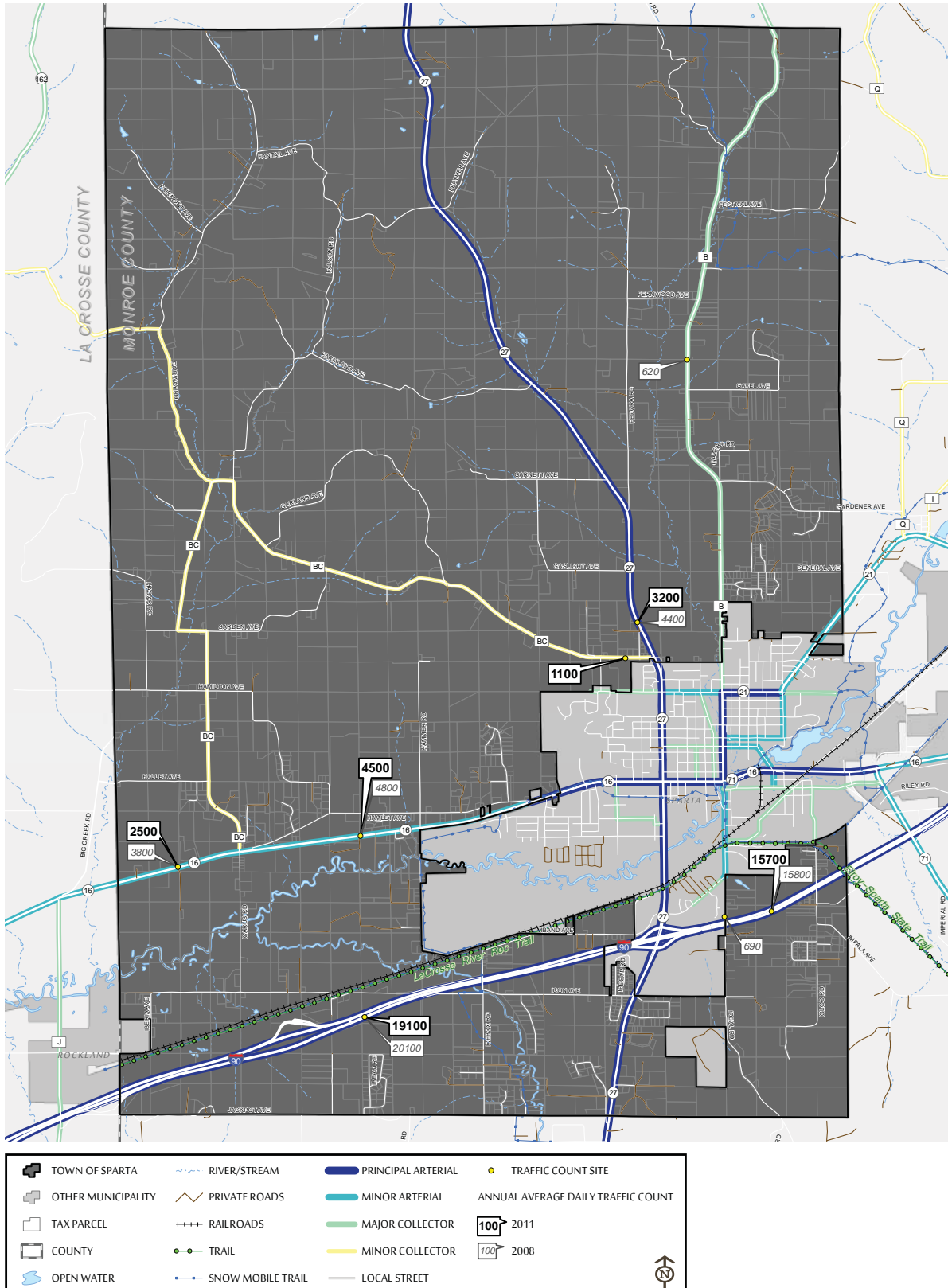
PLANNED ROAD IMPROVEMENTS

Source: Wisconsin Department of Transportation

Hwy	County	Project Title/Limits	Miles	Year	Project Description
16	Monroe	IH 90-STH 16 / City of Sparta	0.58	2016	Reconstruct roadway w/ additional lanes including turning lanes. Expand or replace bridges as needed.
71	Monroe	Melrose-Sparta	2.06	2016	Improve curves.
90	Monroe	La Crosse - Sparta	0.00	2017-19	Overlay existing bridge decks with concrete.
94	Monroe	Sparta - Tomah	0.02	2017-19	Replace two bridges on IH 94 EB at the IH 90 system interchange.

MOBILITY & TRANSPORTATION

Transportation Map



Bike, Pedestrian & Transit

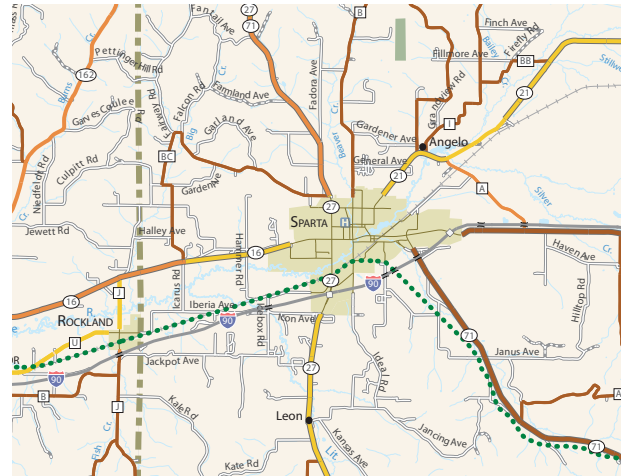
Sidewalks, Trails, & Routes

Pedestrians and bicyclists primarily use Town roads with the exception of the Elroy-Sparta Trail and the La Crosse River Trail. The Wisconsin DOT County Bike Map (shown on the right) displays the bicycle “level of service” for the major roadways within the planning area. This “level of service” is broken down into the following categories:

- “Best Condition” (brown),
- “Moderate Condition” (orange),
- “Wider Paved Shoulders” (tan), and
- “Undesirable” (yellow).

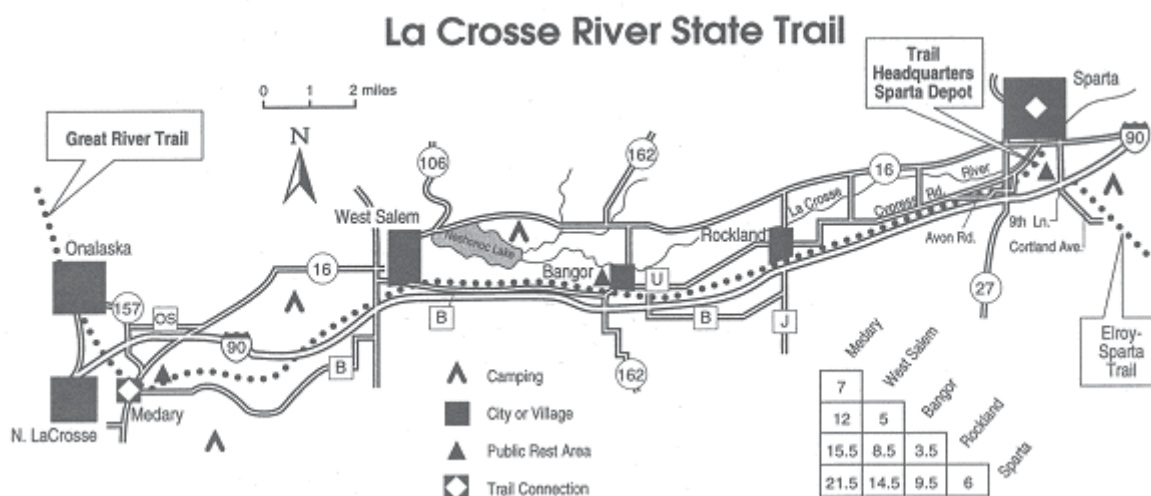
The Elroy-Sparta State Trail extends from Sparta to Elroy to the southeast. The trail is known as the “three tunnel trail” as its route passes through tunnels originally designed for railroad traffic of the Chicago & North Western Railroad companies.

