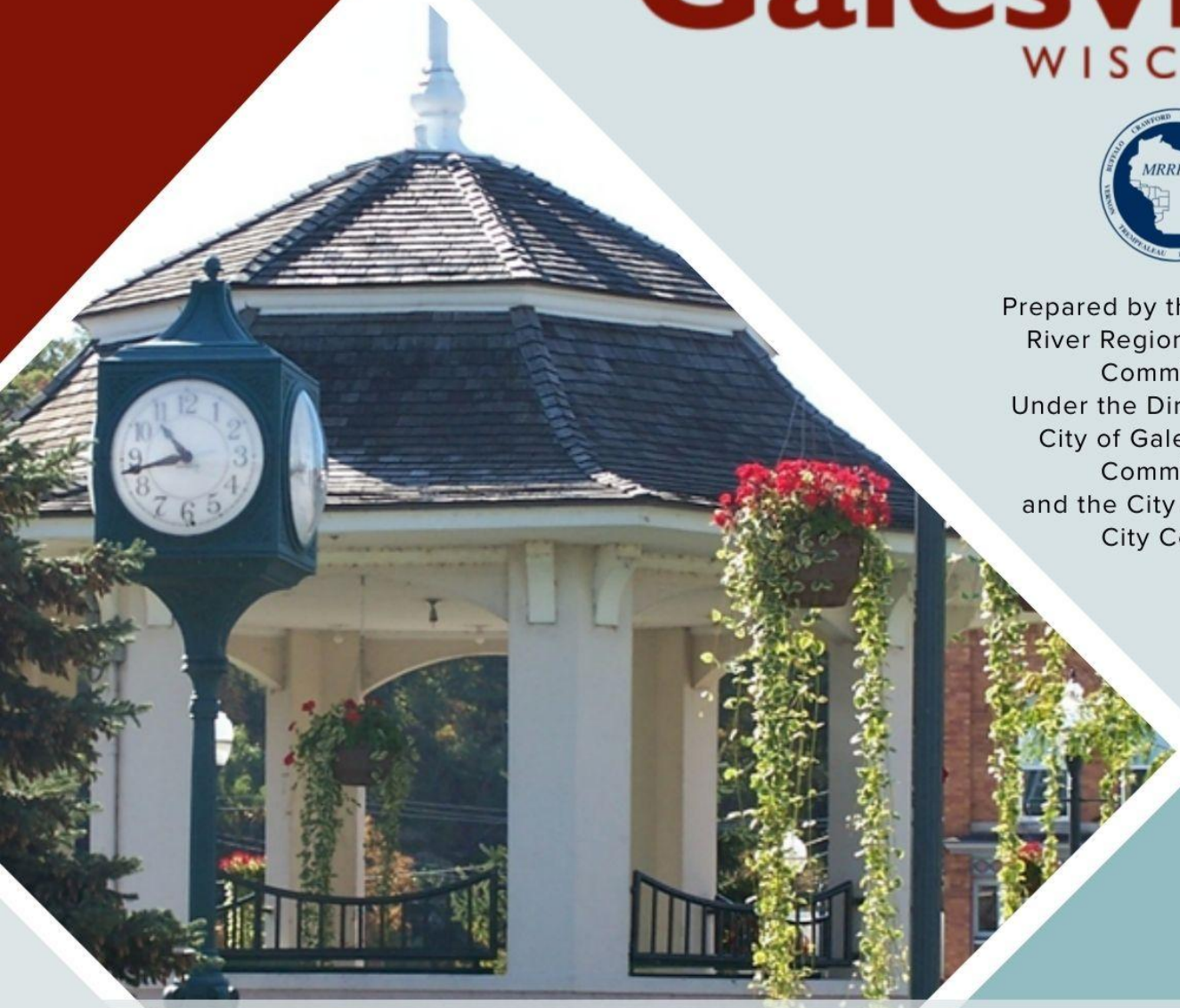
THE CITY OF
Galesville
WISCONSIN



Prepared by the Mississippi River Regional Planning Commission
Under the Direction of the City of Galesville Plan Commission
and the City of Galesville City Council

Comprehensive Plan

City of Galesville, Wisconsin

DRAFT

City of Galesville Comprehensive Plan

2025-2045



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Executive Summary

The City of Galesville Comprehensive Plan (2025-2045) serves as a 20-year policy guide for physical, economic, and social development pursuant to Section 66.1001 of the Wisconsin Statutes. Prepared under the guidance of the City Plan Commission and Common Council with technical support from the Mississippi River Regional Planning Commission (MRRPC), the plan sets a long-range vision for this Driftless Area community defined by its bluffs, floodplains, and rich architectural heritage. Galesville has experienced robust population growth-expanding by 23.40% from 2000 to 2023 to reach 1,742 residents, with projections estimating a population of 2,285 by 2050. The city features a relatively young median age of 38.2 years, a skilled workforce concentrated in manufacturing, healthcare, and education, and a strong middle-income base. However, key socio-economic challenges persist, including a 38.7% cost-burden rate among renters, senior poverty levels reaching 14.9%, and an aging housing stock where over a quarter of homes were built before 1940.

Public feedback gathered through community surveys and public meetings highlights a firm priority on preserving Galesville's small-town character while addressing pressing infrastructure and service needs. Residents voiced strong support for traffic-calming

measures along major corridors like US Highway 53, enhanced crosswalk safety downtown, maintenance of municipal water and sewer networks, and broad park improvements-including trail expansions and Cance Park upgrades. Economic priorities center on attracting clean light industry, enhancing downtown business diversity with dining and grocery options, expanding early childhood care, and creating affordable housing options spanning starter homes, duplexes, and dedicated senior living facilities.

To realize these goals, the strategic framework establishes targeted policies across land use, housing, economic development, and transportation. The city aims to prioritize infill growth and strategic redevelopment within its core to maximize existing infrastructure, supported by commercial design guidelines, brownfield remediation, and updated zoning to allow "Residential-Over-Retail" upper-floor conversions in historic districts. Transport initiatives focus on adopting a "Complete Streets" capital policy to integrate bicycle and pedestrian routes, alongside upgrades to aging utility networks. Implementation will occur through regular zoning map updates, capital improvement programming, housing rehabilitation initiatives, and statutorily required ten-year plan evaluations.



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Introduction

The City of Galesville Comprehensive Plan is being prepared under the State of Wisconsin's comprehensive planning law contained in Section 66.1001, Wisconsin Statutes. The law was adopted in 1999 and requires that zoning, subdivision regulations, and official mapping within the city must be consistent with a comprehensive plan. To meet the requirements of the planning law a comprehensive plan is being prepared that will consist of two documents, an Existing Conditions Report and a Goals, Objectives, Policies and Recommendations section.

In developing the City of Galesville Comprehensive Plan, the first step taken was the preparation of an Existing Conditions Report. The report has been compiled to provide detailed background information on the City of Galesville, which will be utilized in the planning process. The Existing Conditions Report provides a comprehensive snapshot of the City of Galesville in 2020-2022 and provides some insight into the City's future with population, housing, and economic projections. This report will serve as the statistical/data foundation for the City of Galesville Comprehensive Plan.

Why Plan?

Planning allows the City of Galesville to anticipate and address emerging challenges effectively. Communities are constantly evolving, and planning enables the city to stay ahead of any potential risks or conflicts. By conducting an analysis of current conditions, future trends, and potential risks, the City of Galesville can proactively identify and mitigate issues such as population growth, infrastructure needs, environmental impacts, and economic shifts. With a well-crafted plan in place, the city can adapt to changing circumstances with agility and purpose.

Planning also fosters the creation of a shared vision for the City of Galesville. Engaging residents, businesses, community organizations, and other stakeholders in the planning process allows for meaningful participation and collaboration. By discussing the perspectives of all of those who become involved, the plan can reflect the aspirations, values, and visions of the entire community. This inclusive approach not only strengthens community bonds but also cultivates a sense of ownership and pride among residents, who can actively contribute to shaping the future of their home.

Long-term planning plays a vital role in achieving sustainable growth and enhancing the quality of life in the City of Galesville. By considering the relationships between land use, housing, transportation, economic development, utilities and community facilities,

intergovernmental relationships, and agricultural, natural, and cultural resources, the plan promotes a comprehensive approach to development. It strives to strike a balance between preserving the city's unique character, protecting its most important resources, and fostering economic vitality. Through carefully crafted policies and strategies, the plan aims to create a harmonious and resilient community where residents can thrive, businesses can succeed, and future generations can enjoy a high quality of life.



Elements of the Comprehensive Plan

Issues and Opportunities - This element provides an overview of the important demographic trends and background information necessary to create a complete understanding of the City of Galesville. Section 66.1001 (Comprehensive Planning) of the Wisconsin Statutes requires this element to include a statement of overall goals, objectives, policies, and programs for the 20-year planning period, as well as household and employment forecasts that are used to guide the development of this plan, and demographic trends, age distribution, education levels, income levels and employment characteristics that exist within the governmental unit.

Housing - A compilation of objectives, policies, goals, maps, and programs of City of Galesville to provide an adequate housing supply that meets existing and forecasted housing demand.

Transportation - A compilation of objectives, policies, goals, maps, and programs to guide the future development of multimodal transportation including highways, transit, transportation systems for persons with disabilities, bicycles, electric scooters, pedestrians, railroad, air transportation, trucking, and water.

Utilities and Community Facilities - A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, stormwater management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

Agricultural, Natural, and Cultural Resources - A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral

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resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

Economic Development - A compilation of objectives, policies, goals, maps, and programs to promote the stabilization, retention, or expansion, of the economic base and quality employment opportunities in the City of Galesville, including an analysis of the labor force.

Intergovernmental Cooperation - A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts, drainage districts, and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts, drainage districts, and adjacent local governmental units, and to the region, the state and other governmental units.

Land Use - A compilation of objectives, policies, goals, maps, and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity, and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial, and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections over 20 years, in 5-year increments of future residential, agricultural, commercial, and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based.

Implementation - A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances. The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

Public Process

Every community is required to develop a public participation plan at the beginning of the comprehensive planning process. The purpose of the public participation plan is to outline procedures for public involvement during every stage of the planning process.

The City of Galesville's Comprehensive Public Participation Plan involved a detailed public engagement process to incorporate community input and reflect the city's collective vision. The planning process was led by the city's Plan Commission, who began by developing an Existing Conditions Report. This report laid the groundwork by analyzing local demographic, economic, and environmental trends, which highlighted emerging challenges and opportunities within the city. Throughout the planning phases, the commission emphasized public input to ensure the final document would resonate with the community's values. Engagement included an open house, surveys, focus groups, and City Council and Plan Commission meetings where residents, business owners, and other stakeholders could express their opinions on key topics like land use, housing, and transportation. A community survey revealed essential community preferences, including a desire to maintain the City of Galesville's rural atmosphere, improve local infrastructure, and expand recreational spaces. Additionally, public meetings provided a venue for in-depth discussions, enabling residents to address specific issues, such as road maintenance and the need for affordable housing.

This participatory plan's goals, policies, and implementation strategies and feedback sessions allowed the city Plan Commission to adjust and refine the plan to better align with the evolving priorities of the community. Ultimately, the City of Galesville's public participation strategy fostered a sense of ownership among residents, encouraging continued involvement and support as the city moves forward with implementing its Comprehensive Plan.

Background

The City of Galesville last adopted a Comprehensive Plan in 2009. An update to this plan allows for the continued growth and vision of the area to be thoroughly implemented. The plan will provide a service to the community as a reference tool for growth. The plan is general in nature, allowing for flexibility, considering many elements and their relation to one another across time. The plan is balanced between the needs of the city and emphasis on goals to enhance the quality of the community.

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Galesville Geography and History



Galesville, Wisconsin, is situated in the heart of the "Driftless Area," a unique and picturesque region of the state. Unlike the majority of Wisconsin, this area was untouched by the last glacial advance, resulting in a dramatic and deeply dissected landscape. The city is nestled within the Beaver Creek Valley, a classic example of the area's geology, where a series of steep-sided hills and ravines define the topography. These towering bluffs are remnants of ancient geological formations, primarily composed of Cambrian sandstone and Ordovician dolomite, that have been sculpted by eons of erosion. This rugged terrain gives Galesville a distinctive character, with abrupt changes in elevation and homes perched on ridges, often providing scenic vistas of the surrounding valley.

Within this striking setting, the natural resources of Galesville are a defining feature. The city's geography is inextricably linked to Beaver Creek, a spring-fed stream that flows through the valley. This creek was historically dammed to form the central body of water known as Lake Marinuka, which serves as a recreational and scenic focal point for the

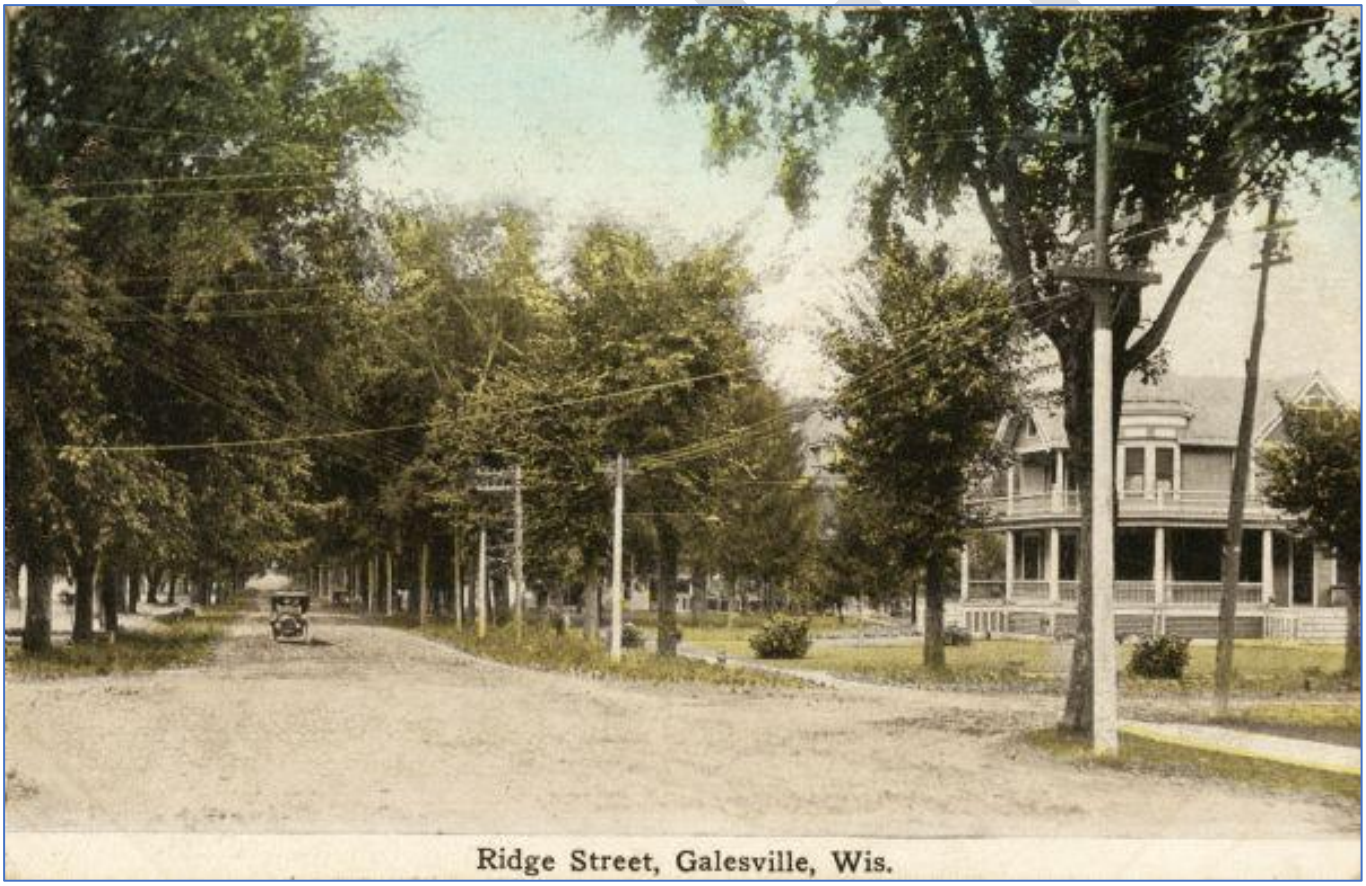
community. The presence of the lake and the surrounding forested bluffs creates a rich variety of microhabitats and provides residents with opportunities for fishing, hiking, and other outdoor pursuits.



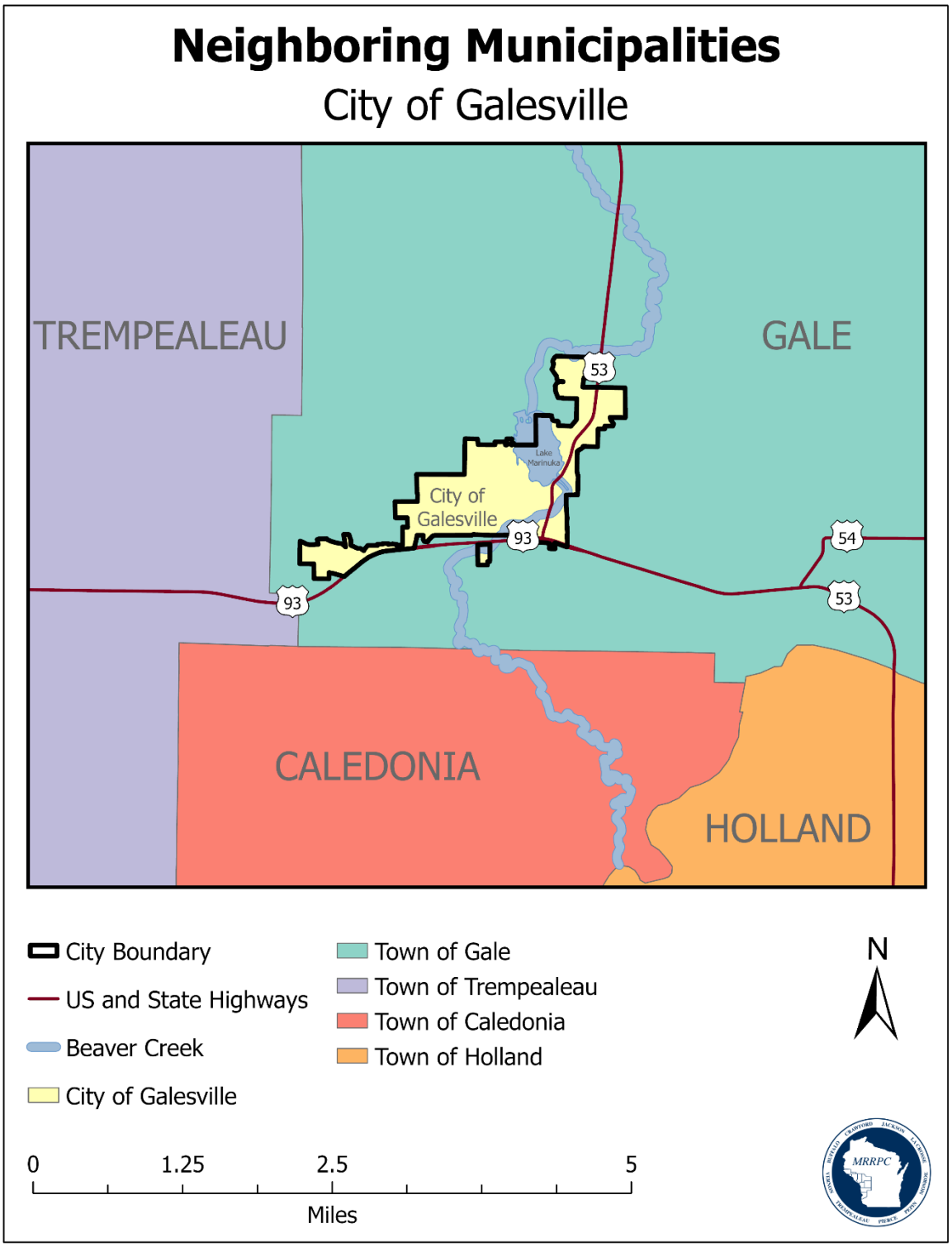
The topography of Galesville has a direct and significant impact on its urban form and development patterns. The city is physically divided by a prominent limestone bluff that runs parallel to the creek, separating different sections of the community. This challenging terrain has influenced the street layout, which often follows natural contours rather than a

strict grid. The lower, flatter areas, or "the flat," located to the south of Lake Marinuka, typically host commercial and industrial activities, while residential areas often occupy the higher elevations, or "tables," on either side of the lake.

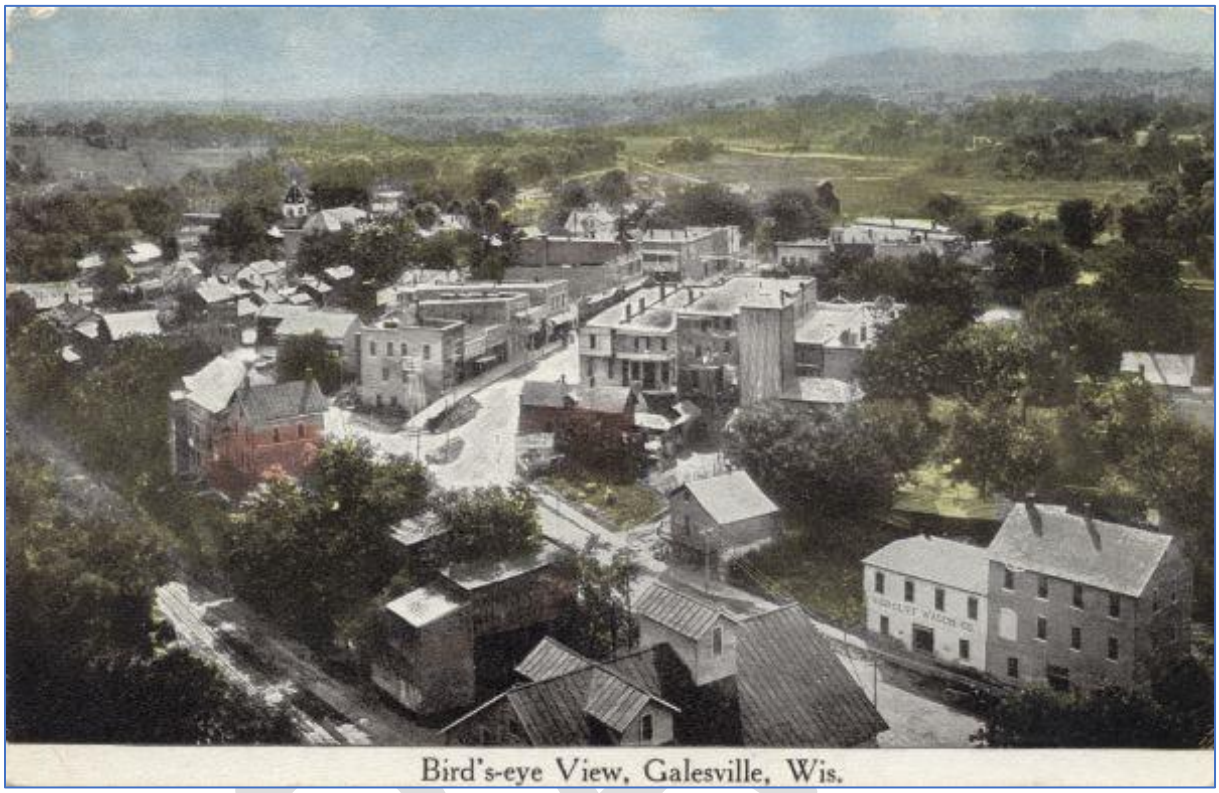
The city's relationship with its environment extends beyond its immediate boundaries. Galesville is part of a larger ecological and geographical system, lying within the Trempealeau River watershed, which eventually flows into the Mississippi River. The preservation of the local landscape-including its forests, spring-fed streams, and agricultural lands-is essential for maintaining the region's overall environmental health and the quality of life for its residents. The combination of its distinct geological setting and its rich natural resources make the unique geography of Galesville a foundational element in any long-term planning for the city's future.


Ridge Street, Galesville, Wis.

Neighboring Municipalities Map



History


Bird's-eye View, Galesville, Wis.

The history of Galesville, Wisconsin, is fundamentally tied to the ambition of its founder, Judge George Gale, who envisioned a city built around a major institution of higher learning. From its founding in the mid-19th century to its development into a modern community, the city's story is one of educational aspirations, agricultural growth, and small-town resilience.

Founding and Early Development

Galesville was founded in 1854 by Judge George Gale, a prominent lawyer and politician in Wisconsin. His vision was to create a new city and establish a university on the western frontier. After failing to garner support for the idea in La Crosse, he purchased over 2,000 acres in the Beaver Creek Valley, where he platted the city and secured a charter for a college. The town was officially incorporated as a village in 1887. The community's early days saw a slow but steady influx of settlers, primarily from New England and later, German, and Norwegian immigrants, who were drawn to the rich farmland of the surrounding Driftless Area.



The Gale College Legacy

The central pillar of Galesville's early history was Gale College, which opened its doors in 1859. Gale himself served as the first president of the non-sectarian school. The college's "Old Main" building was completed in 1862 and stands today as a testament to the founder's vision. Throughout its history, the college changed hands several times, operated by different religious denominations, including the Methodist Episcopal Church, the Presbyterian Church, and finally, the Norwegian Evangelical Lutheran Church. Despite its

fluctuating fortunes, the college served as a vital educational and cultural hub for the region until it was permanently closed in 1939 due to declining enrollment.