The La Crosse River State Trail extends 21.5 miles between Sparta and Onalaska, connecting the Great River State Trail and the Elroy-Sparta State Trail. The trail is crushed limestone and offers walking/hiking, biking, snowmobiling, and camping opportunities.



Transit Service

There are no public transit services provided within the Town of Sparta. Intercity bus travel is available through Greyhound Bus lines in Tomah and La Crosse. From Tomah, passengers can reach Minneapolis/St. Paul, MN or Chicago, IL. Fort McCoy does operate a shuttle bus for base personnel, which has routes through Sparta as well as other communities. There are two local taxi cab services: Sparta Cab Company and Friendly Cab Company.



ECONOMIC PROSPERITY

Education & Income

Education attainment can provide valuable insight into the existing labor force, including availability of skilled and professional workers and demand for training opportunities. In the year 2000, approximately 83% of Town of Sparta residents 25 years or older have at least a high school diploma, which is slightly higher than Monroe County (81%), but lower than the State as a whole (85%). Looking at higher education, only 5.5% of residents obtained a graduate/professional degree, which is higher than the County (3.4%). More recent data from the American Community Survey (2008-2012), suggests that the Town residents have outpaced the County and the State in having at least a high school diploma, as well as those with graduate/professional degrees.

In 2000, Town of Sparta's median family and household income levels were higher than the County and State's income level. More recent data from the American Community Survey (ACS) most recent rolling average (2008-2012), suggests that the Town of Sparta has been outpaced by the County and the State in these two income indicators. The ACS data also suggests the number of person below the poverty level has increased for all geographies from 2000 to the present with the Town of Sparta increasing from 1.9% to 8.5%. This is a significant increase; however, it is well below the County (15.0%) and State as whole (12.5%).

Note: The Census Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level".

EDUCATIONAL ATTAINMENT

Source: U.S. Census Bureau, American Community Survey

		2000	Avg. 2008-2012
Town of Sparta	HS Grad	36.9%	39.3%
	Some College	20.7%	21.5%
	Associate Degree	8.8%	8.9%
	Bachelor's Degree	11.3%	12.7%
	Graduate/Prof. Degree	5.5%	9.0%
	High School Grad or Higher	83.2%	91.5%
Monroe County	HS Grad	41.1%	40.4%
	Some College	19.3%	21.3%
	Associate Degree	7.5%	9.8%
	Bachelor's Degree	9.7%	11.8%
	Graduate/Prof. Degree	3.4%	4.8%
	High School Grad or Higher	81.1%	88.1%
Wisconsin	HS Grad	34.6%	33.1%
	Some College	20.6%	21.3%
	Associate Degree	7.5%	9.4%
	Bachelor's Degree	15.3%	17.5%
	Graduate/Prof. Degree	7.2%	8.9%
	High School Grad or Higher	85.1%	90.2%

INCOME TRENDS

Source: U.S. Census Bureau, American Community Survey

		2000	Avg. 2008-2012
Town of Sparta	Per Capita	\$19,488	\$20,518
	Median Family	\$53,798	\$53,875
	Median Household	\$49,769	\$41,132
	Below Poverty	1.9%	8.5%
County	Per Capita	\$17,056	\$23,406
	Median Family	\$43,835	\$61,439
	Median Household	\$37,170	\$48,768
	Below Poverty	12.0%	15.0%
Wisconsin	Per Capita	\$21,271	\$27,426
	Median Family	\$52,911	\$66,415
	Median Household	\$43,791	\$52,627
	Below Poverty	8.7%	12.5%

Existing Labor Force

Based on the tables and graphs on the right the following can be inferred regarding the Town's existing labor force:

- The economy is starting to recover from the Great Recessions, which has impacted the nation since the late 2000s. Currently the County and the State as whole have reduced their unemployment rates to 6.5% and 6.7%, respectively. Based on the American Community Survey (avg 2008-2012), the Town of Sparta unemployment rate (2.7%) is well below that of the County and State.
- A majority (70.0%) of workers in the Town of Sparta earn a private wage and salary, similar to Monroe County at 70.2%, but lower than the State at 81.7%. This difference is largely shown in the higher percentage of governmental workers in the Town and the County (21.9% and 20.6%, respectively).
- Occupations in Town of Sparta are weighted towards "Management, Professional & Related" and "Sales and Office". Both of these occupational categories are proportionally higher in the Town than the County, while the Town's "Service" and "Prod., Trans., & Mat. Moving" occupations are below the County and the State percentages.
- The largest occupations by industries in the Town of Sparta are "Educational, Health & Social Services", "Public Administration", "Manufacturing", and "Retail Trade". However, the Town has a significantly lower percentage in the "Manufacturing" industry, as compared to the County and the State.

Note: A community's labor force includes all people over the age of 16 classified as employed or unemployed as well as members of the U.S. Armed Forces. Those not included in the labor force statistics include students, homemakers, retired workers, seasonal workers not currently looking for work, institutionalized people, and those doing only incidental unpaid family work.

EMPLOYMENT STATUS

Source: U.S. Census Bureau, WI Workforce and Labor Market Information System

	Monroe County	Wisconsin
In Labor Force (2000)	18,188	2,598,898
Unemployment Rate	5.0%	4.3%
In Labor Force (2010)	24,623	3,084,557
Unemployment Rate	7.3%	8.5%
In Labor Force (2013)	24,238	3,074,589
Unemployment Rate	6.5%	6.7%

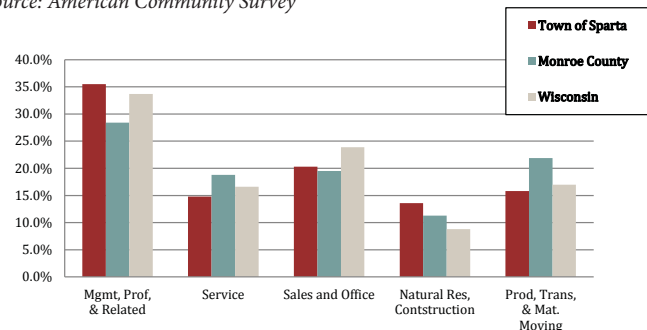
CLASS OF WORKER

Source: American Community Survey

	Town of Sparta	Monroe County	Wisconsin
Private Wage & Salary	70.0%	70.2%	81.7%
Government Worker	21.9%	20.6%	12.6%
Self-employed & Not-for-Profit Worker	7.8%	8.8%	5.5%
Unpaid family Worker	0.4%	0.5%	0.2%

EMPLOYMENT BY OCCUPATIONS, 2008-2012

Source: American Community Survey



EMPLOYMENT BY INDUSTRY, 2008-2012 AVG

Source: American Community Survey



ECONOMIC PROSPERITY

Labor Projections

Based on Wisconsin's Department of Workforce Development the fastest growing industries in the Western Region (includes Buffalo, Crawford, Jackson, Juneau, Monroe, Trempealeau, and Vernon Counties) are "Administrative and Support and Waste Management and Remediation Services". The "Healthcare" industry in general is growing rapidly, both regionally and statewide due in part to the aging population.