Agricultural and Economic Evolution

As the city grew, its economy became closely tied to the surrounding agricultural landscape. The fertile land made Galesville a center for dairy farming and other agricultural pursuits. The development of a flour mill on Beaver Creek was a significant economic driver. While

the college eventually closed, the city's identity as a prosperous rural community endured. The downtown area, with its turn-of-the-century architecture, reflects a period of significant growth and stability in the late 19th and early 20th centuries. The city's downtown historic district, centered around a public square with a 1912 concrete bandshell, is a well-preserved example of this era.

Modern Galesville: A Look to the Future

In 1942, Galesville was officially incorporated as a city. The city has managed to maintain its small-town charm while adapting to modern challenges. The former Gale College campus was purchased by the city and today functions as the Old Main Historical & Community Arts Center, a vibrant hub that preserves local history and hosts cultural events. The community also faced a notable public health event in 1917, a streptococcal epidemic caused by unpasteurized milk, which played a role in the broader movement toward milk pasteurization. This event, along with other historical milestones, is part of the rich tapestry of the city's past. Today, Galesville balances its heritage with its role as a regional hub, offering residents a mix of historical preservation, natural beauty, and modern community life.

Historical Economic Drivers

The economic history of Galesville, Wisconsin, is a story of a community built on the convergence of education, agriculture, and small-scale industry. The city's economic identity was shaped by the vision of its founder, Judge George Gale, and the fertile lands of the surrounding Driftless Area.

Early Economic Drivers

From its founding in 1854, the economy of Galesville was built on two main pillars: Gale College and agriculture. Judge Gale's primary goal was to establish a major educational institution, and the college provided the city's initial economic engine. It attracted students, faculty, and their families, creating a demand for housing, goods, and services that fueled the village's early growth. The presence of the college also positioned Galesville as a cultural and intellectual hub for the region. Simultaneously, the rich soil of the Beaver Creek Valley drew in settlers, primarily from New England and later European immigrants, who focused on farming. Early industries included a flour mill and a sawmill, which were built to process the products of the surrounding agricultural and forest lands.

Agricultural Dominance and Diversification

As the 19th century progressed, the economy became increasingly dominated by agriculture. The area's farmers initially focused on wheat, a major cash crop for Wisconsin in the mid-1800s. However, as soil fertility declined and prices fluctuated, the local economy shifted towards dairy farming. This transition proved to be a more stable and lasting economic foundation. The rise of the dairy industry led to the establishment of creameries and other processing facilities in and around Galesville, solidifying its role as a service center for the rural community.

Modern Economic Transition

The closure of Gale College in 1939 marked the end of an era, forcing Galesville to fully transition into its economic identity. However, the city's agricultural heritage and its role as a regional hub ensured its survival. The former college campus was adapted to new uses, with the "Old Main" building becoming a community and arts center, preserving a key part of the city's heritage while providing new economic and cultural opportunities. Today, Galesville's economy remains tied to agriculture and light industry, while also serving as a local center for commerce and services. The city has managed to maintain its small-town character while adapting to modern economic realities, balancing its rich history with an eye toward future growth.

Planning Process

Mississippi River Regional Planning Commission (MRRPC) was selected to update the City of Galesville Comprehensive plan. The City of Galesville's Common Council approved the Public Participation plan and designated their Plan Commission to serve the plan steering committee. Plan Commission meetings were noticed at the City office/ Police Department and on the City website and open to the public for comment.

Public comment was gathered using several different means; a questionnaire, public meetings, an open house. The survey received 129 responses. MRRPC Planning staff conducted research to create an existing conditions snapshot for the City of Galesville, assessing; issues and opportunities and demographic trends. With this information in-hand, along with previous Comprehensive Plan goals the Plan Commission and planning staff formed new Goals and Objectives for the Comprehensive Plan update.

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Survey Results Summary

This in-depth summary of the 2025-2045 City of Galesville Comprehensive Plan Survey provides a detailed look at the community's demographics, core values, and specific priorities for future development.

Participant Demographics

The survey collected 144 responses from a variety of stakeholders, though it was heavily represented by established residents:

- Residency: The majority of respondents 58% live within the City of Galesville (84), followed by the surrounding townships (32).
- Age Profile: The participant group skewed older, with 106 respondents aged 46 or older (46 aged 46-65 and 60 aged 66+).
- Property Ownership: Homeownership is the dominant housing status, with 106 respondents owning a home, while only 13 indicated they rent.
- Business Interest: 33 respondents identified as business owners.

Valued Community Attributes

Residents were asked to rank the importance of various local attributes. The highest-rated "Very Important" factors were:

- Quality of Life: Cited as a top priority for nearly all respondents.
- Education & Natural Resources: Both ranked extremely high, reflecting a community that values its schools and outdoor environment.
- Property Taxes: A major concern, with a high number of "Very Important" markings, often linked to the cost of living for seniors and families.
- Rural Character: Preserving the small-town feel of Galesville remains a central value for the population.

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Detailed Issues & Concerns

Open-ended responses and specific rankings highlighted several critical "pain points":

- Environmental Nuisances: There is significant vocal opposition to large-scale agricultural operations, with residents complaining that the manure smell impacts their ability to enjoy the outdoors and discourages visitors.
- Downtown Pedestrian Safety: Respondents frequently mentioned the need for better crosswalk lighting and traffic calming on the highway and downtown to protect pedestrians and children.
- Property Tax Burden: Many residents feel taxes are too high and suggested that the city needs to attract industrial business or annex land to broaden the tax base.
- Childcare Gaps: Access to childcare was rated as "Poor" by many and was identified as a major barrier to attracting and keeping young families.

Housing Preferences

The community expressed clear preferences regarding future residential growth:

- Supported Housing: Strong support exists for senior-specific housing, single-family homes, and "family-friendly" zoning that requires green space.
- Opposed Housing: There is notable resistance to large apartment complexes and multi-family units, with some residents associating them with increased police calls and neighborhood instability.
- Development Strategy: Residents prefer development that stays in proximity to existing public sewer and water services.

Economic & Business Development

The community envisions a "vibrant downtown" but remains cautious about the type of industry Galesville attracts:

- Top Priorities: Focus on small family-owned farms, retail/service businesses, and tourism/recreation.
- Industrial Stance: While some want industrial growth to offset taxes, the preference is for "clean factories" and light industry rather than heavy industrial or mining operations.

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- New Services: Residents expressed a desire for more restaurants, bakeries, and clothing stores to keep the downtown area active.

Parks, Recreation & Natural Resources

Parks are viewed as a primary contributor to the quality of life:

- Pickleball: There is strong support (71% in favor) for converting the tennis courts at Cance Park into pickleball courts.
- Shelter Rental: Residents indicated a willingness to pay around $100 per day to rent a new enclosed shelter at Cance Park.

The Questionnaire asked specifically what type of programming, services, or educational opportunities they would like to see at the Public Library?

- The results highlight a broad range of interests, with the following categories identified (ranked by level of interest on a scale of 0 to 50):
- Top Priorities: The most requested areas for expansion include children and youth programming, meeting spaces, adult education, and community programming.
- Educational & Professional Support: Residents also expressed significant interest in Online educational courses, Local History and Archives, and Workforce and Career Support.
- Community & Civic Resources: Desired services include Civic engagement information, a "Library of Things" (for lending non-traditional items), and Interlibrary Loans.
- Support Services: Other mentioned areas include social support services, reference assistance, and broader collection access.

The Questionnaire asked where investments should be made to improve the quality of life in Galesville, see bar graph below for results.

Top Investment Priorities

- Parks and Playgrounds: Well-maintained parks and playgrounds received the highest level of support (93).
- Trails: Biking and walking trails were the second highest priority (77).
- Downtown: Investment in the Historic Downtown area remains a significant interest (70).
- Youth Services: There is strong support for youth-oriented programs and activities (64).

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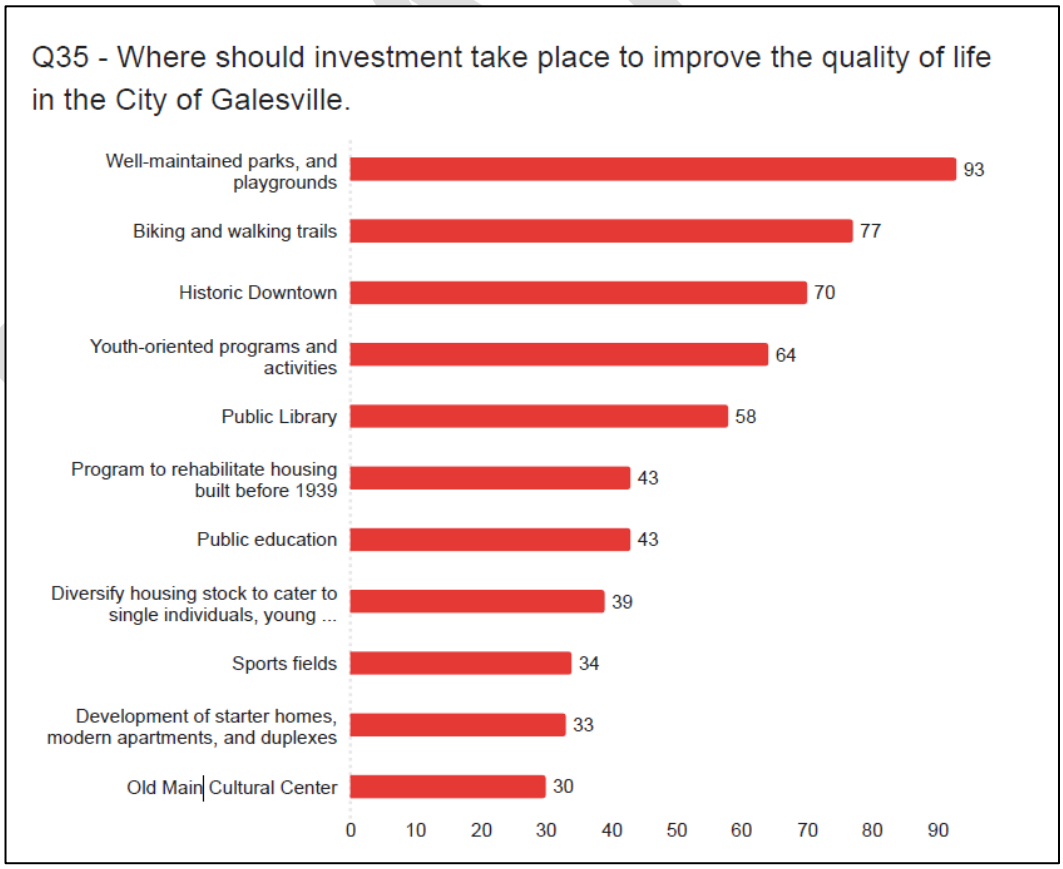
- Public Library: The library was also highlighted as a key area for investment (58).

Moderate Investment Interest

- Historic Housing: Programs to rehabilitate housing built before 1939 received moderate support (43).
- Education: Public education was rated equally with historic housing rehabilitation (43).
- Housing Diversity: Diversifying the housing stock to cater to individuals and young families received a score of 39.

Lower Investment Priorities

- Sports and Modern Housing: Sports fields (34) and the development of starter homes, modern apartments, and duplexes (33) saw lower levels of priority compared to other categories.
- Cultural Center: The Old Main Cultural Center received the least amount of support for targeted investment in this category (30).



"Big Ideas" & Future Vision

When asked for their "Big Idea" for the city's future, respondents shared several recurring themes:

- Annexation for Growth: Using annexation to create space for affordable single-family housing and modern industrial parks.
- Downtown Revitalization: Supporting the historic district and creating a more active Chamber of Commerce to promote local businesses.
- Expanded Senior Services: Creating a "Friendship Center" or similar hub for senior activities like exercise classes and social clubs.
- Library Expansion: Increasing the size of the library and creating more dedicated community meeting spaces.

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Issues and Opportunities

***Issues and opportunities element**. 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.*

Source Wisconsin Statute 66.1001: Comprehensive Planning

Issues and Opportunities Goals and Objectives

To proactively accommodate development of the City:

Goal 1: Safe, Fiscally Sound Governance: Provide a safe and healthy environment for living and doing business combined with a city government that is fiscally sound and progressive.

- **Objective:** Implement physical improvements, such as marked crosswalks, rapid flashing beacons, and speed control measures (e.g., raised intersections, or speed tables near Cance Park), to increase pedestrian and traffic safety conditions throughout the city.
- **Objective:** Maintain emergency services (Police, Fire, First Responders) up to contemporary standards and actively address neighborhood concerns.

Goal 2: Higher-Wage Economic Advancement: Advance the city economy by strategically attracting and supporting higher-wage employment opportunities to increase income levels, address income disparity, and expand the local tax base.

- **Objective:** Develop tax incentives or other support tied to specific community benefits (e.g., on-site childcare) to attract clean industry and businesses that offer above-median wages and job stability.
- **Objective:** Focus business support on community-identified growth sectors: Retail, Service, Education/Job Training, Tourism/Recreation, Healthcare, Professional Services, Technology, and Light Industrial.

Goal 3: Vibrant Downtown Investment: Provide for a healthy, vibrant, and sustainable Historic Downtown Central Business District.

- **Objective:** Prioritize and fund projects that enhance the visual and historic qualities of the community, focusing capital investment in the Historic Downtown, the Old Main Cultural Center, Arnold house, and Lake Marinuka.

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- **Objective:** Encourage a mix of businesses, including restaurants, a grocery store, and retail/service providers, to support Downtown vibrancy and accessibility.
- **Objective:** Investigate and possibly develop, and implement a façade grant program to revitalize the façades of buildings in the Historic Downtown

Goal 4: Efficient Growth and Infill Development: Proactively accommodates projected growth by maximizing infill development and strategic redevelopment opportunities within the existing high-density core.

- **Objective:** Direct land use decisions and zoning updates to prioritize infill development and strategic redevelopment within the high-density core to accommodate projected growth and reduce pressure on undeveloped lands.
- **Objective:** Secure funding to address the immediate need for continued maintenance and potential upgrades to older water, sewer, and storm drainage infrastructure within the historic core.
- **Objective:** Apply for Wisconsin Department of Natural Resources grants to investigate potential Brownfields. Prioritize identified Brownfields for cleanup and redevelopment.

Goal 5: Demographic and Talent Responsiveness: Recognize and adjust to changing demographics, including an aging population, and the need to support young families and attract professional talent.

- **Objective:** Partner with educational institutions and employers to support programs that bridge educational attainment gaps and attract professional talent (Bachelor's and Graduate degrees) to the city.
- **Objective:** Actively support the development of housing options and social/recreational programs, like a senior/community center, to meet the specific needs of the elderly population.
- **Objective:** Support Downtown businesses to be compliant with ADA requirements through accessibility initiatives.

Goal 6: Enhance Cultural and Natural Heritage: Enhance the visual and historic qualities of the community.

- **Objective:** Preserve and promote the city’s historical and cultural resources, with a specific focus on supporting the historic district and the Old Main Cultural Center and other sites as they are discovered and designated.

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- **Objective:** Develop and Implement Commercial Design Guidelines to guide the aesthetic of new or rehabilitated commercial buildings.

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Population Trends and Projections

The provided (Table 1.1) data illustrates a clear pattern of population growth for the City of Galesville and Trempealeau County, which contrasts sharply with the projected decline for the state of Wisconsin.

The City of Galesville has shown consistent growth from 2000 to 2023, increasing its population from 1,410 to 1,740. This represents a substantial growth of 23.40%. The trend is projected to continue, with the population expected to reach 1,999 by 2040, a further 14.89% increase.

Similarly, Trempealeau County has also experienced steady growth, going from a population of 27,010 in 2000 to 30,786 in 2023, a 13.98% increase. The county is projected to continue this upward trajectory, with its population reaching 36,325 by 2040, a significant 17.99% growth from its 2023 numbers.

In contrast to the local trends, the state of Wisconsin's population is projected to decline. While it experienced growth from 2000 to 2023, increasing by 10.20%, the projections for the future indicate a negative trend. By 2040, the state's population is expected to decrease to 5,841,620 from its 2023 peak of 5,910,955, resulting in a -1.17% change.

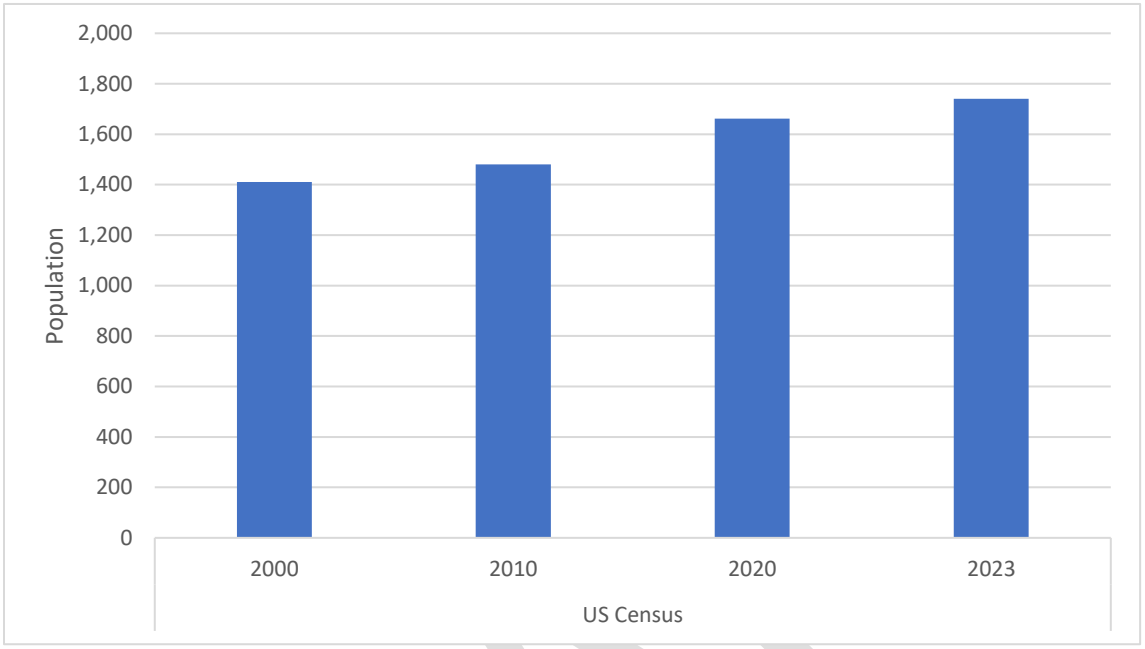
In summary, the table highlights a **localized pattern of strong and sustained population growth in Galesville and Trempealeau County** that is projected to continue into the future. This is a notable deviation from the broader statewide trend, which shows a projected population decrease by 2040.

Table 1.1 Population and Population Projections

Geography	US Census				Projections		% Change	
	2000	2010	2020	2023	2030	2040	2000 to 2023	2023 to 2040 (Projected)
City of Galesville	1,410	1,481	1,662	1,742	1,781	1,999	23.40	14.89
Trempealeau County	27,010	28,816	30,760	30,786	32,660	36,325	13.98	17.99
Wisconsin	5,363,715	5,686,986	5,893,718	5,910,955	5,890,915	5,841,620	10.20	-1.17

Source: US Census and Wisconsin Department of Administration Household Population Projections (WI DOA 2/28/2025)

Figure 1.1 Population



Source: US Census and Wisconsin Department of Administration Household Population Projections (WI DOA 2/28/2025)

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2020 Census Summary

Galesville City, WI
Geography: Place

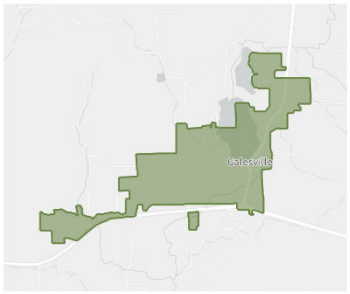
The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

1,662	794	1,277.9	2.19	744	19.0
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

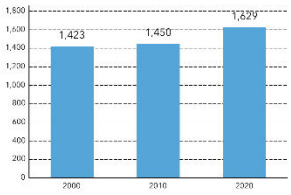
2010-2020 ANNUAL GROWTH RATE

1.03%	-4.07%	1.44%
Population	Group Quarters	Households

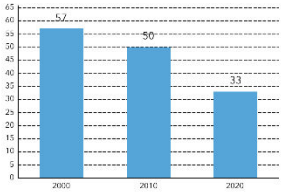


Source:: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

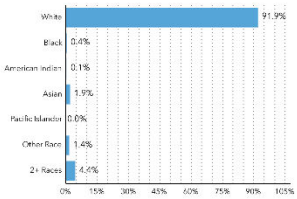
HOUSEHOLD POPULATION

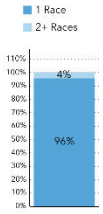


GROUP QUARTERS



TOTAL POPULATION BY RACE





POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	363	1,299
1 Race	335	1,254
White	319	1,208
Black	0	6
American Indian/Alaska Native	0	1
Asian	11	20
Pacific Islander	0	0
Some Other Race	5	19
2 or More Races	28	45

Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

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2020 Census Summary

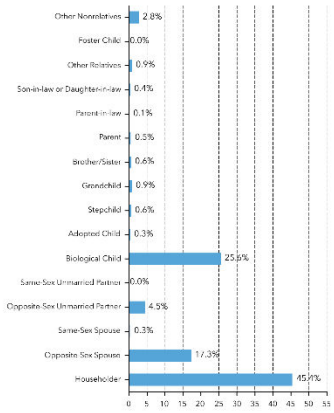
Galesville City, WI
Geography: Place

The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

1,662	794	1,277.9	2.19	744	19.0
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

Population by Relationship



Source:: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	14	23	37
1 Race	9	22	31
White	4	3	7
Black	0	0	0
American Indian/Alaska Native	0	0	0
Asian	0	0	0
Pacific Islander	0	0	0
Some Other Race	5	19	24
2 or More Races	5	1	6

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	349	1,276	1,625
1 Race	326	1,232	1,558
White	315	1,205	1,520
Black	0	6	6
American Indian/Alaska Native	0	1	1
Asian	11	20	31
Pacific Islander	0	0	0
Some Other Race	0	0	0
2 or More Races	23	44	67

Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

2020 Census Summary

Galesville City, WI
Geography: Place

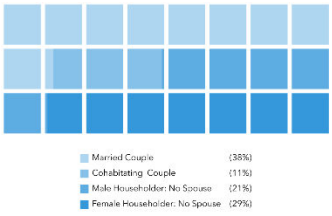
The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

1,662	794	1,277.9	2.19	744	19.0
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

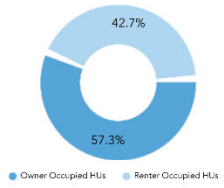
Households by Size	Number	Percent
Total Households	744	-
1-Person Household	285	38%
2-Person Household	248	33%
3-Person Household	77	10%
4-Person Household	74	10%
5-Person Household	36	5%
6-Person Household	15	2%
7+ Person Household	9	1%
Average Household Size	2.19	-

Households by Type

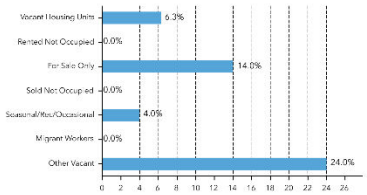


Source:: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

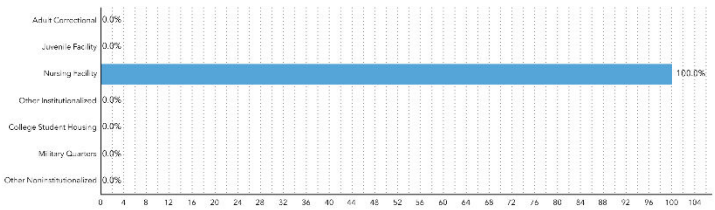
Total Housing Units by Occupancy



Total Housing Units by Vacancy

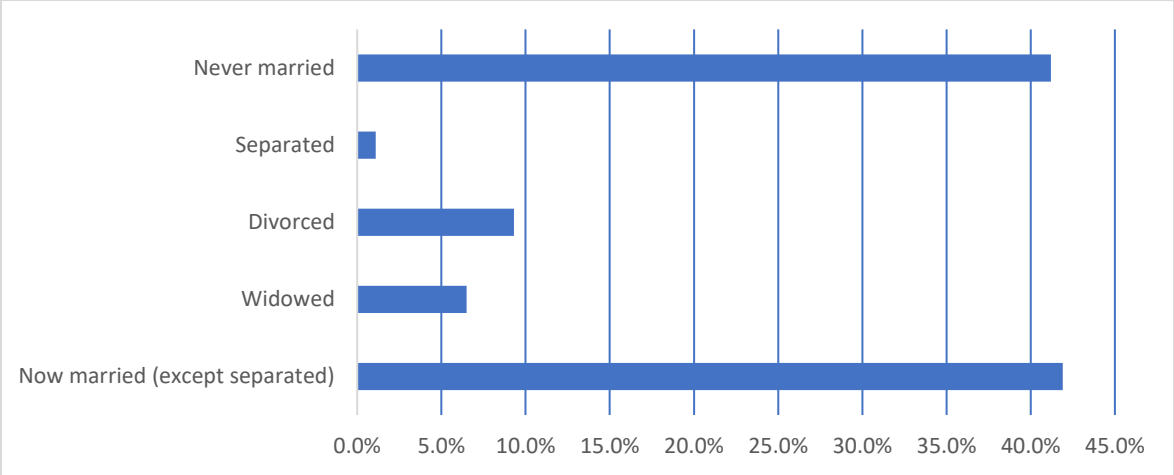


Group Quarters Population



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

Figure 1.2 Marital Status



Source: American Community Survey 2023 5-Year Estimates, Table S1201 Marital Status

Table 1.2 Veteran Status

Period of Service	Veterans Estimate	Percent Veterans
Gulf War (9/2001 or later) veterans	9	13.2%
Gulf War (8/1990 to 8/2001) veterans	23	33.8%
Vietnam era veterans	20	29.4%
Korean War veterans	8	11.8%
World War II veterans	0	0.0%
Total	**68**	**5.4%**