Major Employers

As of 2010, the largest employer in the County is Fort McCoy and Walmart, with 1,000 or more employees. Other major employers are Tomah VA Medical Center and school districts, including the Sparta Area School District.

MAJOR EMPLOYERS & MANUFACTURERS in Monroe County, 2010

Source: WI DWD, Bureau of Workforce Training, QCEW, OEA special request, Sept. 2011

Establishment	Service or Product	Number of Employees
Fort McCoy	National Security	1,000 or More
Walmart	General Retail and Distribution Center	1,000 or More
Tomah VA Medical Center	Psychiatric & Substance Abuse Hospitals	500-999
Tomah Public School District	Elementary & Secondary Schools	500-999
Toro Mfg LLC	Farm Machinery & Equipment Manufacturing	500-999
Sparta Area School District	Elementary & Secondary Schools	500-999
County of Monroe	Executive & Legislative Offices, combined	250-499
Cardinal Glass Industries Inc.	Glass Product Manufacturing made of Purchase Glass	250-499
Northern Engraving Corp	Motor Vehicle Metal Stamping	250-499
Century Foods Intl LLC	Dry, Condensed, & Evap. Dairy Products Mfg.	250-499

FASTEST GROWING INDUSTRIES in Western Region

Source: Wisconsin Workforce Development

Industry	Base Year (2010)	Projection Year (2020)	Percent Change
Administrative and Support and Waste Management and Remediation Services	4337	5468	26%
Professional, Scientific, and Technical Services	2772	3477	25%
Accommodation and Food Services	11432	13975	22%
Transportation and Warehousing	7882	9486	20%
Health Care and Social Assistance, including State and Local Government	21611	25954	20%
Finance and Insurance	4798	5489	14%
Real Estate and Rental and Leasing	983	1122	14%
Management of Companies and Enterprises	1683	1905	13%
Arts, Entertainment, and Recreation	1271	1,409	11%
Wholesale Trade	5083	5519	9%

Economic Development Programs

Monroe County Revolving Loan Fund

This fund is designed to promote economic development by providing a source of long term, fixed rate, low interested financing for new and existing business projects that are located in Monroe County.

CMV Growth Development Revolving Loan Fund

This fund seeks to foster growth in economic based activities that affect growth or decline in the Tri-County area of Crawford, Monroe and Vernon counties. The fund targets manufacturers, tourism and select service industries to create jobs.

Wisconsin Economic Development Corporation

As the state's lead economic development organization, the Wisconsin Economic Development Corporation (WEDC) nurtures business growth and job creation in Wisconsin by providing resources, technical support, and financial assistance to companies, partners and the communities they serve. The WEDC administers a variety of economic and community development programs for private businesses and municipalities. Visit www.inwisconsin.com to learn more.

Community Development Block Grant - Public Facilities for Economic Development (CDBG-PFED) Program

The CDBG-PFED is a federally funded program administered by the Wisconsin Department of Administration (WIDOA). This grant is designed to assist communities that want to expand or upgrade their infrastructure to accommodate businesses that will create new jobs.

Community Development Block Grant - Economic Development (CDBG-ED) Program

The CDBG-ED is a federally funded program administered by the Wisconsin Department of Administration (WIDOA). It is designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin. WIDOA awards funds to a local unit

of government as a grant, which then loans the funds to a business that commits to create jobs for low- and moderate-income residents. When the business repays the loan, the community retains the funds to start a revolving loan fund.

Community Development Zones

This is a special designated areas in the State. Once created they exist for twenty years with a potential for extending the zone for another five years. The zones range from small rural areas to large metropolitan areas. A certified employer in a zone can earn a tax credit against a Wisconsin income tax liability for job creation and for environmental remediation.

Rural Economic Development (RED) Early Planning Grant Program

The RED grant is a program designed to assist rural business with twenty-five employees or less. Grants may only be used for professional services such as preparation of a feasibility study, market study, or business plan.

WI Development Fund (WDF) Programs

There are two WDF programs. The Technology Development Fund helps finance products research and development, and commercialization. The Major Economic Development Program provides financial assistance for business startups or expansions that can create or retain a significant number of jobs and to leverage private capital investment.

Transportation Facilities Economic Assistance and Development Program

This funds transportation facilities improvements (e.g. road, rail, harbor and airport) that are part of an economic development project.

Natural Resources

Physiography

The Town of Sparta is located in the Western Coulee and Ridges ecological landscape. This area is characterized by its highly eroded, unglaciated topography with steep sided valleys and ridges, high gradient headwater streams, and large rivers with extensive, complex floodplains and terraces.

Vegetation

Presettlement vegetation consists primarily of oak savannahs characterized by open grasslands with scattered bur, black, white and Hill's oaks. Isolated oak forests on the steep valley slopes were also quite common. Frequent wildfires kept intolerant trees and shrubs from gaining a foothold, thus sustaining largely savannah environment.

Since European settlement, wildland fires have been controlled resulting in a change in vegetation and many of the prairies have been converted to agricultural uses. Many of the areas not used for agricultural purposes have developed into closed forest ecosystems. Over the years many of the oak forests have been harvested, causing maple-basswood forests to become more dominate.

Soils

Although continental glaciers at one time covered much of Wisconsin, the southwestern portion of the state was largely unaffected. This area is known as the driftless region, or the coulee region. The Town of Sparta and much of the western two-thirds of Monroe County are in the driftless area. This area consists mainly of a broad bedrock plateau that is mantled with loess, residuum of bedrock, or both. The thickness of these deposits over the bedrock varies widely from 0-40 feet. Alluvial deposits are found in the valley bottoms. Clay deposits and sand deposits also resulted from glaciation and are found in the region. Areas of steep slopes within the Town are shown on the Development Limitations Map (refer to page B-19).

Metallic and Non-Metallic Resources

There are three active nonknown metallic mineral mining operations within the Town. Refer to the Existing Land Use Map on page B-29.

Achievements in new technology for extracting natural gas through the process of "fracking" have created a demand for sand byproducts, called frac sand or silica, used in the extraction process. Western Wisconsin,

including Monroe County, contains an abundance of the sandstone formations valued for natural gas extraction in other states (mostly in North Dakota and Montana).

In 2011, the City of Sparta approved an annexation petition of approximately 550 acres of open land to the southwest portion of the City, between the La Crosse River and the Canadian Pacific Railway. The land is owned by U.S. Silica Holdings, the second largest domestic producer of commercial silica, a specialized mineral that is a critical input into oil and gas shale production and various industrial and specialty products. The Company built a new frac sand facility located on the CP's rail line in Sparta that will produce high quality Northern White sand for use in shale basins across the United States and Canada. The facility will produce and ship three different grades of dry sand and became fully operational in 2013, with 40-70 employees. U.S. Silica expects the operation in Sparta to last for approximately 20 years. After that, they will restore the land leaving a 233-acre recreational lake.

Agricultural Land and Open Space

There is approximately 14,708 acres of agricultural and open space/pastures in the planning area. This is approximately 49% of the land area. A map of prime farmland areas within the planning area is shown on the next page. "Prime farmland" designates land that has the best combination of physical and chemical soil characteristics for producing food, feed, forage, fiber, and oilseed crops according to the Natural Resource Conservation Service.

Rare Species

The Wisconsin Department of Natural Resources monitors a Wisconsin Natural Heritage Database, which provides generalized information about endangered and threatened species by occurrence by County and Town, Range and Section. The table below identifies those that have been found within Town of Sparta area (i.e. T17R4W and T18R4W).

ENDANGERED & THREATENED SPECIES

Source: Wisconsin Department of Natural Resources

Common Name	Scientific Name	Protection Status
Yellow Evening Primrose	<i>calylophus serrulatus</i>	SC
Dry-mesic Prairie	<i>Dry-mesic prairie</i>	NA
Prairie Fame-flower	<i>Phemeranthus reguospemus</i>	SC
Gophersnake	<i>Pituophis catenifer</i>	SC/P
Prairie Parsley	<i>Polytaenia nuttallii</i>	THR
Sand Barrens	<i>Sand barrens</i>	NA
Southern Sedge Meadow	<i>Southern sedge meadow</i>	NA
Brittle Prickly-pear	<i>Opuntia fragilis</i>	THR
Stream--fast,soft,cold	<i>Stream--fast, soft, cold</i>	NA

Protection Status: Special Concern (SC), Fully Protected (SC/P), Natural Area (NA), & Threatened (THR)

Legend:

- TOWN OF SPARTA
- OTHER MUNICIPALITY
- TAX PARCEL
- COUNTY
- RECREATIONAL TRAIL
- PRIVATE ROADS
- RAILROADS
- RIVER/STREAM
- OPEN WATER
- USDA-NRCS SOILS
- ALL AREAS ARE PRIME FARMLAND
- PRIME FARMLAND IF DRAINED
- PRIME FARMLAND IF DRAINED AND PROTECTED
- FARMLAND OF STATEWIDE IMPORTANCE

Water Resources

Drainage Basin & Watershed

The Town of Sparta is located in the Mississippi River Basin. Each major basin is further subdivided into Water Management Units. The entire Town and a good portion of the County is in the Bad Axe - La Crosse WMU. Each WMU is further subdivided into one or more of Wisconsin's 334 watersheds. The Town is primarily in the Little La Crosse River watershed.

Surface Water

There are three principal streams and rivers in the area: La Crosse River, Little La Crosse River and Beaver Creek.

- The La Crosse River starts in western Monroe County and flows to the west through Fort McCoy. In the Town of Angelo the river has been dammed to create the Angelo Pond, which is designated as impaired water due to high mercury concentrations. Downstream of Angelo Pond, the La Crosse River is considered a Class III trout water. Further downstream, Perch Lake is a 33-acre impoundment of the La Crosse River. The City of Sparta owns the dam, which was installed in 1865, and leases it for hydroelectric generation. The lake is considered a "drainage lake" and has 2.4 miles of shoreline with a maximum depth of 10 feet. In 1983 and again in 2002, Perch Lake was dredged. As a part of the 2002 dredging, a sediment trap was constructed immediately upstream of Perch Lake along the La Crosse River.
- The Little La Crosse River, also known as Leon Creek, drains the southern end of the Town. It is nearly 18 miles in length and is spring-fed. It joins the La Crosse River between Sparta and Rockland.
- Beaver Creek and its tributaries flows from north to south, and empties into the La Crosse River.

Ground Water

Most of the ground water in the area is found in the sandstone aquifers which varies in thickness from less than 50 feet to well over 400 feet. Where

the sandstone is more than 50 feet thick, it can yield large, reliable quantities of water. Because sandstone is less permeable than sand and gravel formations, wells in the area tend to be significantly deeper than wells to the west, ranging between 200 and 400 feet deep.

Ground water quality in the region is generally quite good. Typically constituents are calcium, magnesium and bicarbonate ions. These ions are derived mainly from solution of dolomite and limestone and chemical decomposition of certain minerals in the igneous and metamorphic rock formations. With increasing depth, ground water tends to become rather hard and contain higher concentration of iron. Hardness is caused by concentrations of calcium and magnesium. The majority of wells have hard water, and in isolated areas there is high concentrations of iron in the ground water.

Wetlands

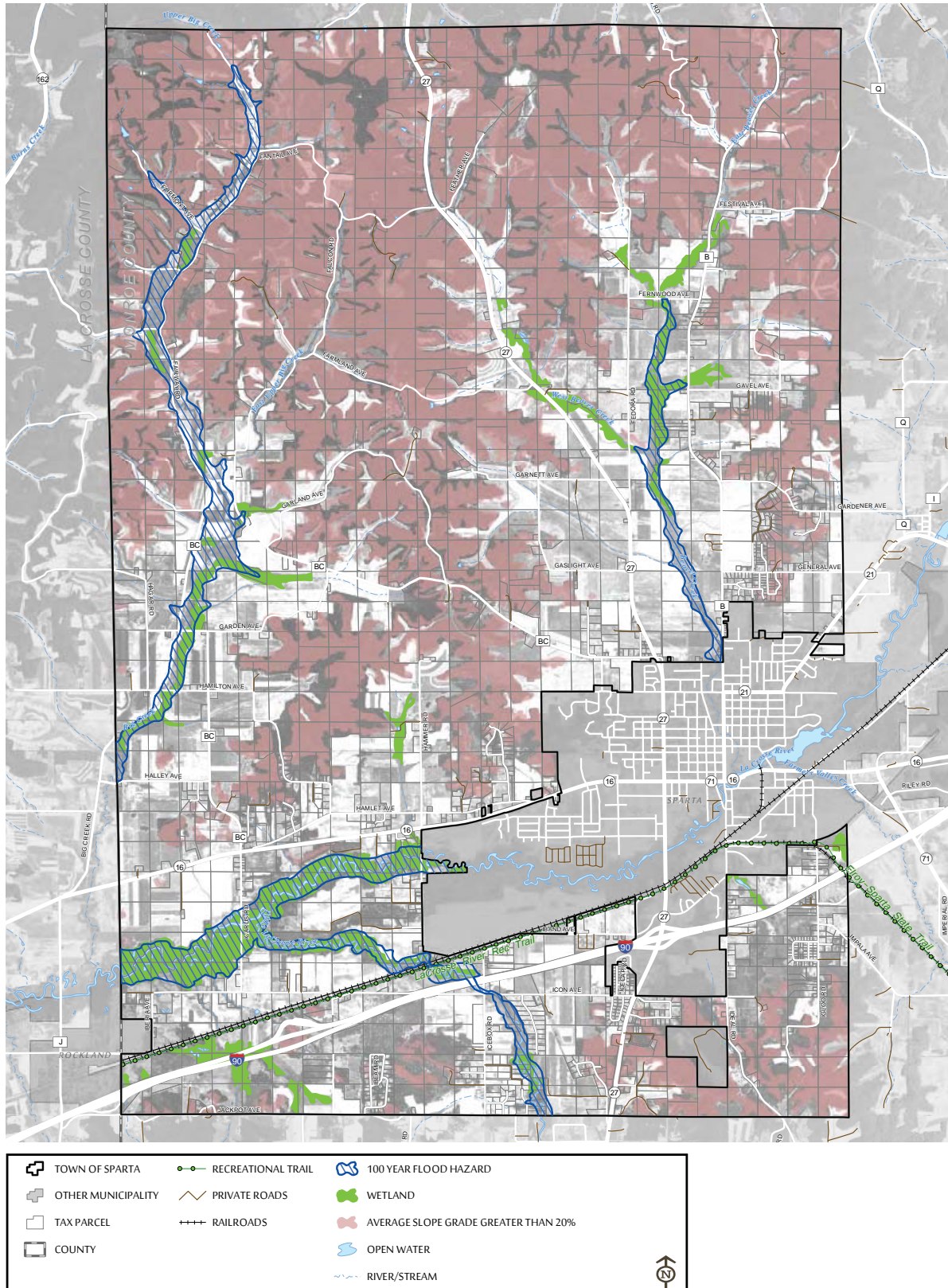
Due to the steep topography, wetlands in the region are not common or extensive. Most of the wetlands that are in the area are associated with stream corridors with relatively flat gradients, and are typically small and are associated with springs and seeps. In total, there is approximately 1,002 acres of wetland-type soils (3.3% of the Town). These lands are generally not conducive for intensive development due to erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils.