Source: American Community Survey 2023 5-Year Estimates, S2101 Veteran Status

Population Characteristics

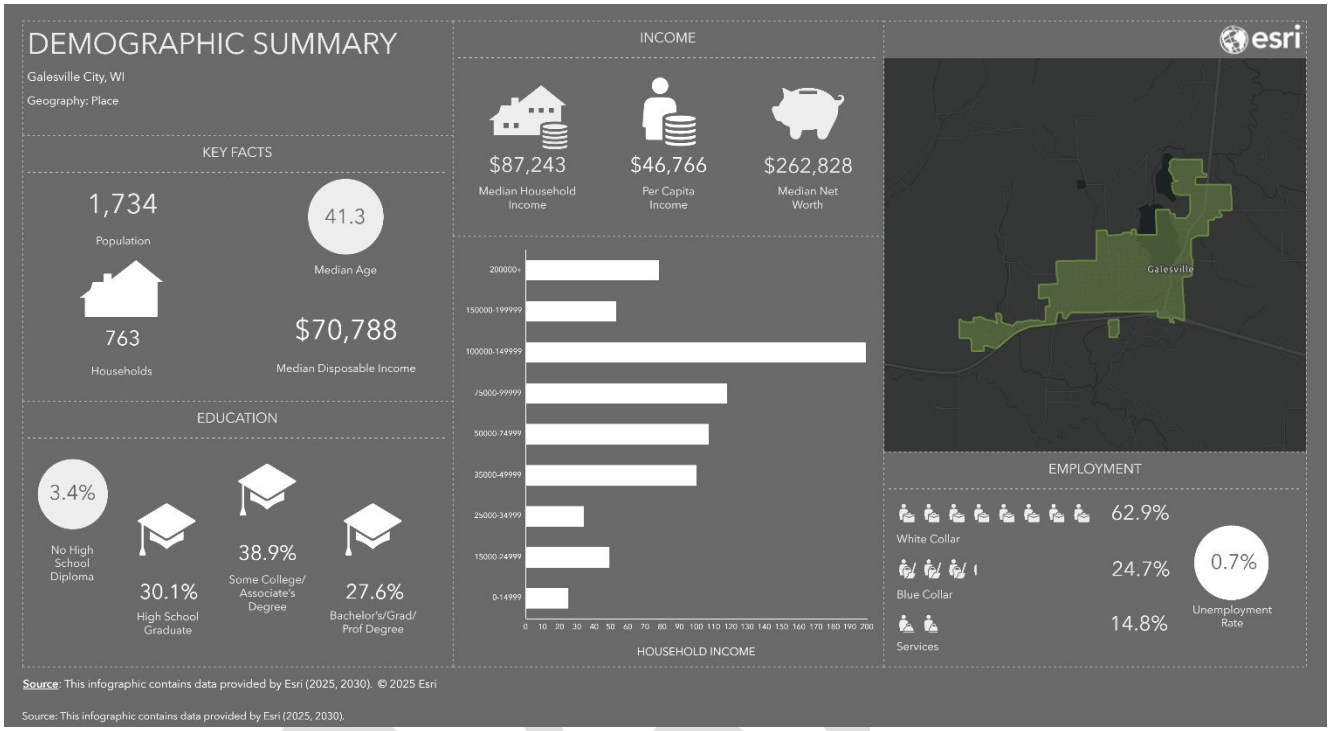


Table 1.3 Race

Race	City of Galesville	%	Trempealeau County	Wisconsin
White Alone	1,527	91.9%	87.8%	79.90%
Black Or African American Alone	6	0.4%	0.5%	5.90%
American Indian and Alaska Native Alone	1	0.1%	0.7%	0.8%
Asian Alone	31	1.9%	0.4%	3.00%
Native Hawaiian and Other Pacific Islander Alone	0	0.0%	0.2%	0.00%
Some Other Race Alone	24	1.4%	6.9%	2.7%
Population Of Two Or More Races	73	4.4%	3.5%	7.6%
Total	**1,662**	**100%**	**100%**	**100%**

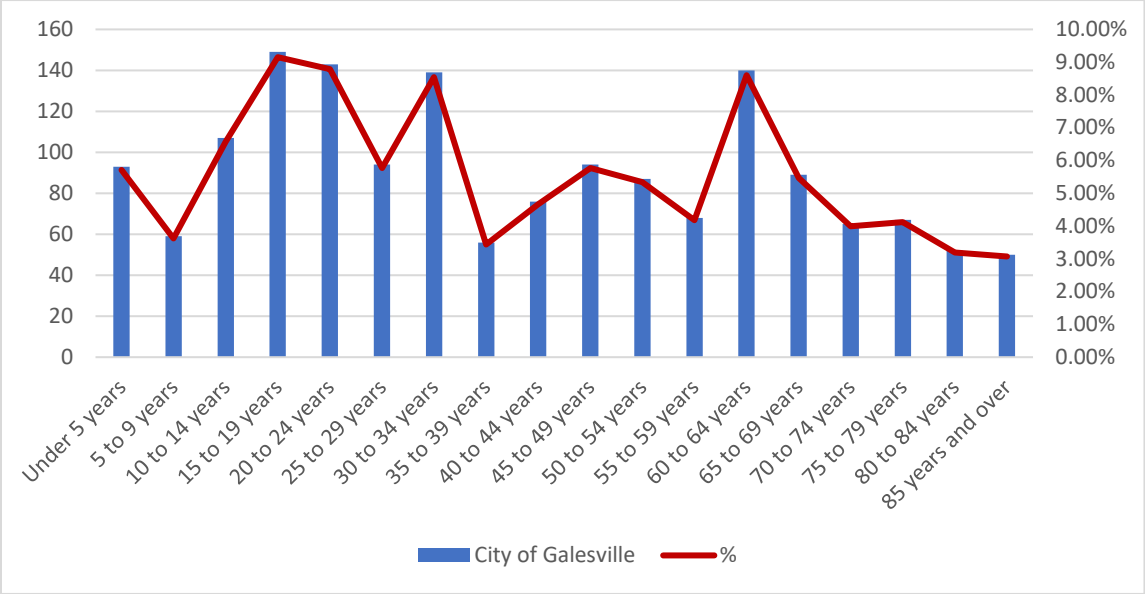
Source: US Census 2023 - Table P1 Race

Table 1.4 Hispanic or Latino Population

Year	City of Galesville	Trempealeau County	Wisconsin	United States
2010	1.21%	3.70%	5.90%	16.30%
2020	2.23%	5.50%	7.60%	18.70%

Source: US Census 2010 and 2020 - P9 Hispanic or Latino, and Not Hispanic or Latino by Race

Figure 1.3 City of Galesville Population by Age



Source: American Community Survey 2020 - Table S0101 Age and Sex

Age Distribution

The age structure data indicates that the City of Galesville has a significantly younger population than its surrounding county and the state, a key demographic distinction that has substantial implications for its future development.

- **Younger Median Age:** At **38.2**, Galesville's median age is notably lower than Trempealeau County (39.8) and Wisconsin (40.5). This suggests the city is successfully attracting and retaining younger families and working-age individuals.
- **High Youth Concentration:** Galesville has a disproportionately large share of its population in the **Under 20** age categories (**31.13%**). This is significantly higher than the county (26.50%) and the state (23.70%), indicating a robust young family base. The 15 to 19 (9.15%) and 20 to 24 (8.78%) categories are particularly large, suggesting a strong school population and a significant cohort entering the workforce or higher education.
- **Lower Senior Population:** Galesville has a much smaller percentage of its population aged 65 and over (**11.10%**) compared to the county (18.10%) and the state (19.30%). The city is therefore less burdened by the higher demand for elder care, specialized housing, and healthcare services that typically strain aging communities.

Implications for Future Development

The age structure of Galesville provides a demographic advantage, pointing toward specific needs and opportunities for future planning and investment:

- **Prioritization of Education and Recreation:**
    1. The large youth cohort necessitates continued investment in **public schools**, including facility maintenance, classroom space, and programming.
    2. There will be high demand for **recreational facilities** like parks, playgrounds, sports fields, and youth-oriented programs. This supports the population and makes the city more attractive to new families.
- **Housing and Workforce Development:**
    1. The large concentration of individuals in the 20-34 and 30-34 age groups (totaling **14.21%** of the population) represents a strong **working-age core**. Future development must focus on providing diverse, **affordable housing options**-especially starter homes, apartments, and duplexes-to retain these young workers as they form households.
    2. The city should emphasize **economic development** strategies that attract or create jobs for young professionals, tradespeople, and skilled labor to match the growing workforce. This will help ensure the young population stays in Galesville rather than migrating for better job prospects.
- **Less Immediate Senior Service Strain:**

    While senior services are always necessary, Galesville's lower senior percentage means the city may have a longer grace period before it faces the full financial and infrastructure pressures associated with extreme aging seen elsewhere in the state. Planning can be proactive, focusing on maintaining community vibrancy to prevent the "aging in place" dynamic that often drives up the median age in rural communities.

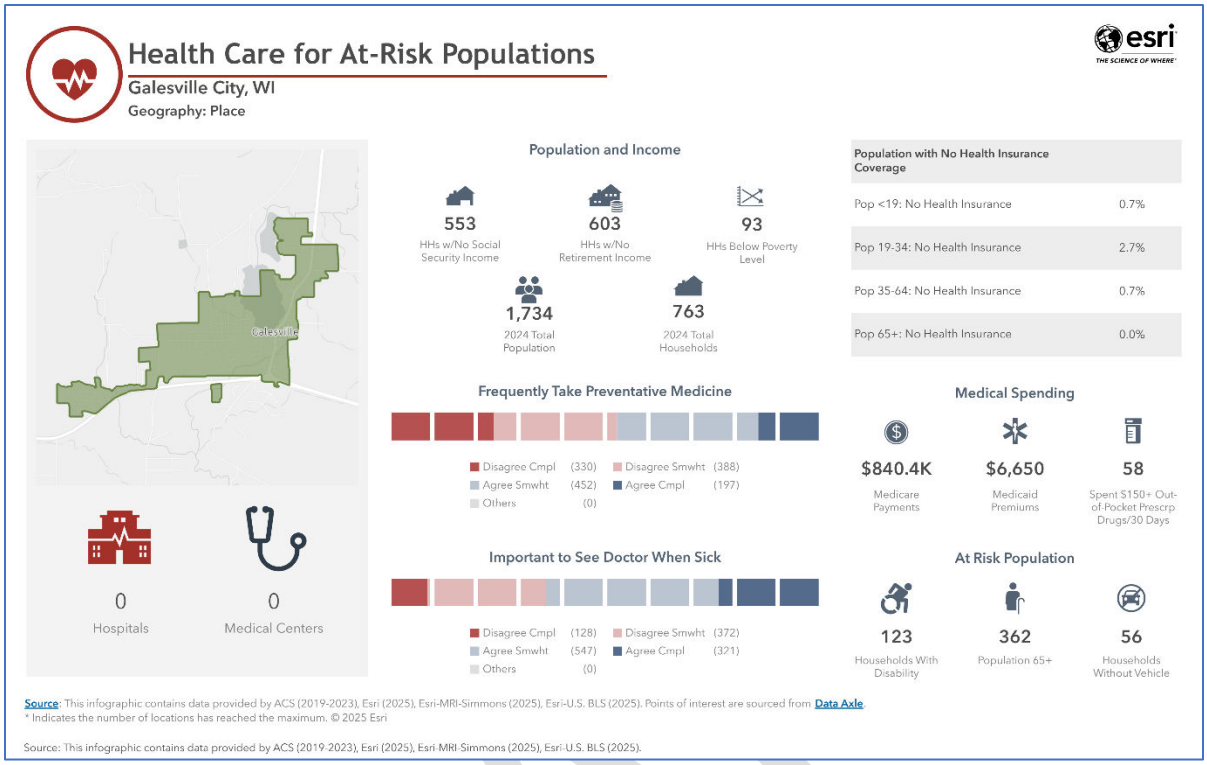
In essence, Galesville has a demographic profile characteristic of a growing, vital community. The challenge for future development is to **capitalize on this youthfulness** by strategically investing in infrastructure, housing, and job growth that sustains the family-friendly environment that is clearly attracting and retaining younger generations.

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Table 1.5 Age Distribution

Age Category	City of Galesville	%	Margin of Error ± (Count)	Trempealeau County	Wisconsin
Under 5 years	93	5.71%	±41	7.40%	5.20%
5 to 9 years	59	3.62%	±38	7.20%	5.90%
10 to 14 years	107	6.57%	±53	7.60%	6.00%
15 to 19 years	149	9.15%	±71	6.50%	6.60%
20 to 24 years	143	8.78%	±45	4.80%	6.70%
25 to 29 years	94	5.77%	±42	5.20%	6.20%
30 to 34 years	139	8.54%	±46	5.10%	6.40%
35 to 39 years	56	3.44%	±30	6.30%	6.40%
40 to 44 years	76	4.67%	±35	5.70%	6.30%
45 to 49 years	94	5.77%	±43	5.50%	5.60%
50 to 54 years	87	5.34%	±28	6.40%	6.00%
55 to 59 years	68	4.18%	±26	7.60%	6.50%
60 to 64 years	140	8.60%	±46	6.40%	7.10%
65 to 69 years	89	5.47%	±30	6.30%	6.40%
70 to 74 years	65	3.99%	±32	4.40%	5.20%
75 to 79 years	67	4.12%	±46	2.90%	3.40%
80 to 84 years	52	3.19%	±32	2.10%	2.20%
85 years and over	50	3.07%	±22	2.50%	2.00%
Median Age *	**38.2**	**(X)**	**±7.0**	**39.8**	**40.5**
Total	**1,628**	**100.00%**	**±224**	**100.00%**	**100.00%**

Source: American Community Survey 2020 - Table S0101 Age and Sex



Source: This infographic contains data provided by ACS (2019-2023), Esri (2025), Esri-MRI-Simmons (2025), Esri-U.S. BLS (2025).

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Population Density

The Population Density map provides a visual representation of how the City of Galesville's population is distributed, which is crucial for infrastructure and land-use planning.

The map illustrates a typical pattern for a small city, with density clustered in specific areas, suggesting a historic core and defined residential neighborhoods:

Core Density: The highest population density (darkest blue blocks) is concentrated in the central and eastern parts of the established city boundary. This area likely represents the historic core of Galesville, which typically features older, smaller lot sizes, and a higher proportion of multi-family or attached housing.

Linear Development: A clear strip of high to moderate density follows the route of US Highway 53 as it passes through the city. This is common, as major transportation corridors often anchor commercial activity and accessible residential areas.

Low-Density Periphery: The density drops off significantly toward the western and northern edges of the city boundary (lighter shaded and unshaded blocks). These areas likely represent newer, lower-density suburban residential development with larger lots, or undeveloped/agricultural land that is included within the city limits.

Geographic Influence: Given Galesville's setting in the Driftless Area, the topography likely constrains density. The areas of low or no density, particularly in the center-north and far west, may correspond to Lake Marinuka, steep bluffs, or floodplains that are undevelopable or restricted to low-intensity uses.

Implications for Future Development

This density map, when combined with the previously analyzed population growth and young age structure, suggests several key areas for the Comprehensive Plan:

Infill and Redevelopment Opportunities: The highly dense core areas indicate that space for traditional single-family homes may be limited. Future housing strategies should focus on infill development and redevelopment within or adjacent to the existing high-density blocks. This is the most efficient way to accommodate the projected population growth of nearly 15% by 2040, especially for the young working families.

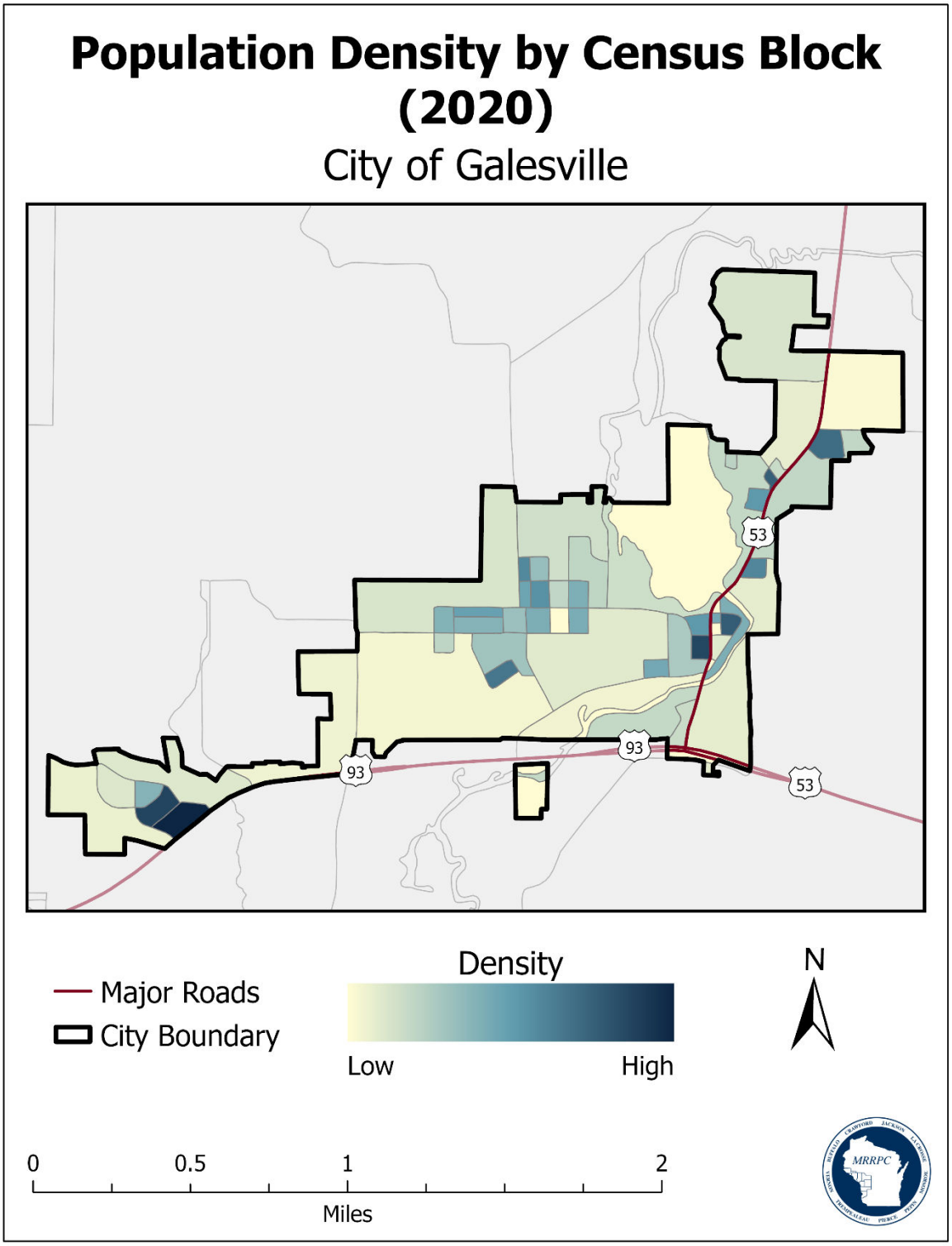
Infrastructure Prioritization: The dense core will require maintenance and potential upgrades to water, sewer, and storm drainage infrastructure, as older systems often service these areas. In contrast, new infrastructure will need to be extended into the low-density periphery to support any outward expansion.

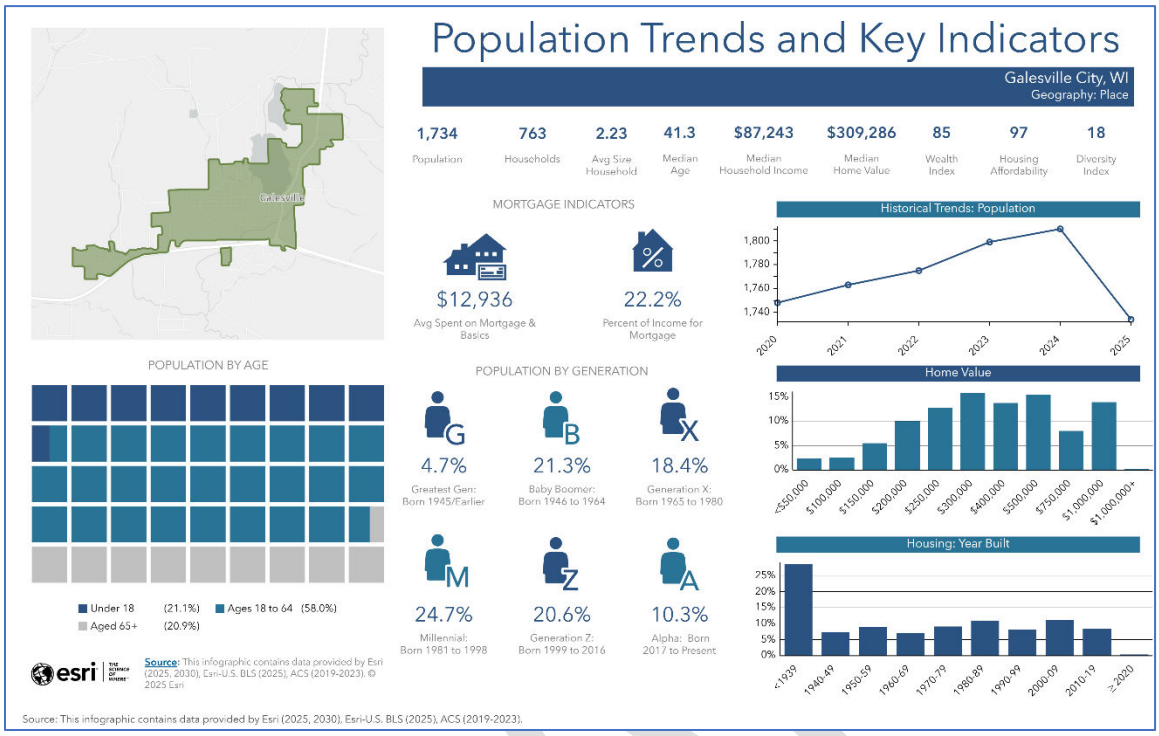
Transportation Planning: The concentration of density along US 53 suggests this corridor is vital for daily movement. The plan must ensure that the highway functions efficiently for both through-traffic and local access and may need to address pedestrian and bicycle connectivity within the dense core to reduce reliance on vehicle use.

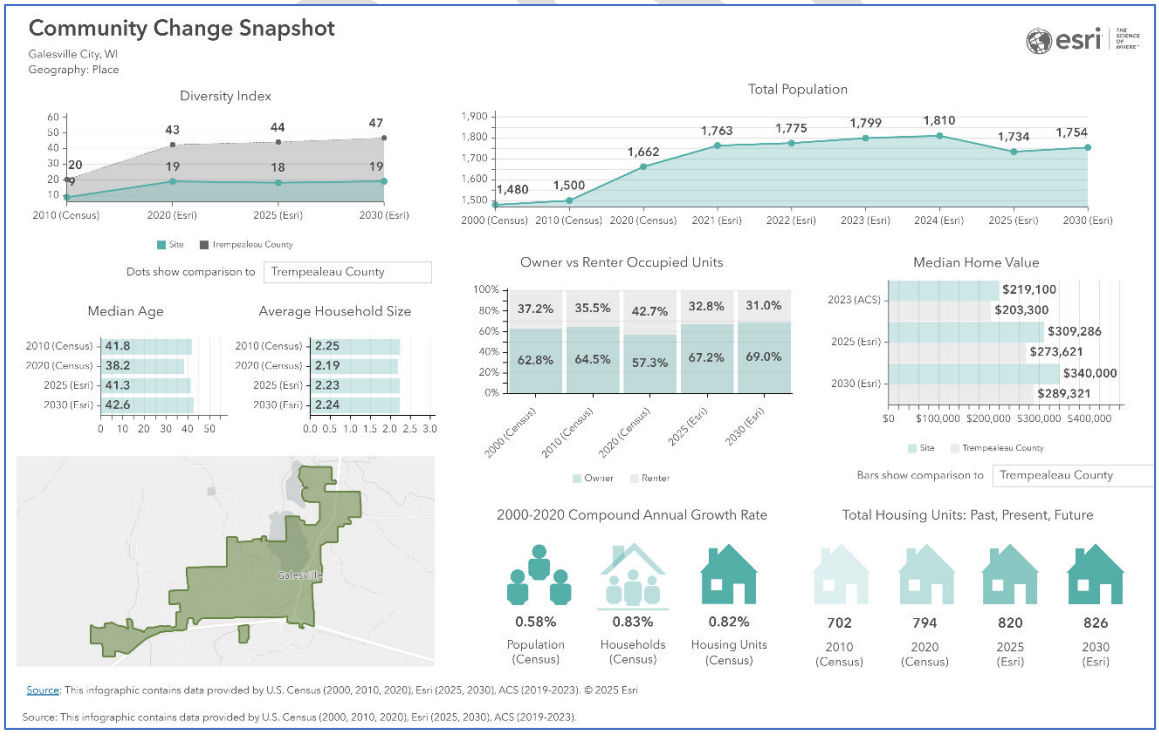
Targeted Land Use Zoning: The map visually defines where higher-density residential zoning should be maintained and where lower-density, single-family zoning or conservation areas should prevail. The plan should establish a clear transition zone, or "urban-rural fringe," at the city boundaries to manage sprawl and protect the scenic quality of the Driftless Area bluffs and valleys.