Floodplains

Floods are the nations most common natural disaster and therefore require sound land use plans to minimize their effects. Benefits of floodplain management are the reduction and filtration of sediments into area surface water, storage of floodwaters during regional storms, habitat for fish and wildlife, and reductions in direct and indirect costs due to floods.

Federal Emergency Management Agency (FEMA) designated 100- and 500-year floodplains within the planning area. The Development Limitations Map (on the next page) displays the 100-year floodplain in the planning area. Within the Town of Sparta there is approximately 1,461 acres of floodplain (4.8% of the Town) located extensively along the major riverbeds.

Development Limitations Map



General Facilities

Health Care Facilities

Franciscan Skemp Health Care operates 14-bed hospital in the City of Sparta, and is a part of the Mayo Health System. It is a community hospital providing a range of medical services; however, patients needing services not provided by the local hospital are usually transferred to one of the La Crosse hospitals.

There are three medical clinics in Sparta: Gundersen Lutheran Clinic, Family Practice Clinic, and St. Clare Health Care Mission.

The closest VA hospital is the Veterans Affairs Hospital in Tomah.

Police & Emergency Facilities

Police service is provided by the Monroe County Sheriff's office. The Monroe County 911 Center answers emergency calls for police, ambulance, and the fire department.

Ambulance and emergency medical services are provided by Sparta Area Ambulance Serve, Ltd. They provide coverage 24 hours a day. Equipment include three fully equipped ambulances each with an advance life support system.

The Town receives fire protection from Erv's Rural Fire Department. This is a thirty member volunteer department serving eight towns in Monroe County. The Town fire department operates out of a station in the City of Sparta at 202 East Oak Street. Equipment includes a 1,250-gallon and a 1,000-gallon pumper, a 2,250-gallon and a 2,000-gallon tanker, three bush vehicles, a rescue unit, an equipment van, and a Jaws of Life.

Cemeteries

There are five cemeteries located within the Town of Sparta, refer to the map on the next page. None of the cemeteries are owned by the Town.

Library Facilities

The Town is served by the Sparta Public Library, and is located at 124 W. Main Street in the City of Sparta. It is part of the Winding Rivers Library System, which includes six other counties (Buffalo, Jackson, Juneau, La Crosse, Trempealeau and Vernon). As of 2012, there were just under 9,500 registered borrowers. The library building was originally a Carnegie Library built in 1902, and was expanded in 1982. Its collections consists of over approximately 102,000 items, including books, audiotapes, CDs, videos and magazines. Additionally there is fourteen public use computer terminals.

Other Government Facilities

- *Town Hall, located at 5724 Hamlet Ave.*
- *Town Shop is located on 5979 Hamilton Road.*

Public School Facilities

The vast majority of the Town is served by the Sparta Area School District, which operates six elementary schools, one intermediate school, one middle school, and one high school (listed below). Additionally, the district also operates a Charter Preschool, the Coulee Children's Center for Special Education, Alternative School (SAILS) and High Point. Administrative offices are located at 201 E. Franklin Street, a former Middle School.

Elementary Schools (K-5)

- *Cataract, Lakeview, Lawrence Lawson, Leon, Maplewood and Southside*

Intermediate School (4-8)

- *Meadowview Intermediate School*

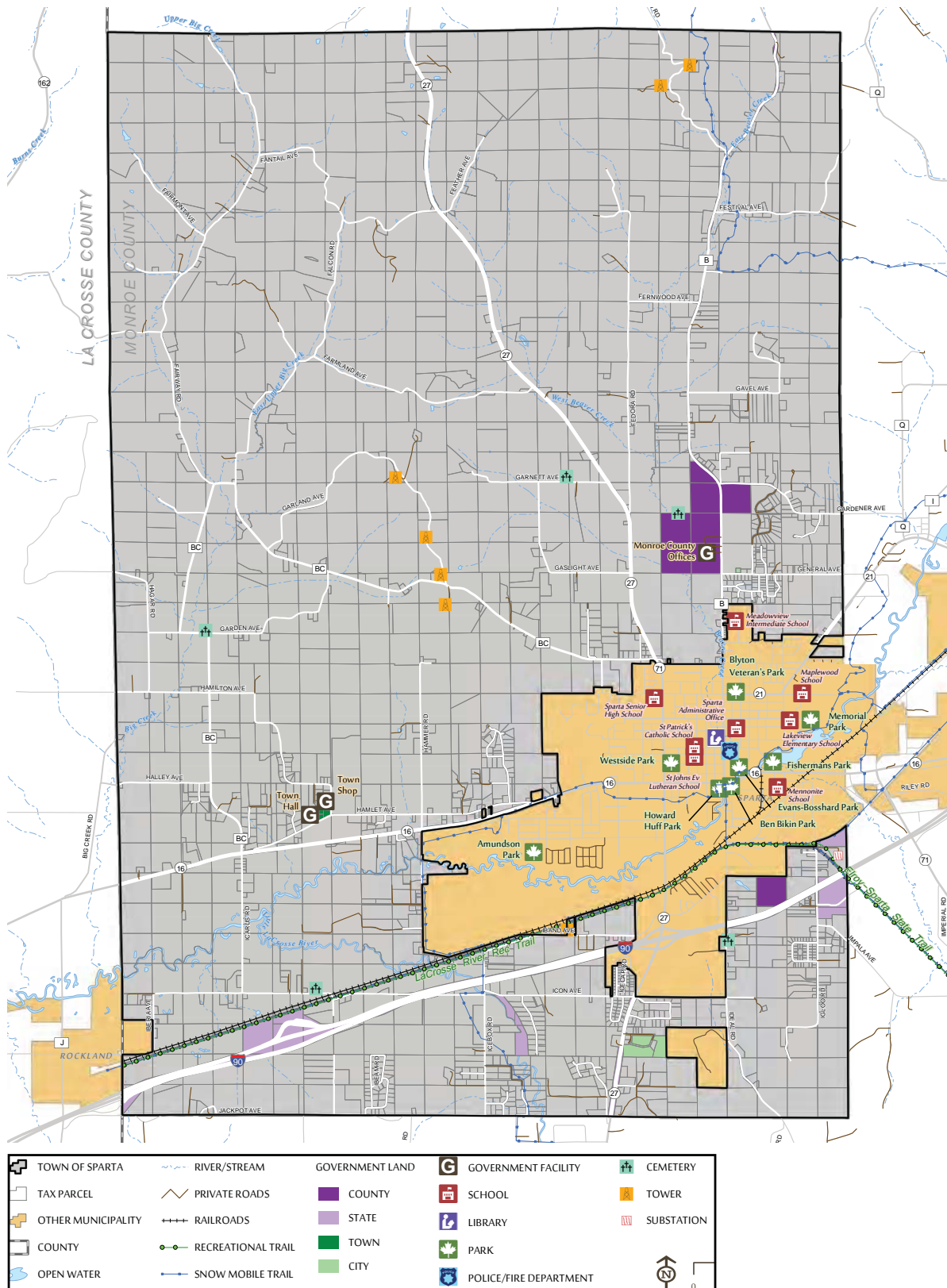
Middle School (6-8)

- *Sparta Middle School*

High School (9-12)

- *Sparta High School*

Community Facilities Map



General Facilities (cont.)

The School District's enrollment has seen significant decline since a peak of 2,878 in 1997; however, from a low of 2,604 in 2011 there has been a 5.1% increase to 2,738 in 2013. The current breakdown of students is 16% in prekindergarten/ kindergarten, 36% in 1st-5th grades, and 48% in 6th-12th grades.

There are a few parcels along the Town's western border which are served by the Bangor School District.

Higher Education Facilities

There are four higher education facilities located near the Town of Sparta:

- *Western Wisconsin Technical (Sparta, WI)*
- *Globe University - La Crosse*
- *University of Wisconsin - La Crosse*
- *Viterbo University (La Crosse, WI)*

Child Care Facilities

There are no child care facilities in the Town. Child care facilities can be found in the City of Sparta.

Parks & Recreation

The Town does not own any parkland. However, Town residents have easy access to the City of Sparta park system, as well as to two DNR bike trails (i.e. La Crosse River State Trail and the Elroy-Sparta State Trail).

Utilities & Services

Stormwater Management

The Town handles all storm drainages through a system of drainage ditches.

Waste Water & Sanitary Sewer System

The Town provides no wastewater facilities. Town development is served by individual waste disposal systems, except the City of Sparta provides sewer service the Rolling Hills County Complex.

Solid Waste & Recycling Facilities

The Town provides a recycling center where its citizens may bring solid waste and recyclables. The solid waste is compacted and hauled to the County Landfill by private contractor. The Town's reviews the contract on an annual basis. Town residents may elect to contract directly with the hauler for curbside pick-up. The Town does allow burn barrels as well.

Water Supply

The Town of Sparta has no public water facilities; however, three properties within the Town receive water from the City of Sparta. These include the Rolling Hills County Complex, a private residence near the old landfill and a farm adjacent to the City. The remainder of properties within the Town use private wells.

Telecommunications Facilities

CenturyTel provides telephone and fiber optics services to the Town residents and Charter Communications provides cable TV service to the portion of the Town near the City of Sparta. There are six communication towers within the Town (see page 21 for locations).

Gas & Power

Xcel Energy provides electrical power to customers in the Town. There is one electrical substation in the Town near I-90 and John Street. Other substations providing service to the Town are located in the City of Sparta and near the unincorporated Village of Cataract in the Town of Little Falls.

Wisconsin Gas provides natural gas to a portion of the Town. The portion served in the area near the City of Sparta. The rest of the Town residents have their own LP tanks.

COMMUNITY CHARACTER

Historical Overview

The Sauk and Fox Indians were the first known inhabitant of the region until they were forced to give up their territory in southwestern Wisconsin. Soon thereafter, the Winnebago also ceded their territory east of the Mississippi River. Due to this history, Monroe County has many burial mounds. Also given the abundance of caves in the driftless area, there are many pictographs and petroglyphs in the region.

The fledging community that would eventually become Sparta grew at the intersection of the military road that connected Prairie du Chien to Lake St. Croix and another route that connected Portage City and La Crosse. Following the Government Land Office survey of 1848-50, settlers slowly moved into the area. With the coming of the railroad in the 1850s, the population of Sparta grew from 382 persons in 1855 to 1,284 in 1860. With improved access and a growing population, agricultural production increased as well.

The discovery of artesian waters, which were high in mineral content, led to a tourist boom from the 1860s into the 1880s. "Saratoga of the West", as Sparta was known, boasted two large hotels and became a resort for many tourists from around the United States. In 1873, the Chicago & Northwestern railway built a line through Sparta and onward to La Crosse.

Throughout Sparta's history, agriculture was the economic backbone of the area. Farmers grew a wide range of crops, including hops, tobacco, wheat and other cash crops. A large number of farmers transitioned into dairy making the Sparta area an important area for cheese and butter production.

In 1885, Sparta became the home of the Wisconsin State School for Dependent Children. This institution played an important economic role in Sparta's history until it closed in 1976. Prior to World War I, the Army established Camp Robinson (Camp McCoy). With the close of World War II, activity at the base dropped off dramatically and in 1947 it was placed on inactive status and by 1953, Camp McCoy was completely deactivated. After that it was used as a summer training post for the Army Reserve and Wisconsin National Guard units. In 1974, Camp McCoy was renamed Fort McCoy. In recent years, activity at Fort McCoy has steadily increased, especially during Desert Storm. From its humble beginning, this facility has had a long-lasting economic impact on the region's economy.



**Camp McCoy becomes
Fort McCoy**



**Gate to Camp McCoy
in 1940**

Historical Resources

Wisconsin Historical Markers

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's heritage. The Wisconsin Historical Society's Division of Historic Preservation administers the Historical Markers Program.

There are nine registered historical markers in Monroe County, including three in the City of Sparta and one in both the Town and City of Sparta (i.e. Elroy-Sparta State Trail).

State & National Register of Historic Places

The National Register is the official national list of historic properties in America worthy of preservation, maintained by the National Park Service. The State register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the Wisconsin Historical Society Division of Historic Preservation. Both listings include sites, buildings, structures, objects and districts that are significant in national, state or local history.

There are twenty State records within the City of Sparta, but none in the Town of Sparta. Six of the twenty registered within Wisconsin are also listed on the national registry.