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Population Density by Census Block (2020) Map




Population Trends and Key Indicators
Galesville City, WI
Geography: Place
1,734 Population
763 Households
2.23 Avg Size Household
41.3 Median Age
$87,243 Median Household Income
$309,286 Median Home Value
85 Wealth Index
97 Housing Affordability
18 Diversity Index
MORTGAGE INDICATORS
$12,936 Avg Spent on Mortgage & Basics
22.2% Percent of Income for Mortgage
Historical Trends: Population
POPULATION BY AGE
Under 18 (21.1%)
Ages 18 to 64 (58.0%)
Aged 65+ (20.9%)
POPULATION BY GENERATION
4.7% Greatest Gen: Born 1945/Earlier
21.3% Baby Boomer: Born 1946 to 1964
18.4% Generation X: Born 1965 to 1980
24.7% Millennial: Born 1981 to 1998
20.6% Generation Z: Born 1999 to 2016
10.3% Alpha: Born 2017 to Present
Home Value
Housing: Year Built
Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri


Community Change Snapshot
Galesville City, WI
Geography: Place
Diversity Index
Total Population
Dots show comparison to Trempealeau County
Median Age
Average Household Size
Owner vs Renter Occupied Units
Median Home Value
Bars show comparison to Trempealeau County
2000-2020 Compound Annual Growth Rate
0.58% Population (Census)
0.83% Households (Census)
0.82% Housing Units (Census)
Total Housing Units: Past, Present, Future
702 2010 (Census)
794 2020 (Census)
820 2025 (Esri)
826 2030 (Esri)
Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2025, 2030), ACS (2019-2023). © 2025 Esri

Educational Attainment

Galesville has a workforce with **a strong focus on technical and trade-level education**, exceeding the US and State averages for vocational-level degrees. Based on the workforce data, the City of Galesville exhibits several key implications for economic development and growth. The community's educational attainment profile suggests a "High-Skilled Trade" Economy, characterized by a high rate of residents holding associate's degrees and having "Some College" education compared to state and national benchmarks. This specialized workforce is a significant asset for attracting and retaining businesses in technical, healthcare, and skilled trade occupations, particularly in the manufacturing and health-related sectors. A major opportunity for immediate economic boosting lies in the very high percentage of residents who have "Some college, no degree" (24.07%). Implementing targeted programs to help these individuals complete their degrees or obtain professional certifications would swiftly increase local incomes and overall economic output. Conversely, the town must also focus on attracting professional talent, as the percentages of residents with Bachelor's or Graduate degrees are below state and national averages. To diversify the economy and capture higher-wage jobs in professional services and management, the community needs to implement strategies centered on quality-of-life improvements, amenities, and enhanced broadband access.

Table 1.6 Highest Educational Attainment of Population Over 25

Educational Attainment	City of Galesville	Trempealeau County	Wisconsin	United States
Less than 9th grade	0.48%	3.20%	2.40%	4.70%
9th to 12th grade, no diploma	2.77%	5.10%	4.30%	5.90%
High school graduate (includes equivalency)	30.85%	37.90%	29.70%	26.20%
Some college, no degree	24.07%	18.70%	19.80%	19.40%
Associate degree	14.14%	14.80%	11.20%	8.80%
Bachelor's degree	19.01%	13.50%	21.60%	21.30%
Graduate or professional degree	8.69%	6.70%	11.10%	13.70%

Source: American Community Survey 2023 - Table B15003 Educational Attainment

Income and Poverty

The income data for the City of Galesville reveals a community with an overall lower wealth level compared to its surrounding area and the state, but a notably stable and concentrated middle-income base. Galesville's Median Household Income of $51,208 and Mean Household Income of $60,042 both fall below the figures for Trempealeau County ($58,824 median, $71,514 mean) and the State of Wisconsin ($60,773 median, $78,162 mean). This disparity suggests the city currently has a lower average tax base and less overall disposable income, pointing to a need for strategies that focus on attracting higher-wage employment to boost the financial well-being of the typical household.

The most distinctive feature of Galesville's income profile is its strong concentration of middle-income households. A remarkable 42.2% of households fall within the $50,000 to $99,999 income bracket, which is significantly higher than the 31.7% seen in Trempealeau County and 29.7% statewide. This robust middle class serves as a key engine for economic stability and growth, providing a predictable and solid base of consumer demand for local businesses. Furthermore, with only 17.7% of households earning over $100,000 (compared to 31.7% statewide) and a smaller gap between the mean and median incomes, Galesville demonstrates comparatively less income inequality. This relative equality fosters greater social cohesion and a community-wide investment in public services, providing a healthy foundation upon which to build future development.

For future economic development, the City of Galesville should strategically leverage its stable middle-income demographic. The strategy should be twofold: first, protect and enhance its middle-income base by investing in workforce training and technical education to boost local earning potential; and second, increase the overall wealth level by aggressively recruiting businesses that offer wages in the upper middle-to-high-income brackets (e.g., $75,000+). By focusing on attracting higher-quality jobs and developing a diversity of quality housing, Galesville can retain its existing stable families while simultaneously drawing in higher-income residents, ultimately helping its median and mean income figures converge with or exceed the state average.

Based on this analysis, the City of Galesville's development strategy should aim to capitalize on its strong, stable middle-income base while simultaneously addressing the need to increase the overall wealth level to meet or exceed state averages.

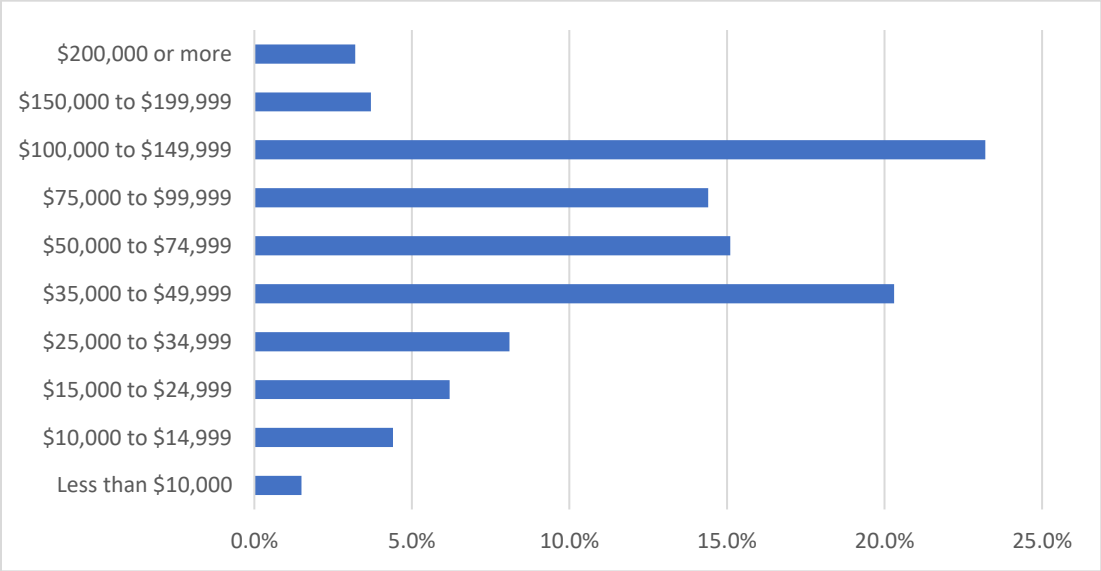
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Poverty

The poverty data for Galesville (Table 1.8) indicates that a total of 172 people in a population of 1,670 are living below the poverty level. The most striking finding is the disproportionately high poverty rate among senior citizens (65 years and over), where 14.9% of that age group is below the poverty line. This rate is significantly higher than that of the prime working-age population (8.8% of those aged 18 to 64). The poverty rate for children (Under 18) is also elevated at 11.3%.

The age-specific poverty figures have clear implications for community development, particularly in resource allocation and strategic planning. The high rate of poverty among the elderly (14.9%) necessitates a focus on senior support services, including affordable housing, subsidized healthcare access, and programs that ensure food security. This demographic's needs are often fixed and chronic, requiring public or non-profit resources rather than job training. The elevated child poverty rate (11.3%) highlights the importance of investing in early childhood education, school-based support programs, and affordable childcare to break the cycle of poverty and improve long-term economic mobility for the next generation. The relatively lower poverty rate among the working-age population suggests that while the city has a decent job market for its residents, the key development challenge is a lack of high-wage jobs (as indicated by the income table) and supporting those at the beginning and end of their earning cycles. Future development must therefore balance economic growth with targeted social programs to ensure the most vulnerable populations-seniors and children-are protected.

Figure 1.4 Income



Source: American Community Survey 2023 5-Year Estimates, S1901 Income in the Past 12 Months (In 2023 Inflation-Adjusted Dollars)

Table 1.7 Income

Income Categories	City of Galesville	Trempealeau County	Wisconsin	United States
Less than $10,000	1.5%	3.3%	4.0%	4.9%
$10,000 to $14,999	4.4%	2.7%	3.2%	3.6%
$15,000 to $24,999	6.2%	6.4%	6.2%	6.6%
$25,000 to $34,999	8.1%	6.9%	7.4%	6.8%
$35,000 to $49,999	20.3%	12.6%	10.9%	10.4%
$50,000 to $74,999	15.1%	20.0%	17.8%	15.7%
$75,000 to $99,999	14.4%	15.0%	14.0%	12.7%
$100,000 to $149,999	23.2%	20.4%	18.9%	17.4%
$150,000 to $199,999	3.7%	6.7%	8.9%	9.3%
$200,000 or more	3.2%	6.1%	8.6%	12.6%
Median income	**$69,007**	**$71,295**	**$75,670**	**$78,538**
Mean Income	**$79,986**	**$89,298**	**$99,059**	**$110,491**

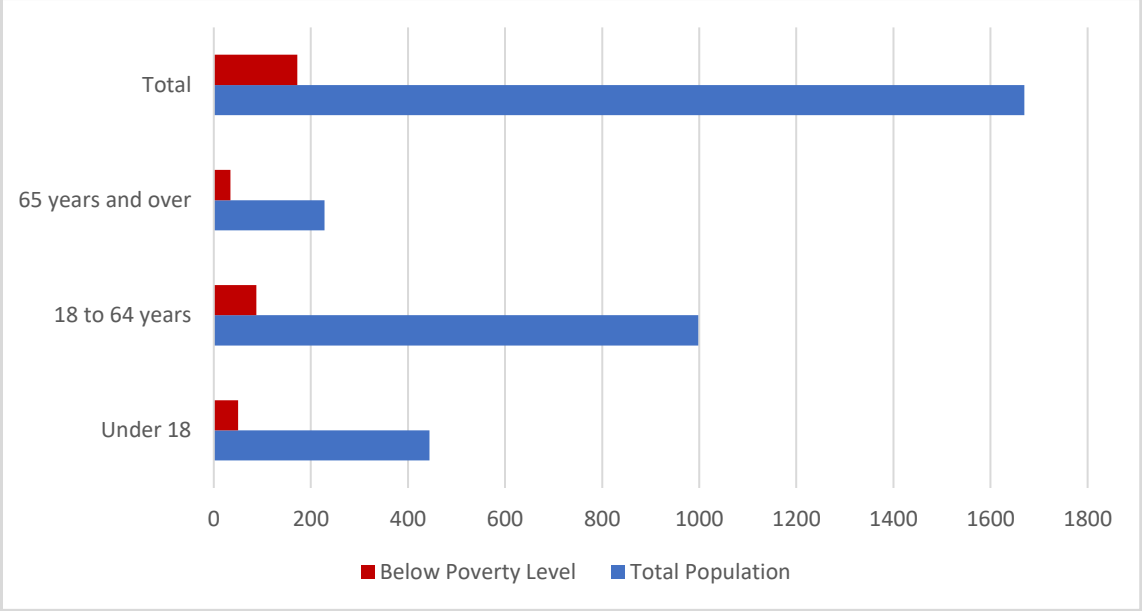
Source: American Community Survey 2023 5-Year Estimates, S1901 Income in the Past 12 Months (In 2023 Inflation-Adjusted Dollars)

Table 1.8 Poverty Status in the Past 12 Months

Age	Total Population	Below Poverty Level	Percent Below Poverty Level
Under 18	444	50	11.3%
18 to 64 years	998	88	8.8%
65 years and over	228	34	14.9%
Total	**1670**	**172**	**10.3%**

Source: American Community Survey 2023 5-Year Estimates, S1701 Poverty Status in the Past 12 Months

Figure 1.5 Poverty Status in the Past 12 Months



Source: American Community Survey 2023 5-Year Estimates, S1701 Poverty Status in the Past 12 Months

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Employment

The workforce, totaling 980 employed civilians, is heavily concentrated in sectors suggesting a "High-Skilled Trade" economy. **Nearly half of the workers are employed in Educational services, health care and social assistance (25.1%)** and **Manufacturing (24.0%)**. This focus is reflected in the city's educational attainment, which boasts a significantly higher percentage of residents with an **associate's degree (14.14%)** than the state or national average. Furthermore, **24.07%** of the population has **"Some college, no degree,"** representing a strong opportunity for degree completion programs. Conversely, the city lags in professional talent, with its percentage of residents holding a **bachelor's degree (19.01%)** and **Graduate or professional degree (8.69%)** both falling below state and national averages.

Table 1.9 Employment by Industry

Industry	Workers	% of Workers
Agriculture, forestry, fishing and hunting, and mining	3	0.3%
Construction	28	2.9%
Manufacturing	235	24.0%
Wholesale trade	28	2.9%
Retail trade	161	16.4%
Transportation and warehousing, utilities	21	2.1%
Information	27	2.8%
Finance and insurance, real estate and rental and leasing	38	3.9%
Professional, scientific, management, administrative, and waste management services	47	4.8%
Educational services, health care, and social assistance	246	25.1%
Arts, entertainment, recreation, accommodation, and food services	82	8.4%
Public administration	27	2.8%
Other services	37	3.8%
Total civilian employed population 16 years and over	980	100%

Source: American Community Survey 2023 5-Year Estimates, S2407 Industry by Class of Worker for the Civilian Employed Population 16 Years and Over

Table 1.10 Projected Change in Employment by Industry

Industry	Projected Change from 2020 to 2030
Goods Producing	5.55%
Natural Resources and Mining	3.69%
Construction	7.50%
Manufacturing	5.22%
Services Providing	7.05%
Trade, Transportation, and Utilities	5.05%
Information	4.19%
Financial Activities	2.18%
Professional and Business Services	6.15%
Education and Health Services	6.54%
Leisure and Hospitality	22.82%
Other Services (except Government)	4.54%
Government	2.70%
Self-Employed	-1.04%

Source: Western Wisconsin Workforce Development Common Council, WIOA Local Plan 2024-2027, Table 1

Unemployment

The unemployment rate for the City of Galesville is 0.0%. This is significantly lower than the unemployment rates for the comparison geographies: Trempealeau County at 0.7%, Wisconsin at 3.3%, and the United States at 5.2%.

Table 1.11 Unemployment Rate

City of Galesville	Trempealeau County	Wisconsin	United States
0.0%	0.7%	3.3%	5.2%

Source: American Community Survey 2023 5-Year Estimates, S1701 Poverty Status in the Past 12 Months

While the table shows **0.0%**, it is important to note that in small municipalities like Galesville, ACS 5-Year Estimates are based on sampling. A 0.0% rate often indicates that the number of unemployed individuals in the survey sample was small enough to be statistically negligible, or that the specific sample group used for the estimate was fully employed at the time of the survey.

Means of Transportation

Based on the analysis of the 962 employed workers in Galesville, the **dominant mode of transportation is the personal vehicle**, with the vast majority of the workforce commuting

alone. Specifically, **78.2% of workers drive alone in a car, truck, or van**, and another 8.1% carpool. Collectively, this means over 86% of the workforce relies on private vehicular transport. A notable portion of the workforce, **11.5%, work from home**. Traditional alternative methods are negligible, as only 1.5% of workers walk, and public transportation (excluding taxicabs) is not utilized at all (0.0%).

Table 1.12 Means of Transportation to Work

Means	Workers	%
Car, truck, or van (drove alone)	752	78.2%
Car, truck, or van (carpooled)	78	8.1%
Public transportation (excluding taxicab)	0	0.0%
Walked	14	1.5%
Taxicab, motorcycle, bicycle, or other means	7	0.7%
Worked from home	111	11.5%
Total	962	100%

Source: American Community Survey 2023 5-Year Estimates, B08101 Means of Transportation to Work by Age

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Housing

Housing element. *A compilation of objectives, policies, goals, maps, and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.*

Source Wisconsin Statute 66.1001: Comprehensive Planning



Housing Goals and Objectives

Goal: Housing Infrastructure: Provide the customary city services, including public sewer and water, and infrastructure needed to support an adequate housing supply that meets existing and forecasted housing demands.

- **Objective:** Diverse and Affordable Housing Supply: Provide an adequate supply of land and incentives to meet housing growth needs while encouraging the development of a diverse mix of housing.
- **Objective:** Implement incentives and policies to promote the creation of affordable housing options for seniors and low-income families.
- **Objective:** Encourage the development of starter homes, apartments, and duplexes.
- **Objective:** Encourage housing development in proximity to existing services (sewer, water, roads, electricity) and to schools, services, and retail areas.

Goal: Housing Quality and Preservation: Support efforts for housing rehabilitation and property maintenance and maintain city policies that protect homeowner's housing values and neighborhood integrity.

Objective: Develop or support programs for housing rehabilitation and monitor homes in disrepair, particularly for older homes built before 1939.

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Housing Development and Projections

Based on the analysis of the housing data provided, the City of Galesville, Wisconsin, has experienced a strong surge in its housing inventory over the last decade. Between 2013 and 2023, the number of housing units in Galesville increased from 681 to 770, representing a significant growth rate of 13%. This rate of growth considerably outpaces all comparison geographies. For instance, Galesville's growth is more than double that of Trempealeau County (6%) and nearly triple the growth rate of Wisconsin (5%) during the same period, also exceeding the United States growth of 8%. This suggests a robust addition of new housing units to accommodate the city's growing population.



Table 1.13 Housing Units

Year	City of Galesville	Trempealeau County	Wisconsin	United States
2013	681	12,655	2,626,142	132,057,804
2023	770	13,373	2,750,750	142,332,876
% Change	13%	6%	5%	8%

Source: American Community Survey 2013 and 2023 5-Year Estimates - Table B25001 Housing Units

The majority of housing structures are **single family, detached homes, accounting for 54.8%** of the city's 770 total structures. This percentage, however, is substantially lower than that of Trempealeau County (74%) and Wisconsin (66.1%), indicating a more diverse housing landscape in Galesville. The city has a higher share of apartments, particularly in medium-to-large buildings:

- Structures with 5 to 9 apartments make up 18.1% of the city's housing stock, which is over three times the percentage for Trempealeau County (5.2%) and Wisconsin (4.9%).
- Similarly, buildings with 2 apartments (9%) and 3 or 4 apartments (5.2%) are also present at higher rates than the county and state.

Apartments in buildings of 10 or more units account for 7.4% of the city's structures, which is lower than the state (12.4%) and national (14%) figures, but still higher than the county's (3.6%). Finally, mobile homes or other types of housing are rare, representing only 1.8% of the total structures.



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Table 1.14 Housing Structures by Type

Type of Structure	City of Galesville		Trempealeau County	Wisconsin	United States
	#	%			
1, detached	422	54.8%	74%	66.1%	61.1%
1, attached	25	3.2%	2.3%	4.3%	6.3%
2 apartments	66	9%	6.0%	5.7%	3.3%
3 or 4 apartments	40	5.2%	2.8%	3.5%	4.3%
5 to 9 apartments	139	18.1%	5.2%	4.9%	4.5%
10 or more apartments	57	7.4%	3.6%	12.4%	14%
Mobile home or other type of housing	14	1.8%	6%	3.1%	5%
Total Structures	**770**	**100%**	**100%**	**100%**	**100%**

Source: American Community Survey 2023 5-Year Estimates - Table DP04 Selected Housing Characteristics

The City of Galesville's housing stock is characterized by a high proportion of **older homes**, though the city has shown robust new construction in the 21st century. The largest single category of housing is structures built in **1939 or earlier**, which accounts for a substantial **28.6%** of all 770 structures. This percentage is significantly higher than that of Trempealeau County, Wisconsin, and the United States, which all fall around 11% to 17.6% for this period. However, Galesville saw a healthy wave of new construction in the 21st century. Housing built between **2000 and 2009** makes up **11.0%** of the total stock, and housing built from **2010 to 2019** accounts for another **8.4%**. The rate of construction during the 2010s was slightly higher than the state and county averages. More recently, housing built in **2020 or later** accounts for **0.4%** of the stock.

Table 1.15 Housing Structures by Year Built

Year Built	City of Galesville		Trempealeau County	Wisconsin	United States
	#	%			
2020 or later	3	0.4%	2.1%	2.1%	2.9%
2010 to 2019	65	8.4%	7.4%	7.4%	9.8%
2000 to 2009	85	11.0%	12.6%	12.6%	13.8%
1990 to 1999	63	8.2%	12.0%	12.0%	12.0%
1980 to 1989	84	10.9%	9.4%	21.4%	12.7%
1970 to 1979	70	9.1%	14.2%	14.2%	13.9%
1960 to 1969	55	7.1%	9.5%	23.7%	9.7%
1950 to 1959	69	9.0%	10.0%	10.0%	9.3%
1940 to 1949	56	7.3%	5.3%	15.3%	4.3%
1939 or earlier	220	28.6%	17.6%	17.6%	11.6%
Total Structures	**770**	**100%**	**100%**	**100%**	**100%**

Source: American Community Survey 2023 5-Year Estimates - Table DP04 Selected Housing Characteristics



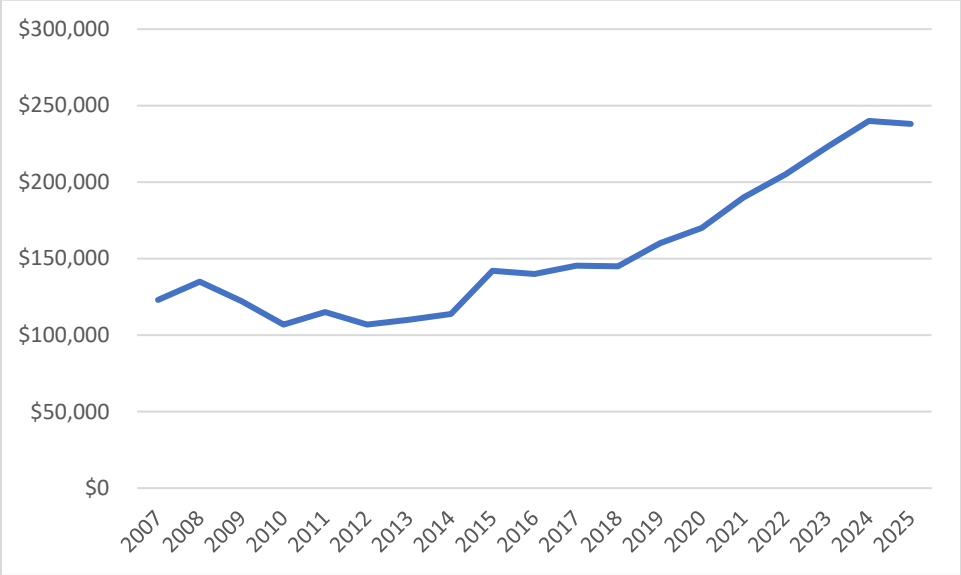
Median Housing Value

Table 1.16 Median Value of Owner-Occupied Housing Units

City of Galesville	Trempealeau County	Wisconsin	United States
$219,100	$203,300	$247,400	$303,400

Source: American Community Survey 2023 5-Year Estimates - Table B25077 Median Value (Dollars)

Figure 1.6 Median Price Annual in Trempealeau County



Source: Wisconsin Realtors Association, Wisconsin Housing Statistics

Housing Occupancy and Vacancy

Table 1.17 Occupancy Rates

Occupancy Rates	City of Galesville	Trempealeau County	Wisconsin	United States
Percent Owner Occupied	51.7%	73.8%	67.9%	65.2%
Percent Renter Occupied	48.3%	26.2%	32.1%	34.8%

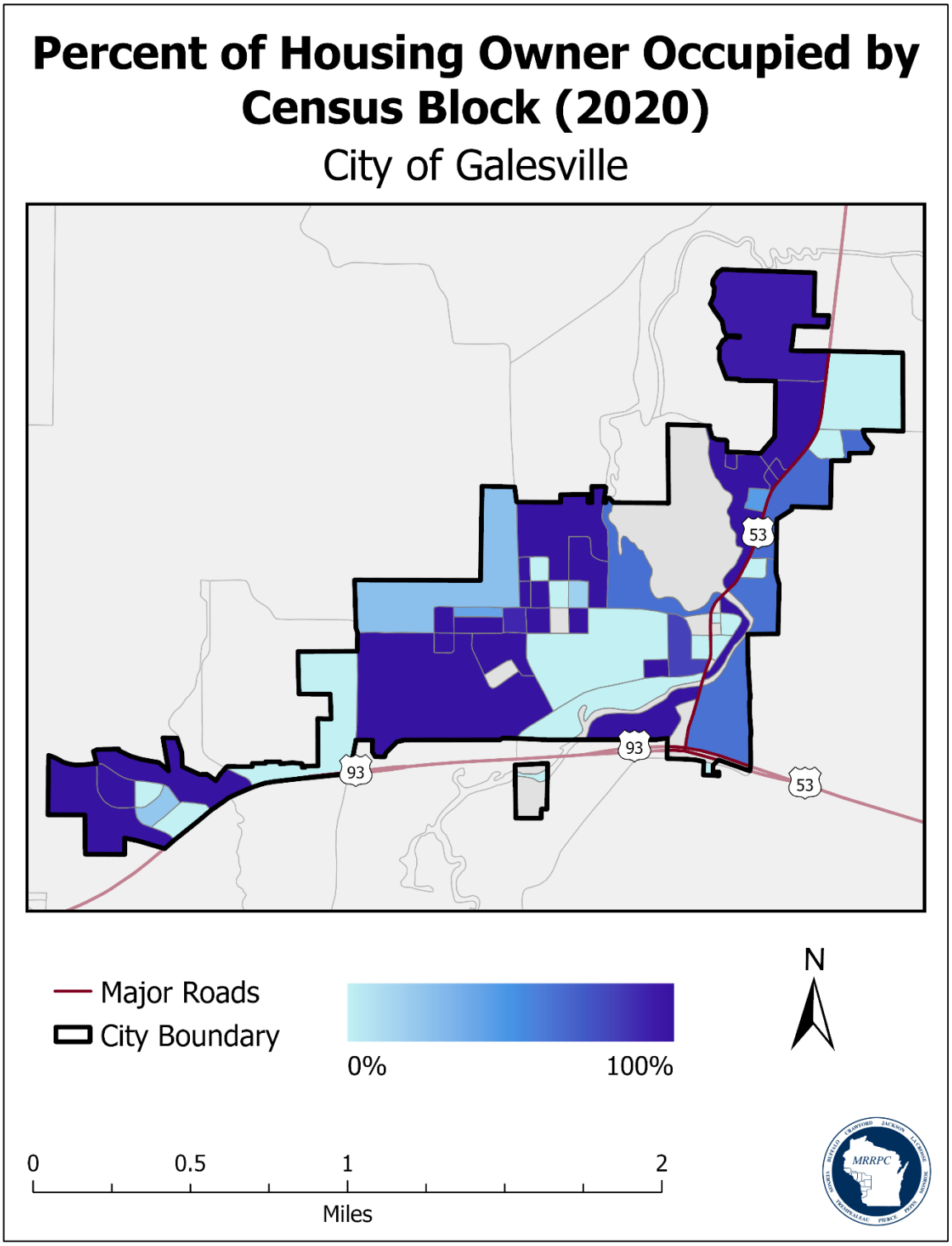
Source: American Community Survey 2023 5-Year Estimates - Table DP04 Selected Housing Characteristics

Table 1.18 Vacancy Rates

Statistic	City of Galesville	Trempealeau County	Wisconsin	United States
Vacancy Rate	1.9%	6.9%	10.5%	11%
Margin of Error (Count)	±15	±134	±4,388	±200,112

Source: American Community Survey 2023 5-Year Estimates, B25002 Occupancy Status

Percent of Housing Owner Occupied by Census Block (2020) Map



Affordability of Housing



In the City of Galesville, **housing affordability presents a relatively positive picture when compared to state and national benchmarks**, particularly for homeowners. In housing policy, a household is typically considered "cost-burdened" if it spends 30% or more of its gross income on housing costs. According to the data, Galesville's homeowners with a mortgage are significantly less burdened than those in the rest of the country. **Only 15.1% of these households in Galesville spend 30%** or more of their income on housing, a figure that is markedly lower than the Wisconsin state average of 22.1% and the national average of 27.6%. Furthermore, over half of the city's mortgage holders 51.9% spend less than 20% of their income on housing, suggesting a high level of financial stability among property owners.