COLLABORATION & PARTNERSHIPS

Existing Areas of Collaboration

Local Unit of Government	Existing Cooperation Efforts
Monroe County	Zoning Administration, Police Protection, other land conservation, housing, economic development assistance, etc.
City of Sparta	Extraterritorial Zoning
Surrounding Towns	Erv's Sparta Area Fire Protection District

Potential Areas of Collaboration

Local Unit of Government	Potential Cooperation Efforts
City of Sparta	Continued monitoring and planning within the ETZ area

Potential Intergovernmental Cooperation Efforts

- **Voluntary Assistance:** Your community, or another, could voluntarily agree to provide a service to your neighbors because doing so makes economic sense and improves service levels.
- **Trading Services:** Your community and another could agree to exchange services. You could exchange the use of different pieces of equipment, equipment for labor, or labor for labor.
- **Renting Equipment:** Your community could rent equipment to, or from, neighboring communities and other governmental units. Renting equipment can make sense for both communities – the community renting gets the use of equipment without having to buy it, and the community renting out the equipment earns income from the equipment rather than having it sit idle.
- **Contracting:** Your community could contract with another community or jurisdiction to provide a service.
- **Sharing Municipal Staff:** Your community could share staff with neighboring communities and other jurisdictions – both municipal employees and independently contracted professionals. You could share a building inspector, assessor, planner, engineer, zoning administrator, clerk, etc.
- **Consolidating Services:** Your community could agree with one or more other communities or governmental units to provide a service together.
- **Joint Use of a Facility:** Your community could use a public facility along with other jurisdictions. The facility could be jointly owned or one jurisdiction could rent space from another.
- **Special Purpose Districts:** Special purpose districts are created to provide a particular service, unlike municipalities that provide many different types of services. Like municipalities, special purpose districts are separate and legally independent entities.
- **Joint Purchase and Ownership of Equipment:** Your community could agree with other jurisdictions to jointly purchase and own equipment such as pothole patching machines, mowers, rollers, snowplows, street sweepers, etc.
- **Cooperative Purchasing:** Cooperative purchasing, or procurement, is where jurisdictions purchase supplies and equipment together to gain more favorable prices.
- **Intergovernmental Agreements:** These can be proactive or reactive. There are three types of intergovernmental agreements that can be formed including general agreements, cooperative boundary agreements, and stipulations and orders.

Source: WIDOA Intergovernmental Cooperation Element Guide

LAND USE

Existing & Projected Land Uses

The Town of Sparta includes approximately 30,276 acres, 47.3 square miles. The majority of Town is currently comprised either as agriculture/open space (49% of the Town) or woodlands (40%). Developed lands (i.e. commercial, industrial and residential) only makes up 7% of the Town. As discussed prior, there is several limitations to building development (i.e. steep slopes, wetlands, and floodplain), reducing the potential for future development. In total there is approximately 13,685 acres of land with development limitations, which accounts for 45% of the Town. Therefore, roughly 14,500 acres remain developable. As shown on the Existing Land Use Map there are approximately 229 acres of vacant “platted” residential lots. While not all of these lots are part of an official platted subdivision, they are generally less than five (5) acres in size, and located among clusters of existing rural residential areas.

Using the projected population and household sizes, it is expected that the Town of Sparta will need an additional 219 acres of residential land, eight acres of commercial land, and four acres of industrial land in the next 20 years. Given the Town already has an estimated 229 acres of vacant residential land it would appear there is enough supply to meet the 20-year projected residential land area needs. However, it should be noted that most of these vacant areas are not for sale and others may have natural limitations to building development.

Note: Residential use projections were calculated by multiplying the change in projected households by the average households per acre, as of year 2010. Projections for commercial and industrial acreage assume that these land uses will grow at a similar rate to the current proportion of commercial or industrial land to residential land (i.e. maintaining status quo). Actual land needs may differ based on market conditions and the land use policies of the Town.

EXISTING LAND USES, 2013

Source: MSA Mapping

	Acres	%
Agriculture/Open Space	14,562.1	48.1%
Wooded/Forested	12,030.1	39.7%
Commercial	75.3	0.2%
Industrial/Manufacturing	40.0	0.1%
Residential	1,924.5	6.4%
Vacant Platted	228.7	0.8%
Wetlands/Open Water	525.5	1.7%
County	353.9	1.2%
State	535.6	1.8%
TOTAL	30,275.7	100.0%

DEVELOPMENT LIMITATIONS

Source: MSA Mapping

	Acres	%
Developed	2,121.7	7%
Development Limitations	13,685.4	45%
Developable	14,468.6	48%
<i>Total</i>	<i>30,275.7</i>	<i>---</i>

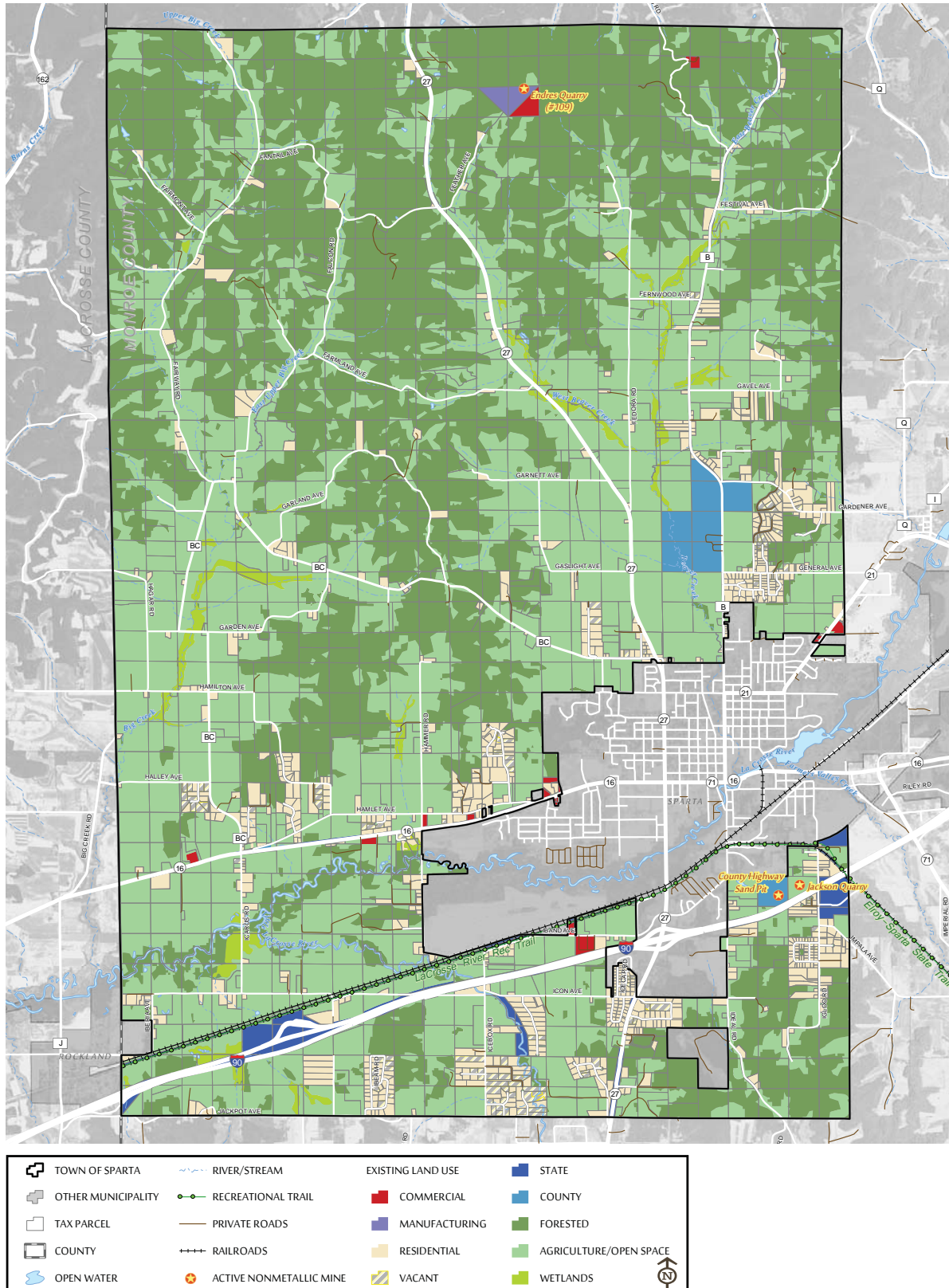
PROJECTED LAND USE NEEDS, 2010-2030

Source: MSA Predictions

Projected Land Demand *	2010	2015	2020	2025	2030	20 Yr Change
Population	3,128	3,245	3,455	3,650	3,825	697
Household Size	2.77	2.76	2.75	2.73	2.72	-0.06
Housing Units	1,178	1,228	1,314	1,395	1,470	292
Residential (acres)	2,006	2,044	2,109	2,169	2,225	219
Commercial (acres)	75	77	79	81	84	8
Industrial (acres)	40	41	42	43	44	4
Undeveloped Land (acres)	14,469	14,429	14,361	14,296	14,237	-231.3