For households that have fully paid off their mortgages, the affordability advantage in Galesville is even more pronounced. Only 3.0% of homeowners without a mortgage in the city are considered cost burdened. This is exceptionally low when compared to Trempealeau County (12.9%), Wisconsin (12.3%), and the United States (13.9%). This suggests that for long-term residents and **seniors who own their homes outright, Galesville remains an exceptionally affordable place to live, with the vast majority (70.7%) spending less than 15.0% of their income on housing-related expenses.**

The rental market in Galesville, however, follows the broader trend of being more financially demanding than homeownership. **Approximately 38.7% of Galesville renters are cost-burdened,** spending 30% or more of their income on rent. While this reflects a significant portion of the population, **Galesville renters still fare better than those at the state and national levels**. In Wisconsin, 43% of renters are cost-burdened, and nationally, that figure climbs to 50.4%. While Galesville is more affordable for renters than many other

areas, the fact that 26.8% of renters are "severely cost-burdened" (spending over 35.0% of their income) indicates that **rental affordability remains the primary housing challenge** for the city.

Overall, **Galesville demonstrates a higher level of housing affordability across all categories when compared to Wisconsin and the United States.** While the rental sector shows some signs of pressure, the city's homeowners-both with and without mortgages-experience significantly lower housing cost burdens than their peers across the state and the nation. This positioning suggests that Galesville offers a more accessible housing market, particularly for those looking to purchase a home.

Table 1.19 Housing Affordability

Category	City of Galesville	%	Trempealeau County	Wisconsin	United States
Percent of Income Spent on Housing for Housing Units With A Mortgage					
Less than 20.0%	151	51.9%	49.4%	52.3%	47.4%
20.0 to 24.9%	63	21.6%	16.7%	15.7%	15.1%
25.0 to 29.9%	33	11.3%	9.3%	9.9%	10.0%
30.0 to 34.9%	11	3.8%	6.7%	5.9%	6.7%
35.0% or more	33	11.3%	17.9%	16.2%	20.9%
Percent of Income Spent on Housing for Housing Units Without A Mortgage					
Less than 10.0%	32	32.3%	38.4%	43.3%	45.9%
10.0 to 14.9%	27	27.3%	24.2%	21.4%	19.1%
15.0 to 19.9%	11	11.1%	12.4%	12.0%	10.7%
20.0 to 24.9%	21	21.2%	7.6%	6.9%	6.4%
25.0 to 29.9%	5	5.1%	4.6%	4.1%	4.1%
30.0 to 34.9%	0	0.0%	3.3%	2.7%	2.8%
35.0% or more	3	3.0%	9.6%	9.6%	11.1%
Percent of Income Spent on Housing for Renter-Occupied Units					
Less than 15.0%	54	14.9%	25.1%	16.9%	13.0%
15.0 to 19.9%	42	11.6%	13.7%	15.0%	12.4%
20.0 to 24.9%	65	18.0%	14.9%	13.6%	12.7%
25.0 to 29.9%	61	16.9%	12.3%	11.4%	11.5%
30.0 to 34.9%	43	11.9%	8.8%	8.3%	9.2%
35.0% or more	97	26.8%	25.2%	34.7%	41.2%

Source: American Community Survey 2023 5-Year Estimates, DP04 Selected Housing Characteristics

Housing Tenure



Housing tenure refers to the length of time a household has occupied its current housing unit, serving as a key indicator of community stability and population churn. High percentages of long-term residents often suggest a stable, established community, while a large influx of recent movers can indicate rapid growth, a high volume of rental turnover, or a shifting demographic base. In a community like the City of Galesville, understanding these patterns helps planners determine whether housing stock is meeting the needs of both long-standing residents and those who have recently relocated to the area for work or lifestyle reasons.

According to the data from the 2023 American Community Survey, Galesville exhibits a population that is notably more concentrated in mid-range tenure than its neighbors or the nation. A significant **38.4%** of Galesville households moved into their units between **2010 and 2017**, which is substantially higher than the rates for Trempealeau County (27.5%), Wisconsin (21.3%), and the United States (22.0%). This suggests that a plurality of the city's current residents established their homes roughly 7 to 14 years ago, representing a solid "middle-tenure" base that likely forms the core of the city's active workforce and school-age families.

In contrast, Galesville shows a slightly lower rate of recent turnover compared to state and national averages. While **18.3%** of residents moved in during **2021 or later**, this is below the Wisconsin average of 24.3% and the U.S. average of 26.2%. However, Galesville remains significantly more dynamic than the broader Trempealeau County, where only 6.8% of households moved in during that same recent timeframe. This indicates that while Galesville is not experiencing the same "high-churn" mobility seen in more urbanized areas, it remains a primary destination for new residents within the county.

Finally, the city has a smaller proportion of "legacy" households, those who have remained in the same home for over 25 years. Only **8.5%** of Galesville residents moved into their homes in **1989 or earlier**, which is lower than the county (15.3%) and state (10.4%) levels. Combined with the relatively low percentage of residents from the 1990s and 2000s, the data paints a picture of a city that has undergone a significant generational or demographic shift over the last fifteen years, moving away from a traditional "long-tenure" rural model toward a more mobile and evolving community structure.

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Table 1.20 Housing Tenure

Year Moved In	City of Galesville	Trempealeau County	Wisconsin	United States
Occupied Housing Units				
Moved in 2021 or later	18.3%	6.8%	24.3%	26.2%
Moved in 2018 to 2020	22.4%	18.1%	17.8%	18.7%
Moved in 2010 to 2017	38.4%	27.5%	21.3%	22.0%
Moved in 2000 to 2009	6.8%	20.8%	15.9%	15.2%
Moved in 1990 to 1999	5.7%	11.6%	10.2%	9.0%
Moved in 1989 or earlier	8.5%	15.3%	10.4%	8.8%

Source: American Community Survey 2023 5-Year Estimates, DP04 Selected Housing Characteristics

Future Land Use Projections

There are currently 757 housing units in the City of Galesville, 742 occupied, 15 vacant. A total population of 1,662 (2020 Decennial Census) (2024 American Community Survey 5-year Estimates), an average household size is 3.14 people (2024 ACS 5-year Estimates). Total area of the city is 1.45 square miles (1.3 of land and 0.15 of water) square miles or 832 acres of land. The current population density is 1,276.5 people per square mile, or 1.99 people per acre, and 609.8 housing units per square mile or 0.95 housing units per acre. (Census Reporter)

The Department of Administration (DOA) developed population projections based on the U.S. Census Bureau's 2020 counts, using the Hamilton-Perry methodology. The DOA population projections are detailed in Table 1.21.

Table 1.21 Population Projections

Place Name	County Name	2020 Population	2030 Projection	2040 Projection	2050 Projection
City of Galesville	Trempealeau	1,662	1,781	1,999	2,285

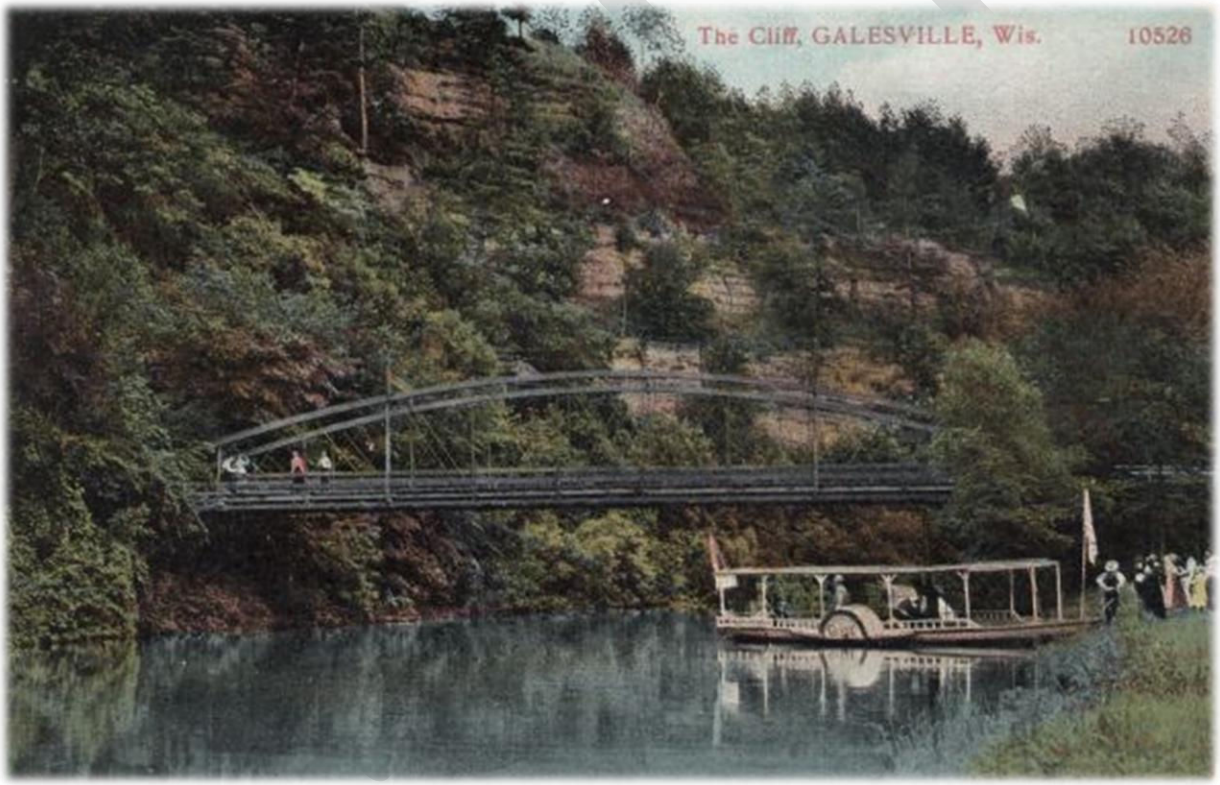
Source: https://doa.wi.gov/Pages/LocalGovtsGrants/Population_Projections.aspx

Given, the population of the City of Galesville in 2050 is projected to be 2,285 land required to accommodate this population is 287.49 acres that will need to be annexed, which corresponds to an overall community net density target of 3.05 dwelling units per acre. This topic is described in depth in the Future Land Use Projections section of the Land Use element.

Transportation

***Transportation element**. A compilation of objectives, policies, goals, maps, and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric scooters, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.*

Source Wisconsin Statute 66.1001: Comprehensive Planning



Transportation Goals and Objectives

Goal: Multi-Modal Mobility and Safety: Promote and maintain a convenient, accessible, and safe transportation system for all modes of travel, people, goods, and services.

- **Objective:** Prioritize capital expenditures for sidewalk improvements, biking/walking trails, and safe pedestrian crossing.

Goal: City Road Maintenance Priority: Maintain a system of roads and highways that satisfies all transportation needs by prioritizing the maintenance and improvement of Local/City Roads.

Goal: Industrial Needs: Provide street and highway systems that satisfy current industrial transportation including adequate capacity for the movement of products and employees.

Goal: City Street Expansion: Extend the city street system in a planned, continuous pattern beyond existing city boundaries to assure efficient emergency response and provide logical and cost-effective corridors for the extension of utilities into the future.





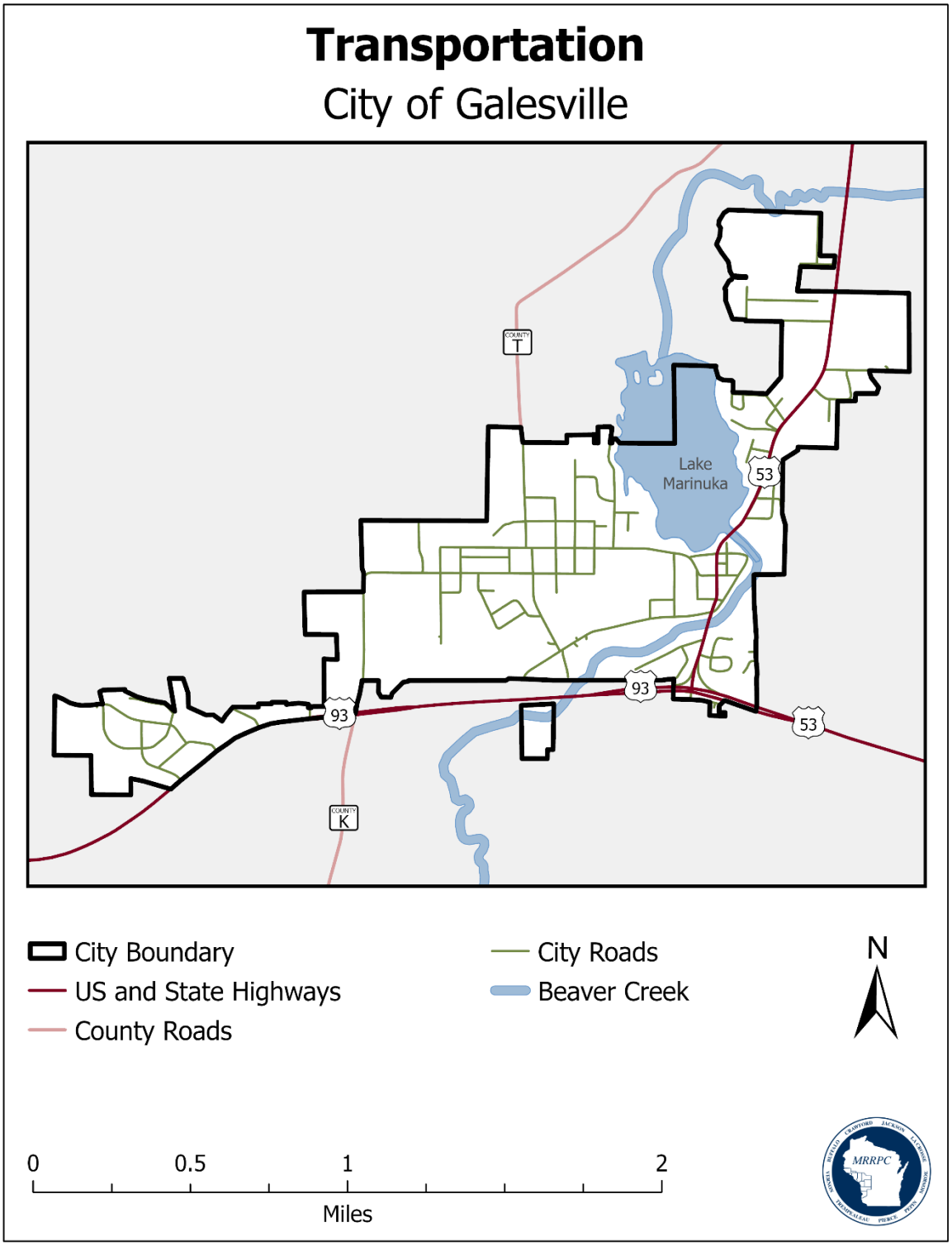
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Transportation Network Map



Non-Driving Populations

The non-driving population in the City of Galesville consists of several demographic groups that rely on alternative transportation modes for their daily needs. This group primarily includes residents under the legal driving age, senior citizens who have transitioned away from operating personal vehicles, and individuals with physical or cognitive disabilities that preclude driving. Furthermore, households living below the poverty line may lack access to a reliable private vehicle, making them dependent on walking, biking, or carpooling. Ensuring that these populations have safe and reliable access to grocery stores, medical clinics, and social services is a key component of maintaining a high quality of life within the community.

Public Transit

Public transportation options in Galesville are reflective of its rural setting and smaller population size. There is currently no fixed route bus or rail transit service operating directly within the city limits. Most residents who require transit assistance utilize specialized services provided at the county level. Trempealeau County offers various door to door transportation programs specifically designed for elderly residents and people with disabilities to reach medical appointments and essential shopping. For regional or national travel, residents must typically travel to larger hubs such as La Crosse or Winona to access commercial bus lines or passenger rail services.

Bicycle and Pedestrian Transportation

The City of Galesville benefits from a compact development pattern and a traditional street grid that generally supports pedestrian and bicycle movement. Most of the core residential and Downtown areas are equipped with sidewalks, although the age and connectivity of these facilities vary by neighborhood. Local streets carry relatively low volumes of traffic, which allows for informal bicycle use by residents of all ages. Current efforts focus on improving the continuity of the sidewalk network and exploring the feasibility of designated bike routes that connect local parks, schools, and the business district to enhance active transportation safety.

Trails and Snowmobile Trails

Galesville serves as a significant node for regional trail recreation in the Driftless Area. The city provides access to various multi use paths that are popular for hiking and recreational cycling during the warmer months. In the winter, the landscape is utilized by an extensive network of snowmobile trails. These trails are maintained by local clubs and are part of a larger countywide system that connects Galesville to neighboring municipalities. This trail

infrastructure is not only a recreational asset for local residents but also serves as a driver for seasonal tourism and economic activity in the Downtown area.

Railroad Corridors

Historically, railroad corridors played a vital role in the growth of Galesville, though their contemporary use has evolved. While active mainline rail traffic is now concentrated in other parts of the county and along the Mississippi River corridor, the legacy of rail infrastructure continues to influence local land use and industrial site availability. Preserving the integrity of these corridors is important for maintaining future multi modal options.

Freight

The movement of freight in Galesville is almost exclusively handled by the trucking industry via the regional highway network. Because the city is located in a highly productive agricultural and industrial region, heavy vehicle traffic is a common sight on major thoroughfares. These trucks transport a variety of goods, including agricultural products, livestock, timber, and manufactured equipment. Managing truck routes to ensure they remain on heavy duty pavements while minimizing noise and safety impacts on residential neighborhoods is a primary concern for local infrastructure maintenance.

Airports

Galesville does not maintain a municipal airport within its corporate limits. Residents and businesses rely on larger regional facilities for aviation needs. The La Crosse Regional Airport, located a short distance to the south, serves as the primary gateway for commercial air travel, offering connections to major national hubs. Additionally, several smaller general aviation airfields in Trempealeau and La Crosse counties provide facilities for private pilots, crop dusting operations, and small business aircraft.

Water Transportation

While Galesville is located near Beaver Creek and the Black River, there is no commercial water transportation or freight port activity within the city. Waterways in the immediate vicinity are used strictly for recreational purposes such as kayaking, canoeing, and fishing. The nearest commercial water transportation hubs are located on the Mississippi River in La Crosse and Winona, Minnesota where barge terminals facilitate the bulk transport of commodities like grain, coal, and salt.

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Streets and Highways

The street and highway network forms the primary skeleton for all movement in and out of Galesville. The city is strategically positioned near the intersection of several major routes, including US Highway 53 and State Highways 35 and 54. These routes provide critical regional connectivity to La Crosse, Winona, and Eau Claire. Within the city, the street system is a mix of local residential roads and collector streets that gather traffic for the highway system. Maintenance of these roads is a significant portion of the city budget, focusing on pavement quality, drainage, and winter snow removal.

Existing Transportation Plans

Transportation planning for the City of Galesville is a collaborative effort involving local, county, and state agencies. The city incorporates transportation goals into its local Comprehensive Plan to ensure that land use decisions are supported by adequate infrastructure. Regionally, the city works with the Trempealeau County Highway Department and the Wisconsin Department of Transportation to coordinate improvements on state and federal highways. These plans emphasize a long term vision for a safe, efficient, and multi modal network that can adapt to the changing needs of the community.

State and Regional Transportation Plans

Several state and regional plans influence the future of transportation in CTV:

- Active Transportation Plan 2050: Focuses on promoting walking and bicycling opportunities statewide and aligns with Wisconsin's broader transportation goals in Connect 2050.
- Wisconsin State Airport System Plan 2030: Outlines the long-term plan for airport infrastructure in the state, building on the policies of Connections 2030.
- Wisconsin State Freight Plan: Addresses freight transportation needs and provides a vision for the state's freight program through 2028.
- Connect 2050: A multimodal vision plan that sets transportation goals across all sectors, including roads, transit, biking, walking, rail, aviation, and water transport.
- Wisconsin Rail Plan 2050: A long-range plan focusing on freight rail, passenger rail, and rail crossing safety, supporting the broader goals outlined in Connect 2050.

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Commuting Patterns and Travel Time

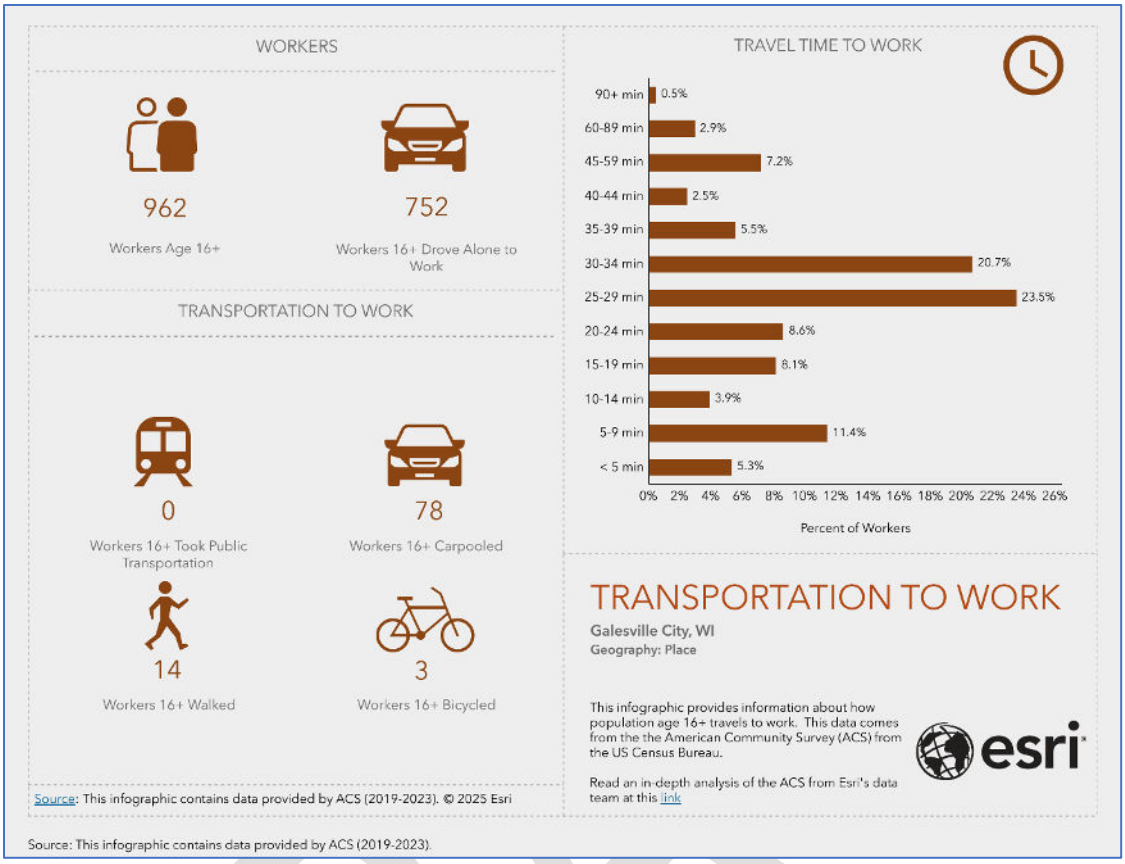
Commuting patterns in the City of Galesville indicate a workforce that is largely integrated into the broader regional economy, with many residents traveling to nearby employment centers. According to the 2023 American Community Survey 5-Year Estimates, the mean travel time to work for Galesville residents is 25.20 minutes. A significant majority of the labor force experiences a moderate commute, with approximately 44.2 percent of workers traveling between 25 and 34 minutes each way. Specifically, 23.5 percent of workers have a commute of 25 to 29 minutes, while another 20.7 percent travel for 30 to 34 minutes. This suggests that a substantial portion of the community commutes to larger neighboring cities for work. Conversely, about 16.7 percent of the population enjoys a short commute of less than 10 minutes, representing those who likely work within the city limits or in the immediate local area.

In terms of how residents get to their jobs, the data shows a heavy reliance on personal vehicles. Out of the 962 workers aged 16 and older, 752 individuals, or roughly 78 percent, drive alone to work. Carpooling is the second most common motorized option, utilized by 78 workers. Alternative modes of transportation such as walking and bicycling are less prevalent, with only 14 people walking and 3 people bicycling to their place of employment. Notably, the survey reported that zero workers use public transportation for their daily commute, highlighting the necessity of automotive infrastructure for the local workforce. While some long-distance commuting exists, only 3.4 percent of residents travel 60 minutes or more, indicating that the vast majority of employment opportunities for Galesville residents are located within a reasonable regional radius.

Table 1.22 Travel Time to Work

Travel Time	%
Less than 10 minutes	16.7%
10 to 14 minutes	3.9%
15 to 19 minutes	8.1%
20 to 24 minutes	8.6%
25 to 29 minutes	23.5%
30 to 34 minutes	20.7%
35 to 44 minutes	8.0%
45 to 59 minutes	7.2%
60 or more minutes	3.4%
Mean Travel time to work (minutes)	**25.20**

Source: American Community Survey 2023 5-Year Estimates, S0801Commuting Characteristics



Transportation Goals and Objectives

Goal: Multi-Modal Mobility and Safety: Promote and maintain a convenient, accessible, and safe transportation system for all modes of travel, people, goods, and services.

- **Objective:** Prioritize capital expenditures for sidewalk improvements, biking/walking trails, and safe pedestrian crossing.

Goal: City Road Maintenance Priority: Maintain a system of roads and highways that satisfies all transportation needs by prioritizing the maintenance and improvement of Local/City Roads.

Goal: Industrial Needs: Provide street and highway systems that satisfy current industrial transportation including adequate capacity for the movement of products and employees.

Goal: City Street Expansion: Extend the city street system in a planned, continuous pattern beyond existing city boundaries to assure efficient emergency response and provide logical and cost-effective corridors for the extension of utilities into the future.

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Utilities and Community Facilities

Utilities and community facilities element. *A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.*

Source Wisconsin Statute 66.1001: Comprehensive Planning



Utilities & Community Facilities Goals and Objectives

Goal: Public Water Services -

- **Objective:** Maintain a public water system meeting state and federal standards.
- **Objective:** Provide a water system capable of serving future City growth.
- **Objective:** Provide an adequate water supply that meets drinking water quality standards and meets fire protection and industry standards.

Goal: Sanitary Sewer Services - Provision of wastewater treatment facilities and a sanitary sewer collection system adequate to serve the existing and future industrial, commercial, and residential needs of the City.

Goal: Storm Water Management

- **Objective:** Minimize storm water problems from land development.
- **Objective:** Provide fully adequate facilities and management practices which accommodate storm water flows in all parts of the City to avoid property damage and facilitate property development consistent with the comprehensive plan.

Goal: Enhanced Waste Services: To maintain cost-effective solid waste disposal services, including services for the disposal of hazardous and electronic waste. The present services satisfy the waste disposal needs for the City. There is presently no timetable for any changes.

Goal: Responsive Parks and Recreation: Maintain a parks and recreation system adequate for the city's existing and future needs.

- **Objective:** Prioritize investment in well-maintained parks, playgrounds, and youth activities, including the conversion of a tennis court at Cance Park to pickleball court.
- **Objective:** Incorporate facilities and activities necessary for emerging needs, such as wellness and trail facilities, and appreciation for the natural environment.
- **Objective**: Maintain and improve Lake Marinuka as a viable recreation resource and as the city's signature esthetic and visual resource.

Goal: Modern Telecommunications Facilities: - Present telecommunications services are provided by TCC and Brightspeed. Galesville's goals and policies regarding telecommunications services include the maintenance of such services in accordance with contemporary standards of technology and quality.

- **Objective:** Power Generating Plants and Transmission Lines - To provide safe and reliable electric service for all end-use customers located within the city boundaries of Galesville with a high-level of service while managing rates through efficiencies and opportunities.
- **Objective:** Maintain services and prioritize the continuous upgrading of broadband internet service throughout the city.

Goal: Senior Care and Health Care Facilities: Support the location of all feasible health care and wellness facilities and services.

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- **Objective:** Actively support the development of long-term senior care, nursing homes, and other senior services and housing options to meet the needs of the aging population.

Goal: Critical Child Care Access: Actively support and seek strategies to significantly enhance and increase access to childcare facilities and services, recognizing its critical role as both a community necessity and a key workforce development issue.

Goal: Library and Municipal Facilities Upgrade:

- **Objective:** Explore options for increasing the size of the library, particularly its meeting spaces, potentially by reallocating space within or adjacent to City Hall.
- **Objective:** Police, Fire and Ambulance Services - Maintain emergency services and facilities up to contemporary standards for the size and nature of the local service area.
- **Objective:** Improve or rehabilitate City Administrative facilities while preserving the Downtown location of City Hall and the Police Office.
- **Objective:** Other Public Facility Issues - Handicap accessibility is a general concern for several public facilities in the city. The City's Comprehensive Plan incorporates the goal of complying with ADA standards for all existing and future public facilities.

Goal: Schools

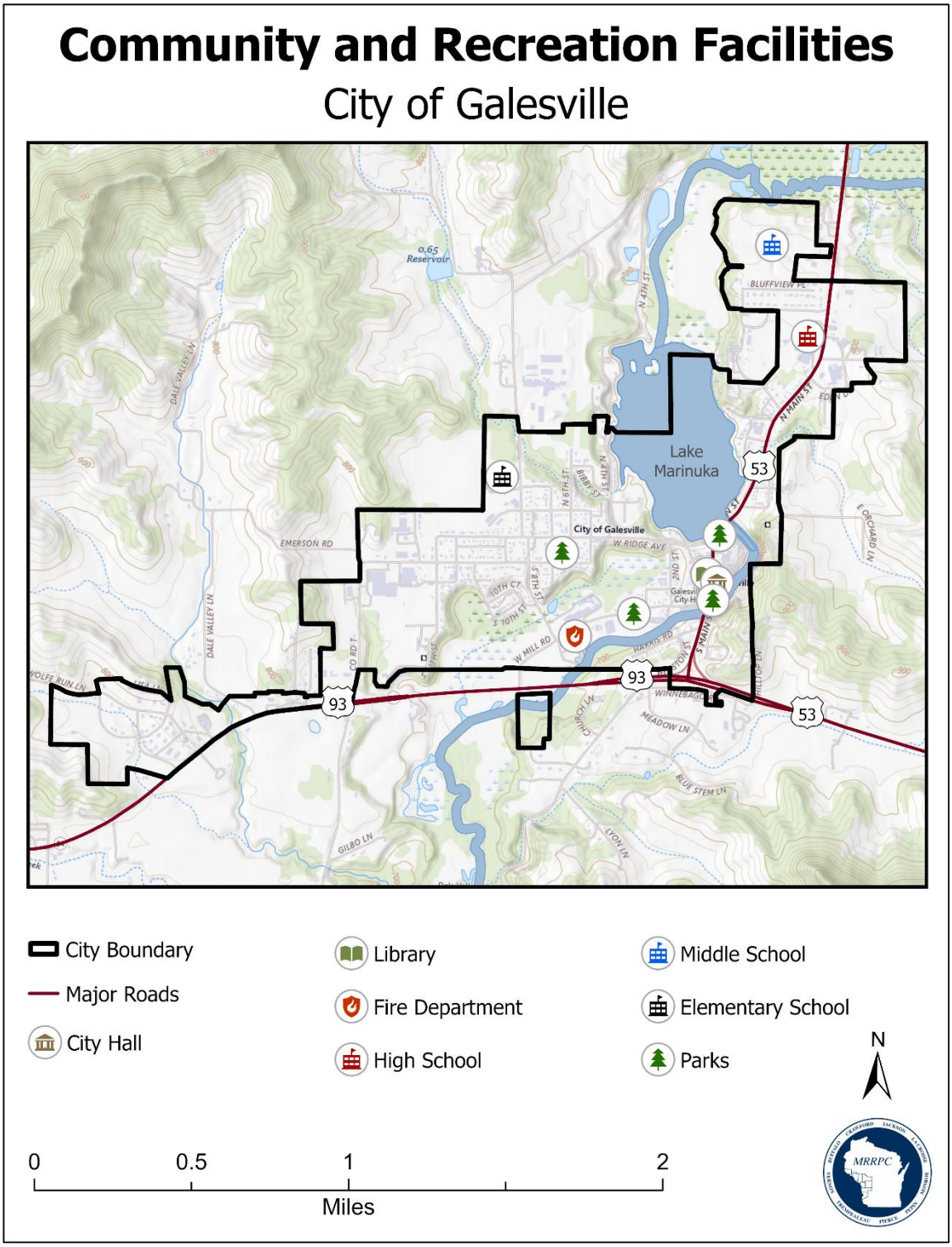
- **Objective:** Enable maximum coordination - The planning and provision of educational services and facilities in the City of Galesville is under the jurisdiction of the Galesville-Ettrick- Trempealeau School Board. The City's goals and policies regarding schools are city policy to be involved with school district facility planning to enable maximum coordination and efficiencies in the delivery of city services required by the school system. This assumes close communication between school district authorities and city authorities.
- **Objective:** Facilitate Safe Routes to School: A goal for school/city coordination would be to facilitate pedestrian connections between school facilities and the rest of the community.

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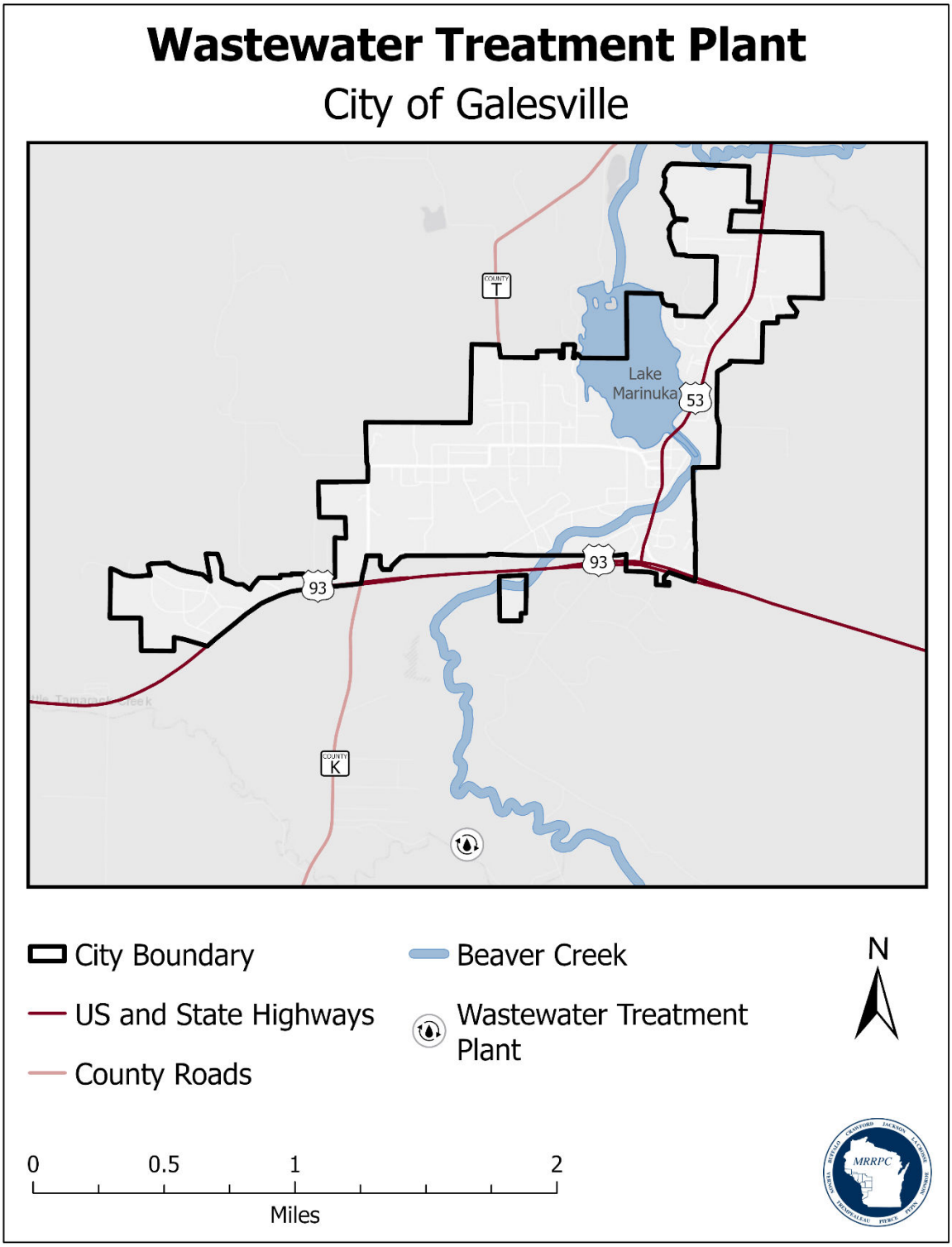


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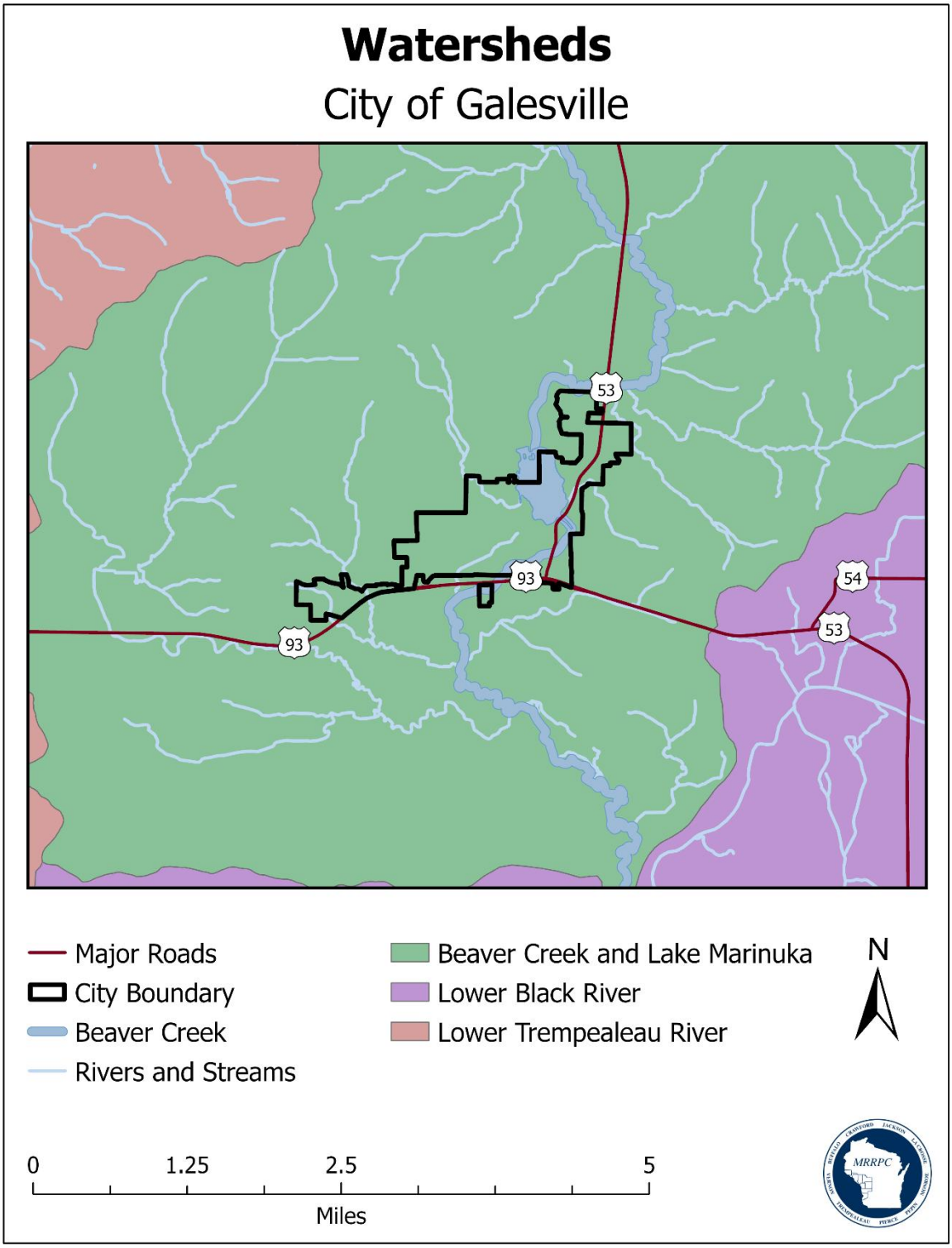
Utilities Inventory Map