* Based on minimum unsewered residential lot size of 0.75 acres (County Zoning Code)

Existing Land Use Map



Redevelopment Opportunities

Redevelopment opportunities are buildings or parcels that have fallen into disrepair and are no longer contributing positively to the social or economic life of the Town. Redevelopment is typically synonymous with commercial or industrial infill development. Given the relative rural nature of the Town there are no areas identified at this time for commercial or industrial redevelopment.

Contaminated Sites

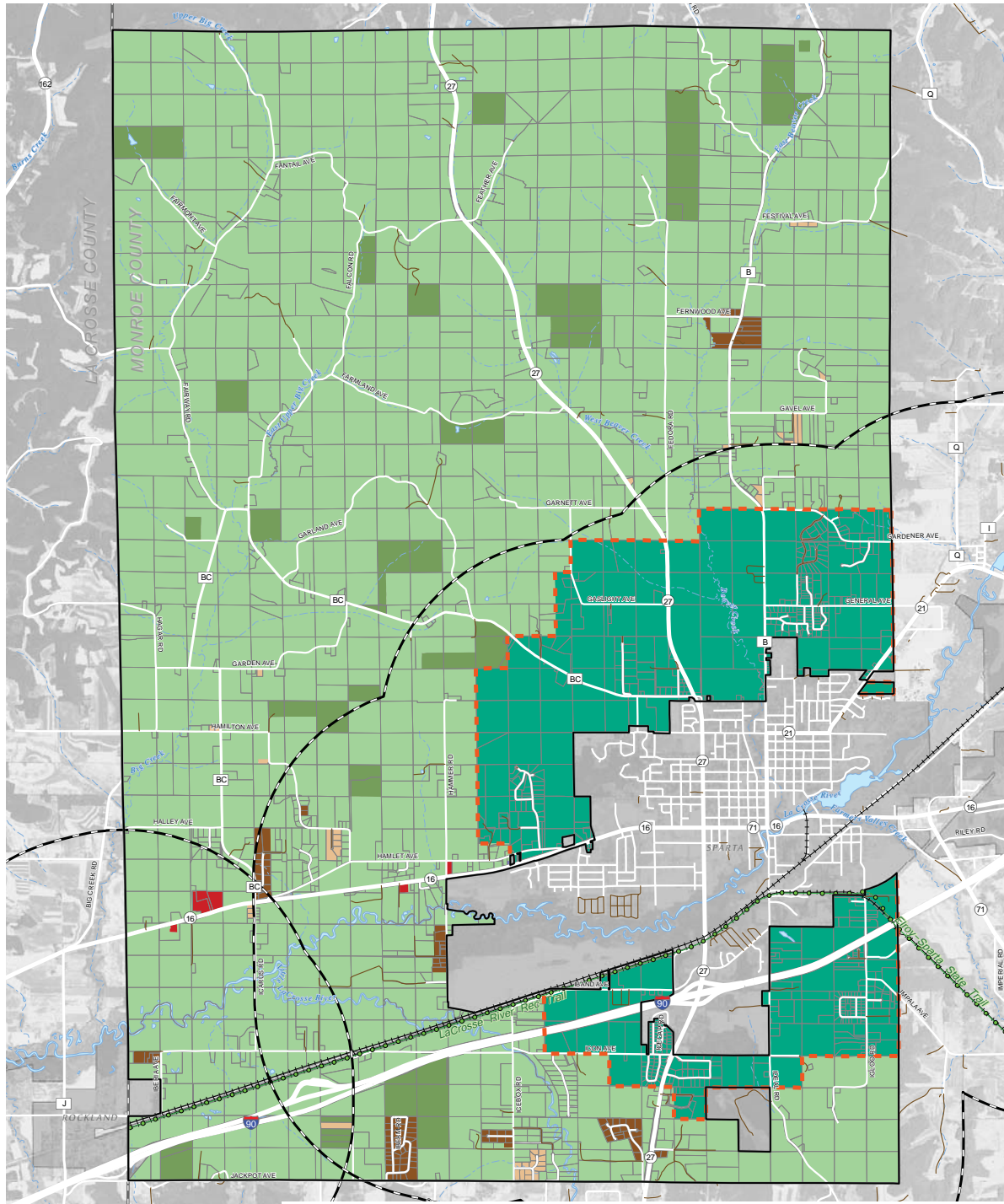
The Bureau of Remediation and Redevelopment within the Wisconsin Department of Natural Resources oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRTS) provide access to information on incidents (“Activities”) that contaminated soil or groundwater. These activities include spills, leaks, other cleanups and sites where no action was needed. Based on the BRRTS database, there are no “Open” sites within the Town. Open sites are those in need of clean up or where cleanup is underway.

Zoning

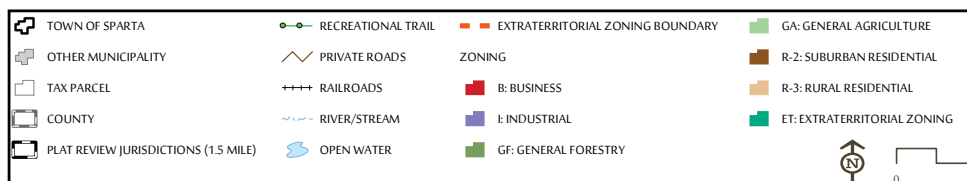
The Town of Sparta is a zoned town under the jurisdiction of the Monroe County Zoning Department. Land development and building activity within the town are subject to the County’s zoning ordinance (Chapter 47, County Code). Within the town any request for zoning amendments is reviewed by the County Sanitation, Planning, Zoning, and Dog Control Committee and approved by the County Board of Supervisors. Each Town Board has veto authority over zoning amendments.

The Town of Sparta and the City of Sparta have agreed to establish extraterritorial zoning for the unincorporated areas adjacent to the City of Sparta (generally the land within one-mile of the city boundary). Land development and building activity within the extraterritorial zoning area are subject to the City’s zoning ordinances (Chapter 17.32, Municipal Code). Within the extraterritorial zoning area any request for zoning amendments is reviewed by a separate committee consisting of three members of the Town of Sparta and three members of the City of Sparta. Zoning amendments within the extraterritorial area may not be approved by the City Council without committee recommendation.

Zoning Map



THIS MAP WAS CREATED FOR INFORMATIONAL PURPOSES AS PART OF THE UPDATE TO THE TOWN'S COMPREHENSIVE PLAN. THE OFFICIAL ZONING MAP FOR THE





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