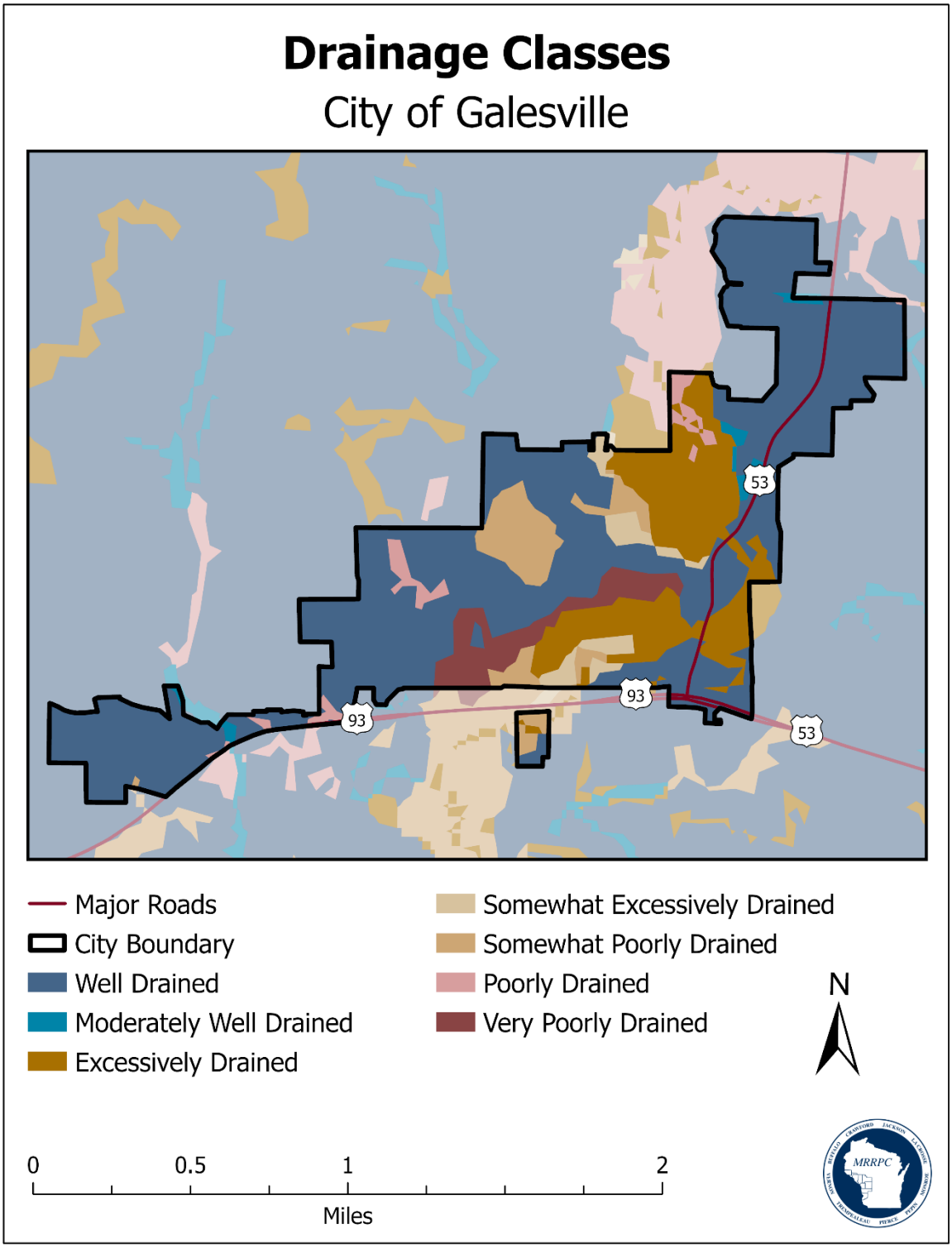
Waste Water Treatment Map



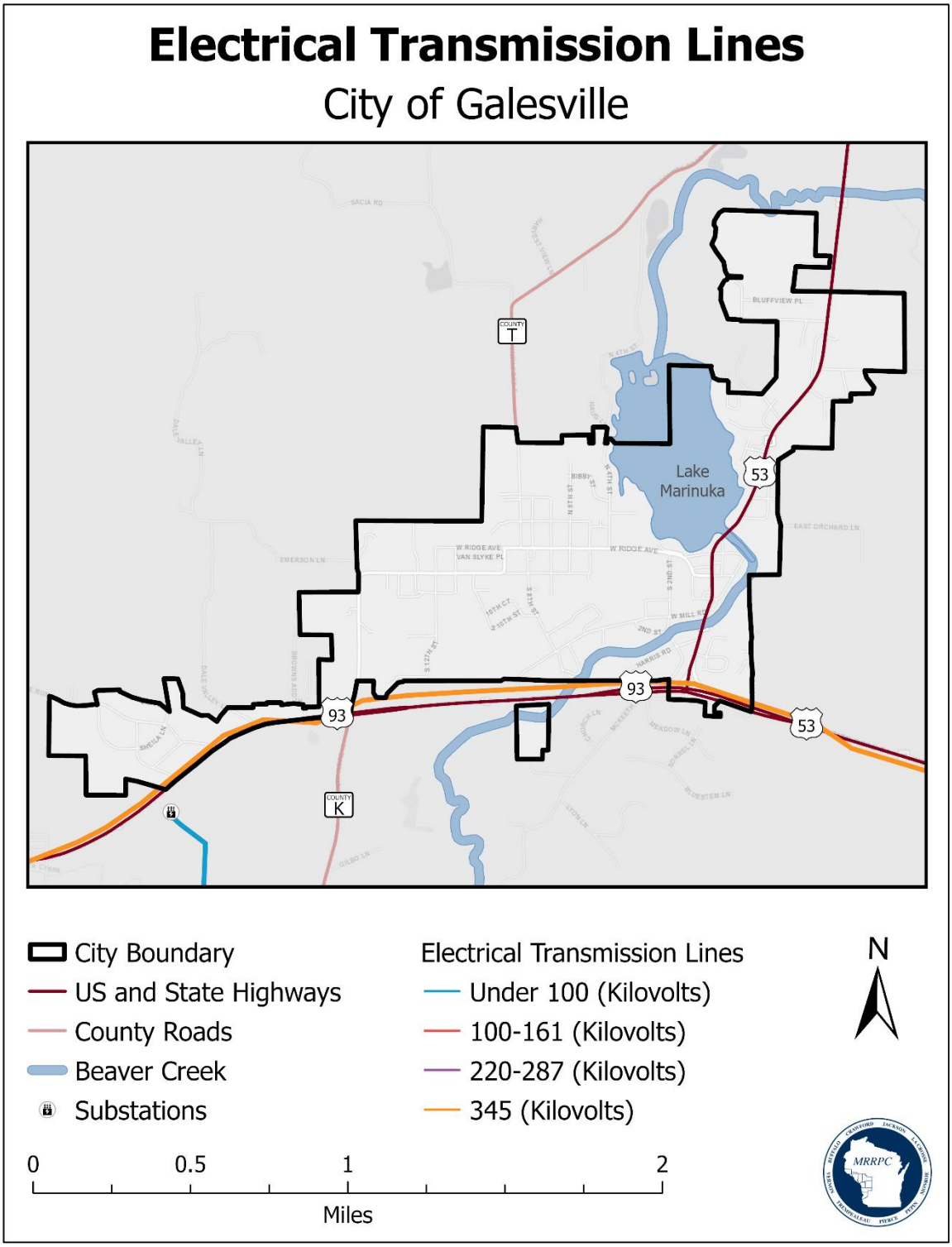
Watersheds Map



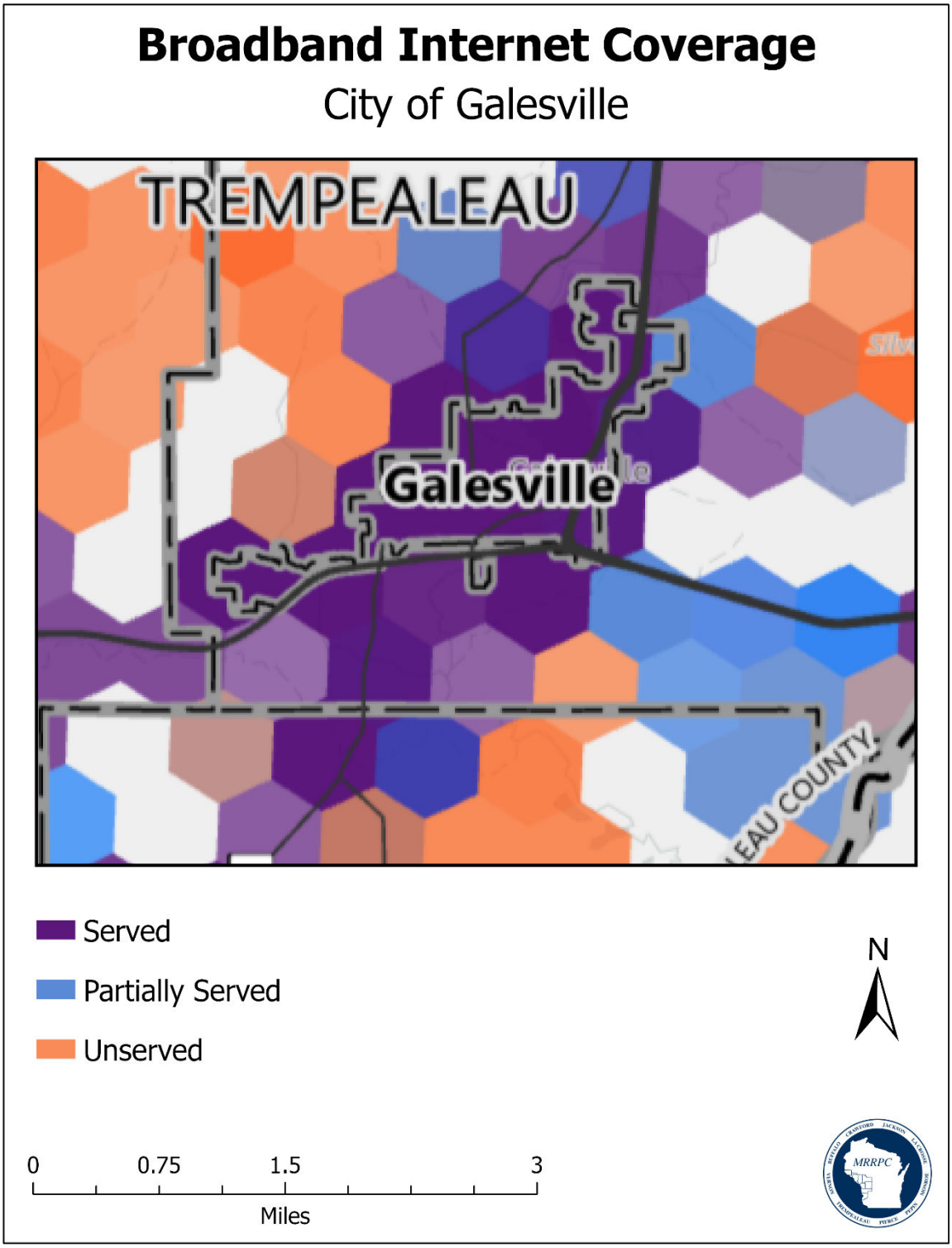
Drainage Classes Map



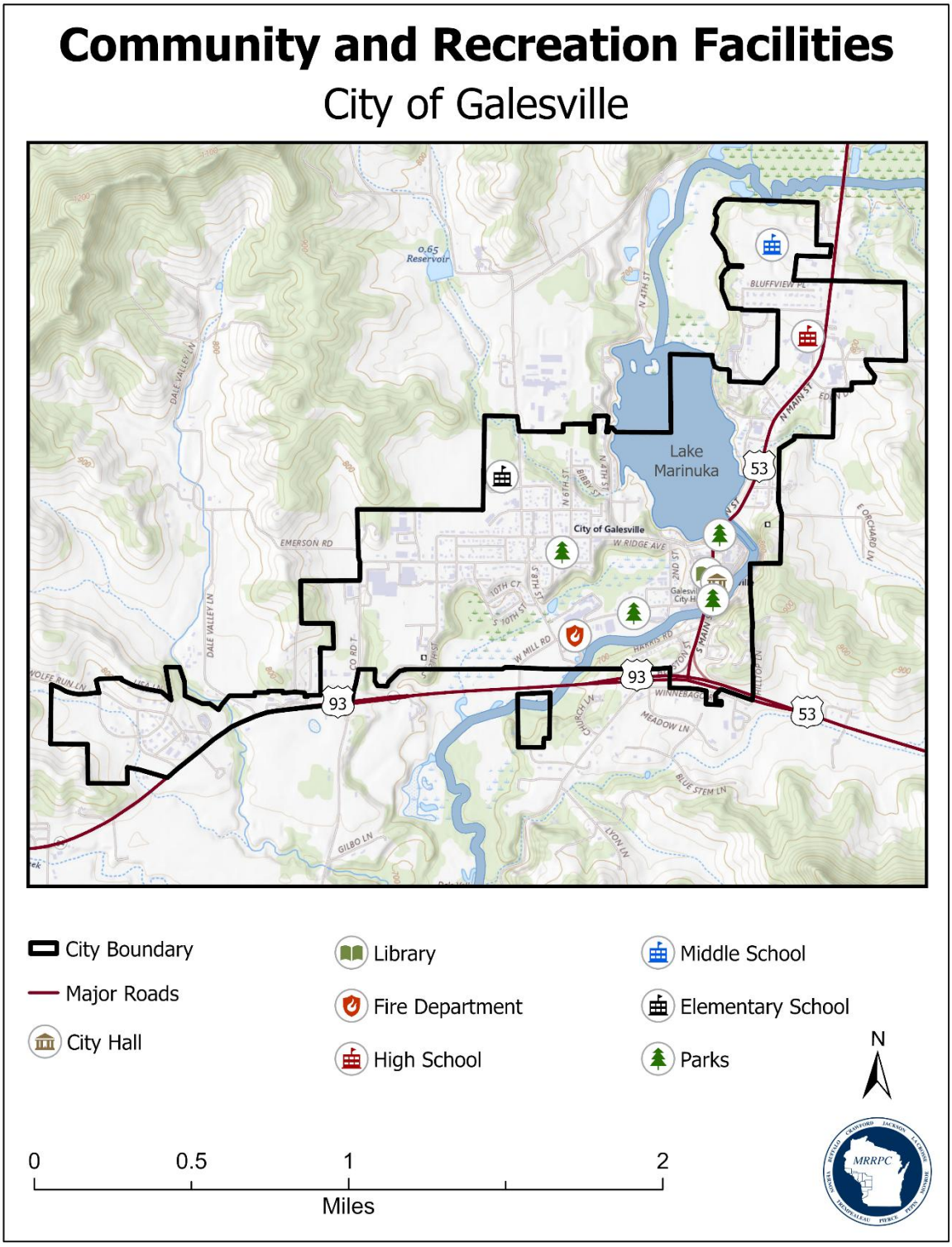
Electricity Transmission Lines Map



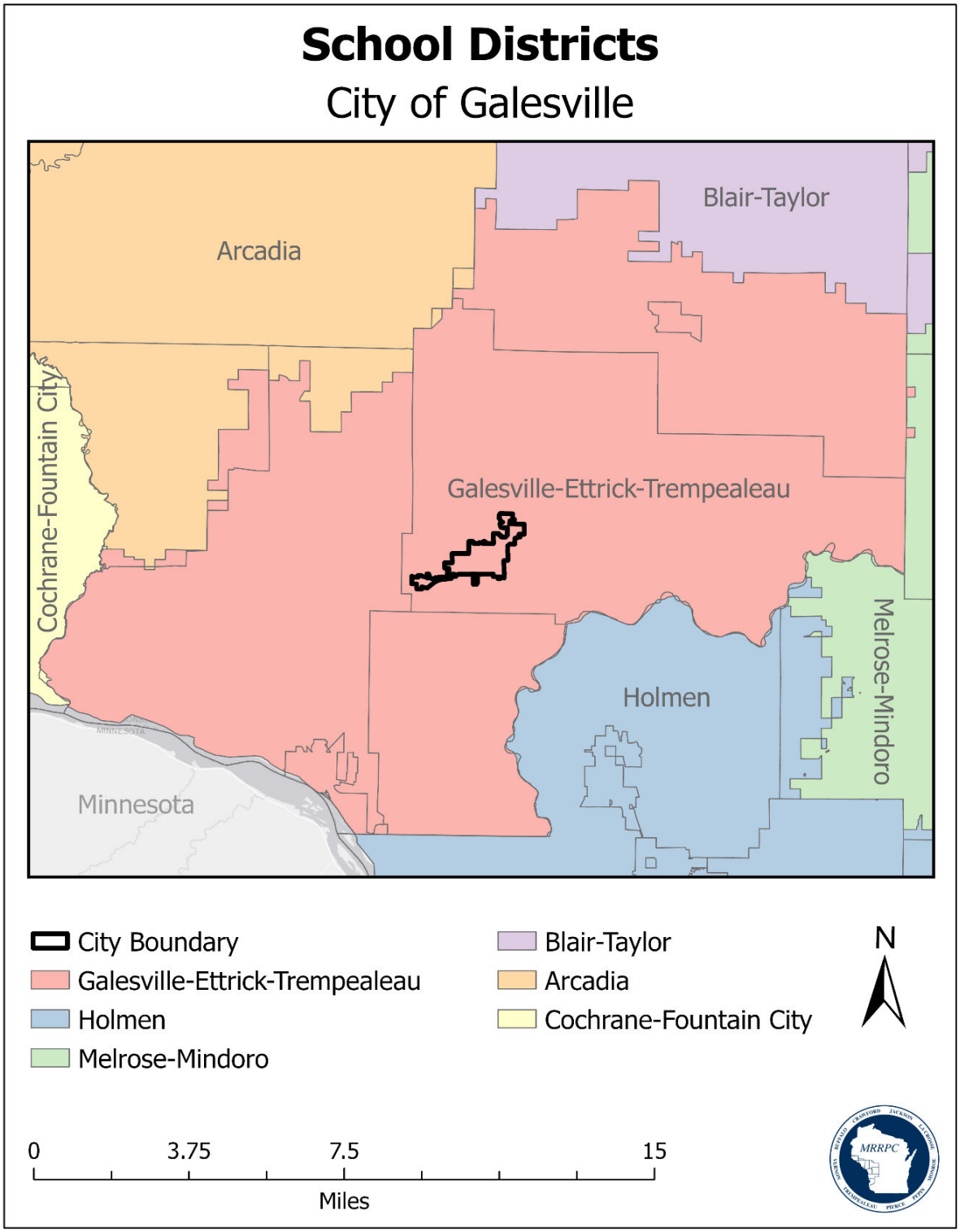
Broadband Internet Map



Community Facilities Map



School Districts Surrounding the City of Galesville Map



Healthcare Facilities

Outpatient & Primary Care

- Emplify Health / Gundersen Galesville Clinic
  16812 S. Main St., Galesville, WI 54630

Senior Living & Skilled Nursing

- Marinuka Manor
  19475 Silver Creek Rd., Galesville, WI 54630

Childcare Facilities

Licensed Centers & Early Learning

- Galesville-Ettrick-Trempealeau (G-E-T) Head Start Center
  20873 College Ave., Galesville, WI 54630
- Little Lamb Preschool (Bethel Lutheran)
  N16303 Church Ln., Galesville, WI 54630

Public Safety Facilities

Police

16775 S. Main Street, P.O. Box 327, Galesville, WI 54630.

The Galesville Police Department serves as the primary municipal law enforcement agency for the City of Galesville, providing local public safety, routine patrol, community outreach, and crime prevention within city limits. The department operates out of City Hall in downtown Galesville, located at 16773 S. Main Street, P.O. Box 327, Galesville, WI 54630. For non-emergency inquiries, the department can be reached directly at (608) 582-4013, while regional dispatch and broader countywide law enforcement support are coordinated in partnership with the Trempealeau County Sheriff's Office.

Fire Protection

20295 W. Mill Road, P.O. Box 55, Galesville, WI 54630

Fire protection for the community is provided by the Galesville Area Fire Department, a volunteer department that delivers fire suppression, rescue, and emergency response

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services to the City of Galesville and surrounding rural townships. The department operates out of its main fire station located at 20295 W. Mill Road, P.O. Box 55, Galesville, WI 54630. For routine inquiries or non-emergency business, the fire station can be contacted at (608) 582-2326, with emergency calls dispatched through the Trempealeau County 911 system.

EMS/Rescue Services

Emergency medical and rescue services in Galesville are provided through a multi-agency system that combines local first responders, specialized fire rescue, and regional paramedic ambulance transport:

- Galesville-Ettrick First Responders: This volunteer emergency medical unit responds directly to local 911 calls to provide initial rapid stabilization, assessment, and life support care before an ambulance arrives. They are headquartered at the main fire station at 20295 W. Mill Road, P.O. Box 722, Galesville, WI 54630, with non-emergency administrative contact available at (608) 865-0564.

- Galesville Area Fire Department (Rescue Unit): Operating out of the same station at 20295 W. Mill Road, Galesville, WI 54630 [608) 582-2326], the fire department handles vehicle extrication, heavy rescue, water/ice rescue, and search-and-rescue operations alongside medical first-response calls.

- Regional Paramedic Transport: Advanced Life Support (ALS) ambulance transport and paramedic services are dispatched to the Galesville area through agreements with regional EMS providers (such as Tri-County EMS and Gundersen/Emplify Health Transport) and coordinated by the Trempealeau County 911 Dispatch Center.

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Agricultural, Natural, and Cultural Resources

> ***Agricultural, natural and cultural resources element***. *A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under section 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.*
>
> *Source Wisconsin Statute 66.1001: Comprehensive Planning*

Agricultural, Natural & Cultural Resources Goals and Objectives

Agricultural and Natural Resources

Goal: Protect and preserve the area's vital natural resources, including groundwater, forests, stream corridors, wetlands, and clean lakes and rivers.

- **Objective:** Integrate protection of natural resource values and facilities into the city's strategies for promoting housing, recreation, and economic development
- **Objective:** Incorporate measures into the zoning ordinance to enforce light and sound nuisance, specifically addressing concerns that lights should not shine off adjacent property (e.g., "dark sky at night").
- **Objective:** Create and adopt a Dark Sky ordinance to protect from light pollution and intrusion on neighboring properties.

Goal: Protect Water Resources: Protect Stream corridors, surface waters, flood plains, wetlands

- **Objective:** Integrate protection of streams, surface waters, and floodplains, in community planning and land development.
- **Objective:** Invest in flood mitigation projects to protect the community from flooding.

Goal: Metallic and non-metallic mineral resources - There are no metallic or non-metallic mineral resources within the City of Galesville. To the extent that such resources would ever

come under the jurisdiction of the City of Galesville, the city will comply with applicable laws and regulations governing such resources.

Cultural and Historic Preservation

Goal: Community Design - Preserve the character of historic structures and places via adoption of codes and guidelines.

- **Objective:** Develop and adopt Commercial Design Guidelines codifying architectural and esthetic design principles.

Goal: Enhance Community identity

- **Objective:** Integrate "Garden City" theme into community promotion and wayfinding themes and signage.
- **Objective:** Apply esthetic design principles to the landscaping of public grounds, street boulevards, and public facility development.
- **Objective:** Preservation and enhancement of important community design and architectural elements including:
    - Reverend Van Slyke statue and park area
    - Downtown square and bandstand
    - Downtown historic district and distinctive buildings
    - Ridge Avenue historic district
    - Arctic Springs/Firemen's park
    - Princess Marinuka grave site
    - Old Main Culture Center and Gale College historic district
    - Arnold House.
    - Replace the swinging bridge that connected the Downtown to High Cliff Park
- **Objective:** Incorporate community design and landscape design principles into city codes where appropriate.
- **Objective:** Implement community design principles as a part of the city's image as related to the city's economic development strategy and programming.

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- **Objective:** Commission a new Intensive Architectural and Historical Survey, last completed in 1980-81.
- **Objective:** Esthetic and Nuisance Management: Apply architectural and esthetic design principles to public and private development.




A.R. CZEPLUCH HARNESS SHOP
Edward Jones
BAKERY
Studio 6
Cindy Johnson
Agency

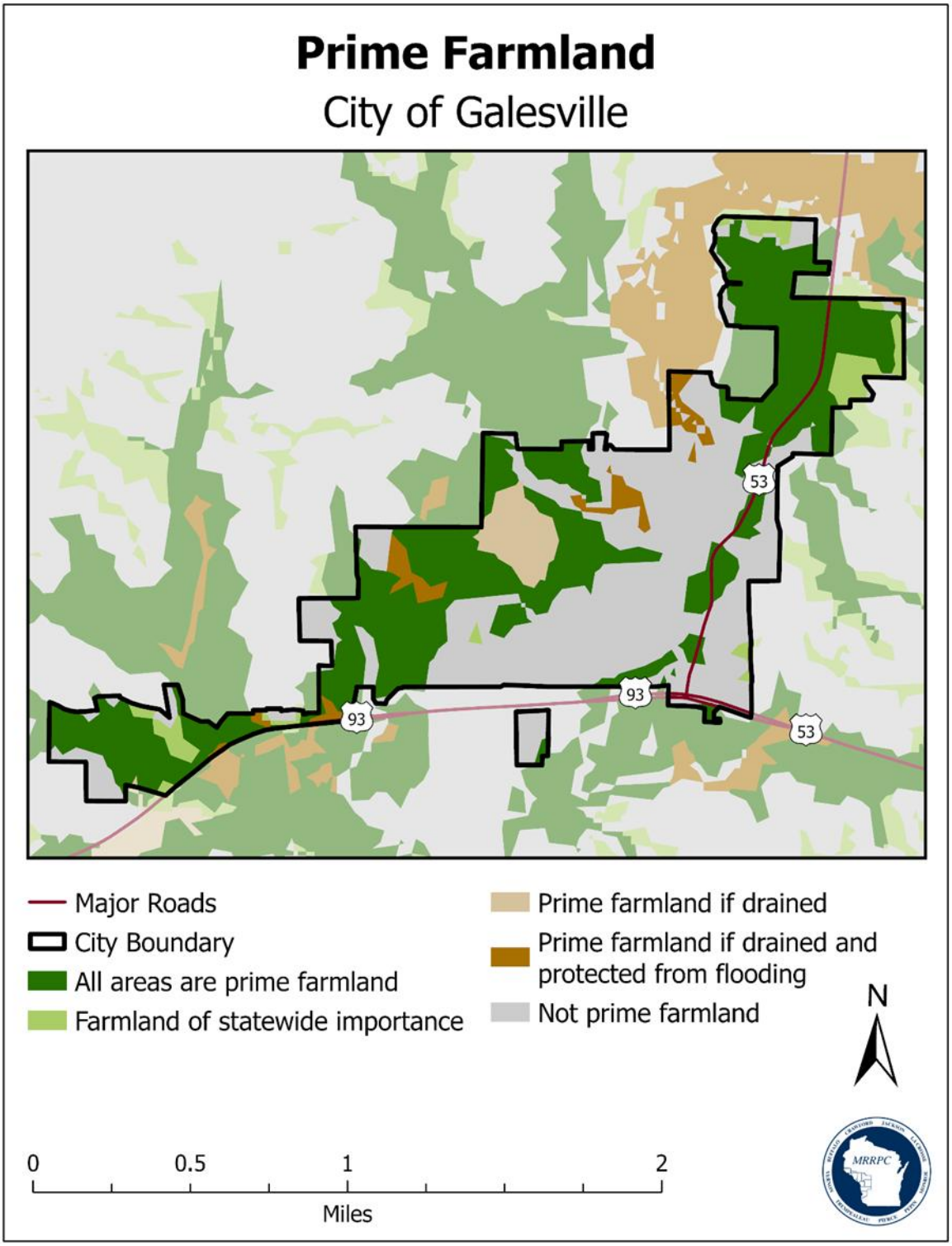
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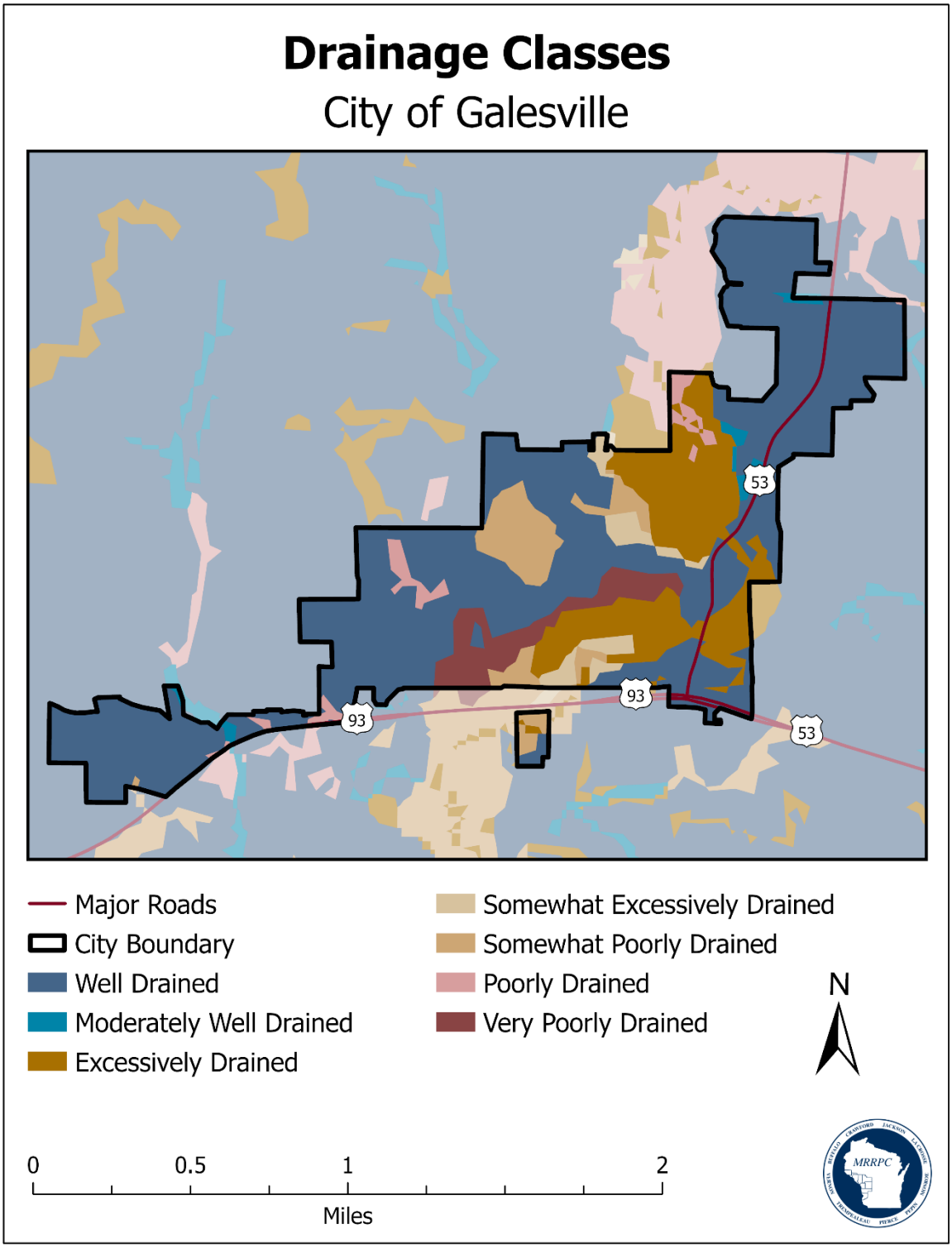


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Prime Farmland Map



Drainage Classes Map



Soil Classes Map

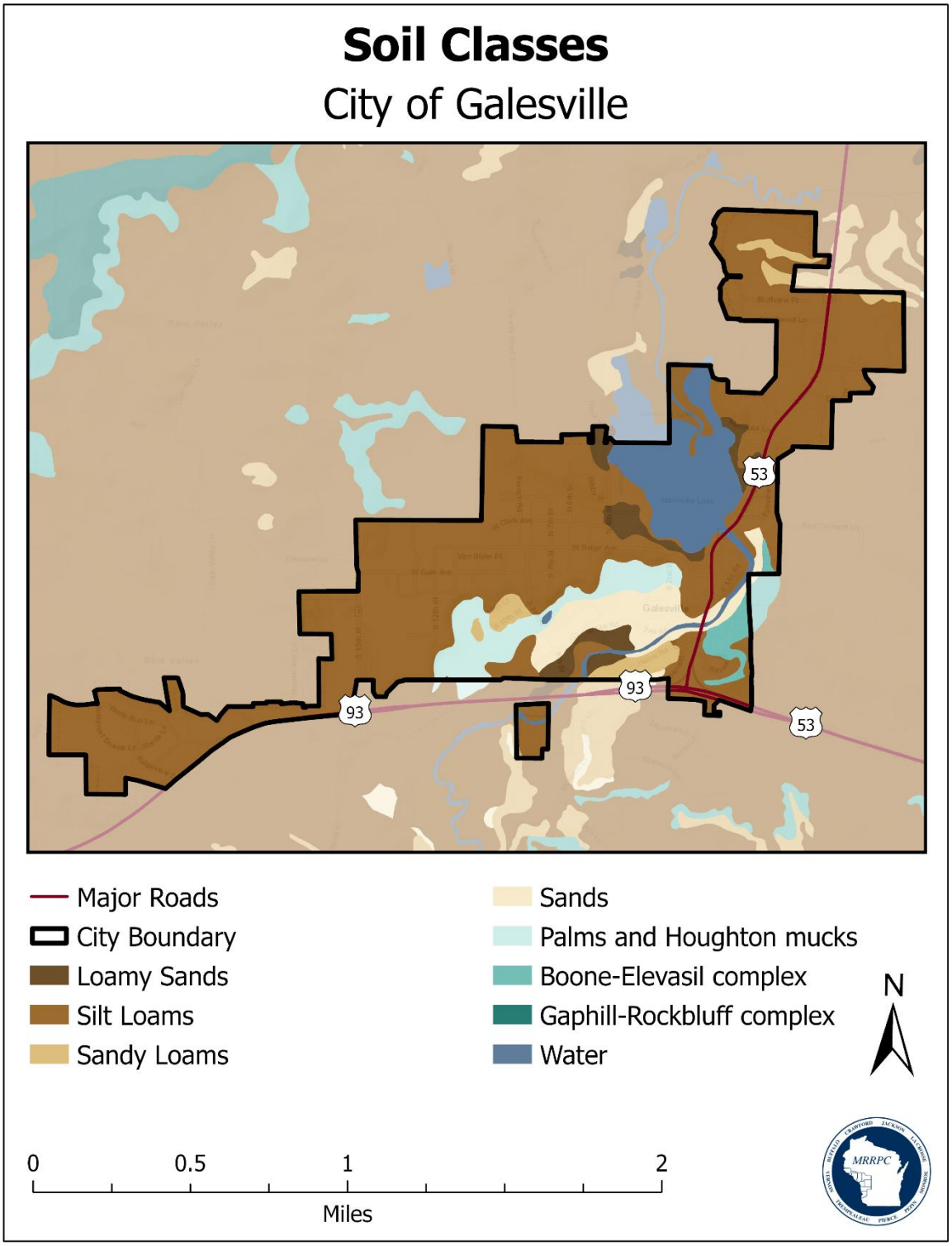


Table 1.23 Farmland Classification in the City of Galesville Area

Farmland Classification	Description	Presence in Galesville
Prime Farmland	Land with the best combination of physical and chemical characteristics for farming.	Found on the city's northern edge and surrounding rural areas.
Farmland of Statewide Importance	Productive soils that are not prime but are still suitable for farming.	Found on city's eastern and western edges and scattered throughout surrounding rural areas.
Farmland of Local Importance	Soil identified by local agencies as valuable for farming, often more marginal.	Present in limited areas near steep slopes.
Not Classified as Farmland	Land not considered suitable for agriculture due to poor soil or development.	Includes urban core and steep wooded areas.

Source: Natural Resources Conservation Service (NRCS), Web Soil Survey, Trempealeau County Soil Data

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Natural Resources

Groundwater Hydrogeology and Source Protection

The City of Galesville is situated within the Driftless Area's unglaciated terrain, where localized hydrology is defined by permeable alluvial valley deposits underlain by Cambrian sandstone aquifers. Municipal water supply relies on deep groundwater wells drawing from these highly productive sandstone formations, which generally yield abundant, high-quality water suitable for residential, commercial, and industrial utility. However, the intrinsic hydrogeologic setting-characterized by shallow, highly permeable sandy soils along river bottomlands and exposed karst/fractured bedrock features in adjacent coulee bluffs-creates significant vulnerability to surface-derived contaminants. Nitrates from regional agricultural runoff and localized stormwater infiltration pose primary risks to long-term potable water safety. Maintaining robust wellhead protection zones (WHPA), enforcing low-impact development (LID) standards, and regulating high-risk land uses within recharge areas are critical planning mandates to safeguard municipal groundwater capacity and quality.

Surface Water Systems and Watershed Dynamics

Galesville's surface hydrology is anchored by Lake Marinuka-a 117-acre impoundment created by the damming of Beaver Creek-and its proximity to the lower Black River basin. Beaver Creek flows into Lake Marinuka before discharging southward to join the Black River, serving as both a primary ecological asset and the central aesthetic feature of the community's urban core. As a shallow drainage flowage with a mean depth of approximately 3 feet, Lake Marinuka is prone to high sediment loads, nutrient enrichment (phosphorus and nitrogen), and seasonal aquatic vegetation blooms driven by agricultural and urban nonpoint source runoff throughout the broader watershed. Floodplain management along Beaver Creek and the Black River basin remains a major land use priority, as localized storm surges regularly affect low-lying agricultural and recreational acreage.

Comprehensive Land Use Implications

From a long-range growth management perspective, the interplay between Galesville's surface and subsurface waters requires targeted regulatory policy. Future land use decisions must prioritize aggressive riparian corridor protection, stream bank stabilization, and

stormwater management controls along the Beaver Creek watershed to mitigate sediment accumulation in Lake Marinuka and protect aquatic habitats. Concurrently, development proposals within extraterritorial planning boundaries must be evaluated against groundwater protection criteria, ensuring that urban expansion over highly permeable soils does not compromise municipal drinking water recharge zones or burden regional water infrastructure.

Forests and Wildlife Habitat

Ecological Composition and Forest Canopy Distribution

The vegetative character of the City of Galesville and its immediate extraterritorial planning area is defined by its position within the Driftless Area, featuring a mosaic of southern dry-mesic oak-hickory forests, floodplain hardwood stands, and urban tree canopy. Forested acreage is concentrated primarily along steep coulee bluffs, ravine slopes unsuitable for agricultural cultivation, and contiguous riparian corridors framing Beaver Creek and Lake Marinuka. Upper slope and ridge ecosystems are dominated by red oak (Quercus rubra), white oak (Quercus alba), shagbark hickory (Carya ovata), and black walnut (Juglans nigra), while low-lying floodplain zones transition to silver maple (Acer saccharinum), green ash (Fraxinus pennsylvanica), and eastern cottonwood (Populus deltoides). Beyond native stands, Galesville's street trees and public parks constitute a vital managed urban forest that provides critical localized microclimate regulation, carbon sequestration, and stormwater interception, though it remains vulnerable to invasive stressors such as the emerald ash borer (Agrilus planipennis) and oak wilt (Breziella fagacearum).

Habitat Connectivity and Wildlife Corridors

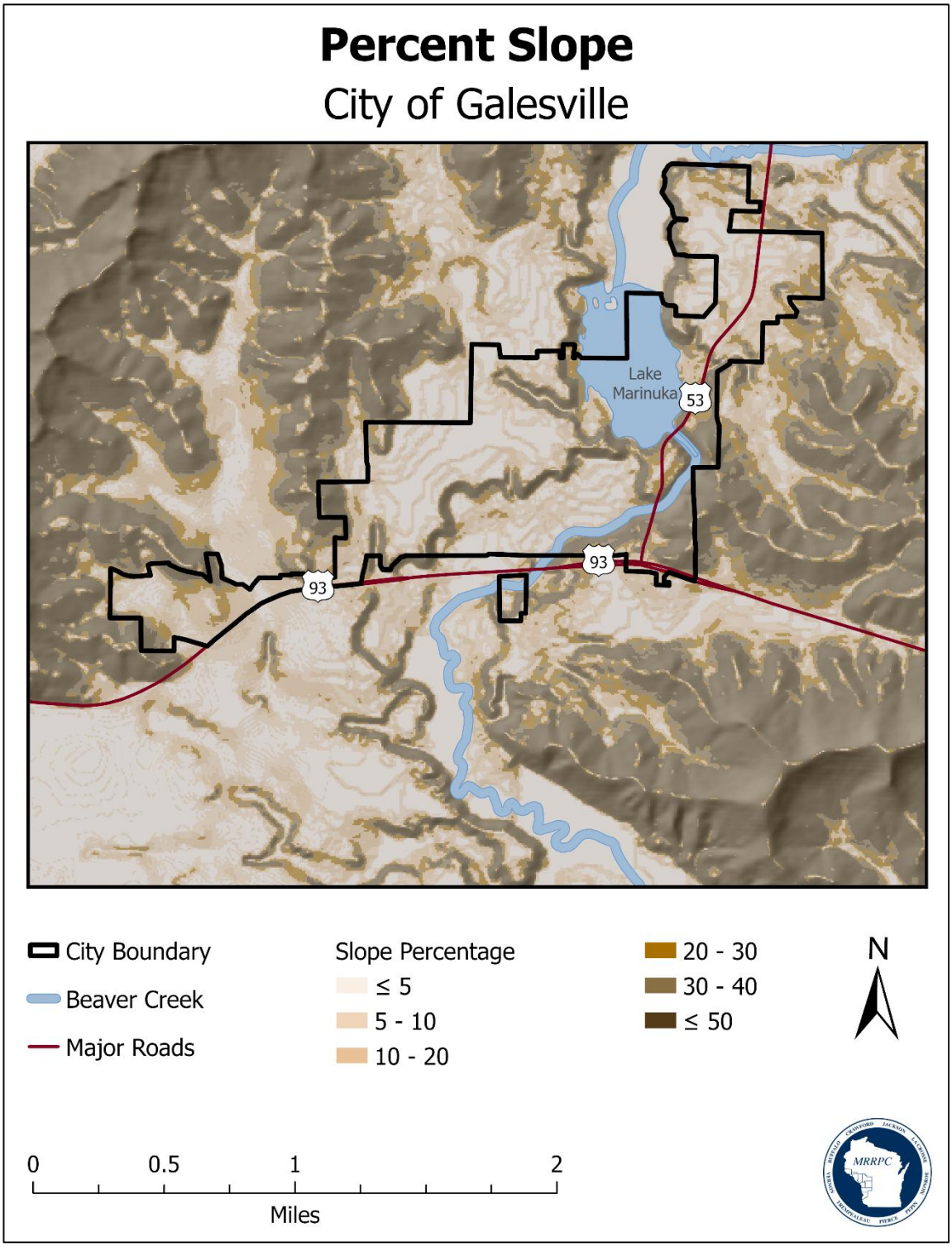
Galesville's interconnected surface water features and steep terrain serve as vital biodiversity hotspots and ecological transit routes within the lower Black River basin. Riparian zones along Beaver Creek, Lake Marinuka, and adjacent wetlands function as primary migratory pathways and breeding grounds for diverse avian species, including waterfowl, wading birds, and neotropical songbirds utilizing the Mississippi Flyway. These aquatic-terrestrial ecotones, combined with contiguous woodland tracts on surrounding bluffs, support diverse mammalian populations such as white-tailed deer (Odocoileus virginianus), wild turkey (Meleagris gallopavo), furbearers, and essential pollinator species. Maintaining physical connectivity between these distinct habitat nodes is critical; habitat fragmentation resulting from uncoordinated edge development, road construction, and rural residential sprawl poses the single greatest threat to local species richness and gene flow.

Land Use Planning and Environmental Stewardship Implications

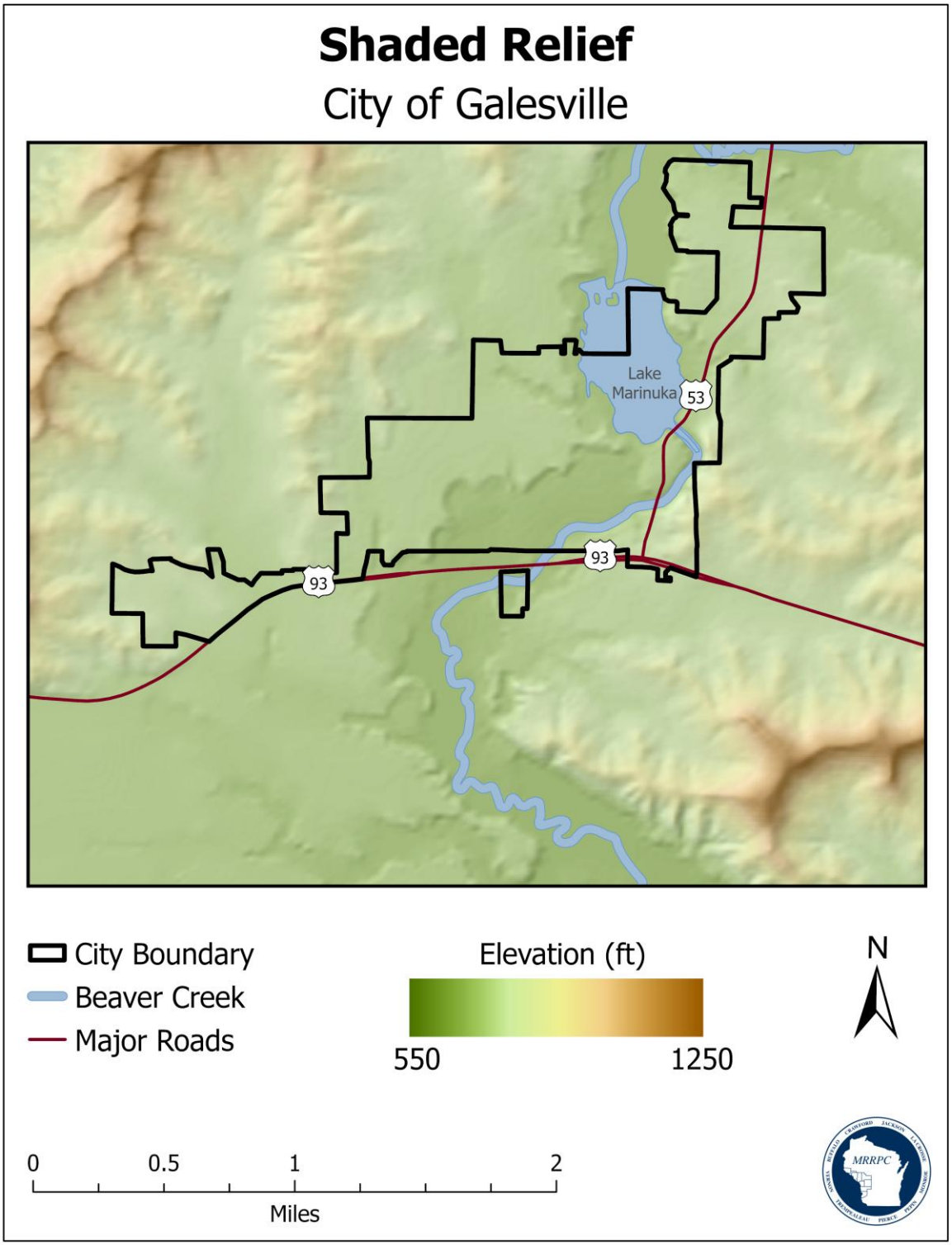
From a long-range planning perspective, protecting forest resources and wildlife habitat requires integrating conservation-minded land use controls into Galesville's spatial framework. Comprehensive planning policies must prioritize the preservation of contiguous woodland tracts and steep slope environments through environmental corridor designations, conservancy zoning overlays, and low-impact development (LID) standards. Future growth management strategy should direct structural development away from critical ecological corridors, encouraging cluster development designs and urban infill to minimize habitat encroachment. Furthermore, proactive municipal forestry management-focused on diversifying street tree species, controlling invasive understory brush such as buckthorn (Rhamnus cathartica), and establishing native vegetative buffer strips along Lake Marinuka-will be essential to sustaining ecosystem resilience and enhancing urban open space assets for the community.

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Percent Slope Map



Shaded Relief Map



Floodplains

Spatial Extent and Hydrodynamic Characteristics

The floodplain dynamics within the City of Galesville are predominantly driven by the low-lying alluvial corridors of Beaver Creek and its impoundment, Lake Marinuka, alongside adjacent drainage channels feeding into the lower Black River basin. In accordance with Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) and Wisconsin Department of Natural Resources (WDNR) regulatory standards under Wis. Admin. Code ch. NR 116, special flood hazard areas (SFHAs) subject to inundation during the 1%-annual-chance (100-year) regional flood event are delineable along the community's central and southern lowland zones. These regulatory floodplains are divided into two distinct functional zones: the floodway, which conveys the primary volume of high-velocity floodwaters, and the floodfringe, which acts as storage for slower-moving backwater. Topographic relief transitioning from valley bottoms to steep coulee bluffs creates rapid surface runoff pathways, rendering floodway fringes particularly sensitive to flash flooding, severe bank erosion, and heightened sediment discharge during extreme precipitation events.

Regulatory Framework and Statutory Compliance

To protect public safety, preserve natural hydrologic functions, and reduce emergency response expenditures, Galesville administers a dedicated Floodplain Zoning Ordinance in compliance with Wis. Stat. § 87.30 and National Flood Insurance Program (NFIP) requirements. State and local regulations strictly prohibit the construction of new residential, commercial, and industrial structures-as well as the placement of fill or obstruction-within designated floodways to prevent artificial increases in upstream regional flood elevations. Within the flood fringe, structural development is tightly regulated, requiring all new buildings to have their lowest structural floor elevated to or above the Flood Protection Elevation (FPE)-defined in Wisconsin as two feet above the regional flood elevation-alongside mandatory dryland access requirements for emergency personnel.

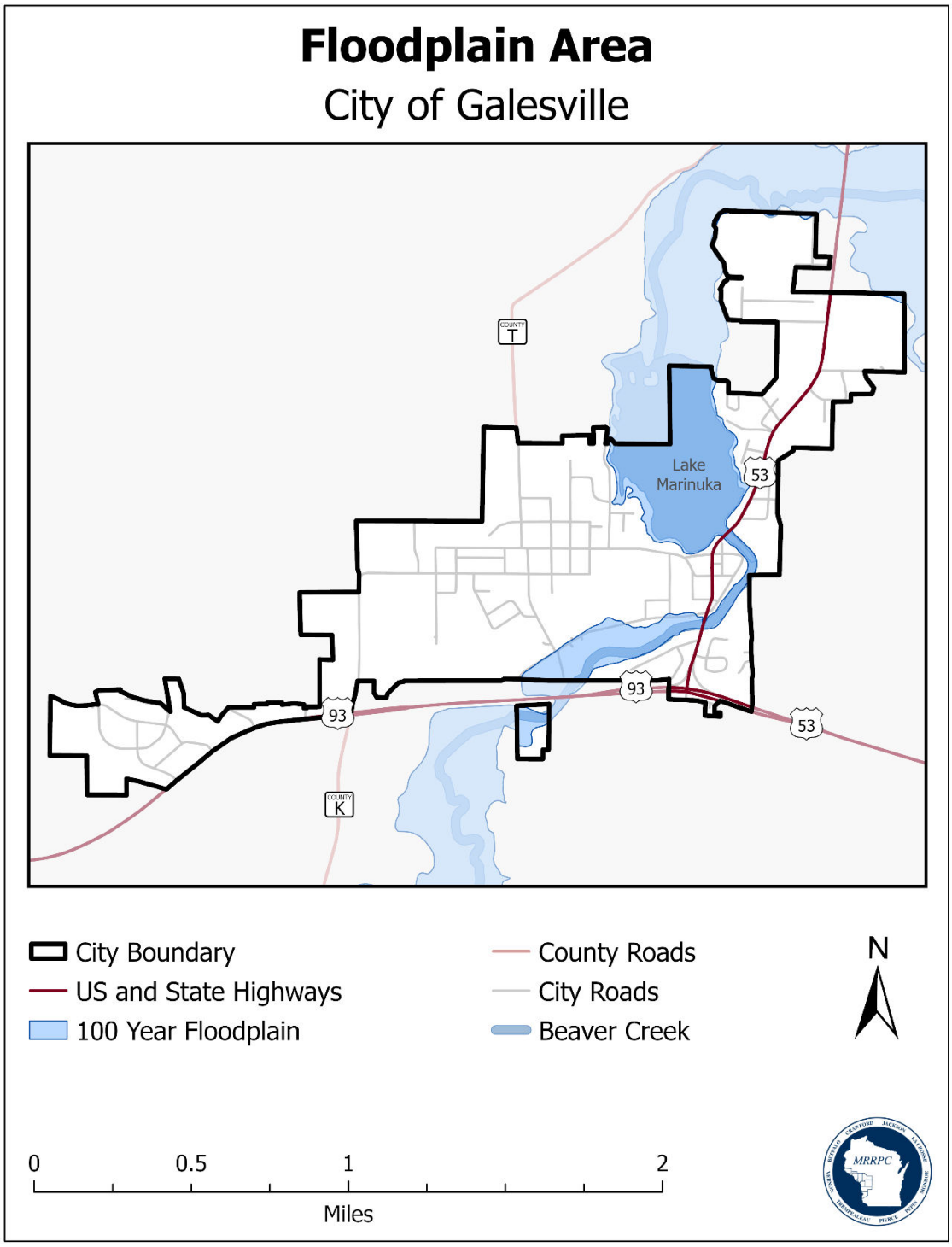
Comprehensive Land Use Strategy and Spatial Integration

From a comprehensive growth management perspective, the floodplain footprint serves as a strict environmental constraint to structural urban expansion while offering valuable opportunities for open space integration. Future land use policies must direct intensive capital development, critical infrastructure, and high-density residential uses away from flood-prone areas, redirecting growth toward stable upland sites. Land located within

designated flood hazard zones should be designated as Conservancy or Low-Impact Parks/Open Space on the Future Land Use Map, encouraging compatible land uses such as recreational trails, restored wetland buffers, and natural riparian filter strips. By leveraging conservation easements, acquiring undeveloped flood-prone parcels, and enforcing strict stormwater management standards across contiguous watersheds, Galesville can enhance natural floodplain storage capacity, preserve water quality, and build community resilience against evolving climate patterns and severe weather risks.

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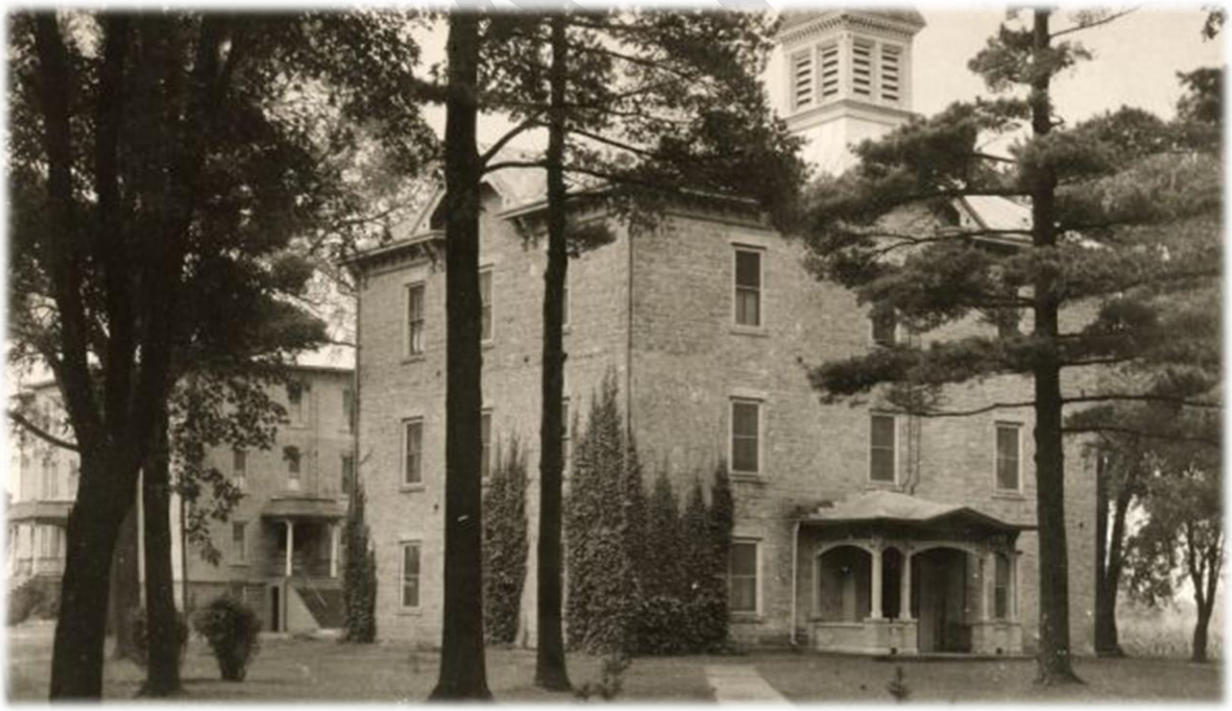
Floodplain Area Map



Cultural and Historical Resources

Historical and Built Environment Resources

The historical landscape of the City of Galesville reflects its mid-19th-century founding as an early administrative, educational, and milling hub within Trempealeau County. Platted in 1854 along Beaver Creek by Judge George Gale, the community's early spatial development was catalyzed by the construction of the mill dam and the establishment of Galesville University (later Gale College). Today, Galesville retains an exceptional concentration of late-19th and early-20th-century architectural assets officially recognized on the National Register of Historic Places (NRHP). Key NRHP assets include three distinct historic districts: the Downtown Historic District surrounding the 1854 Public Square and 1912 concrete band shell, the Gale College Historic District anchored by the 1859 Italianate Old Main building, and the Ridge Avenue Historic District featuring notable residential architecture. Individually listed properties-such as the 1871 Bartlett Blacksmith Shop, the 1874 Capt. Alexander A. Arnold Farm, the 1901 John Bohrnstedt House, and the 1908 John F. Cance House-further define the community's structural heritage and visual identity.



Cultural Identity and Community Heritage Assets

Complementing its built environment, Galesville's ongoing cultural identity is tied to its public spaces, traditions, and institutional heritage. The Downtown Public Square functions as a central civic stage for regional events, gathering community members for long-standing

traditions such as summer band concerts and seasonal festivals. High-value cultural landscapes-including Lake Marinuka, the surrounding coulee bluffs, and historical civic structures-serve as vital community focal points that reinforce social cohesion and regional tourism. Additionally, localized prehistoric resources, including documented indigenous activity across the surrounding coulee terrain and Driftless Area stream valleys, underscore a deeper cultural continuum that predates 19th-century European-American settlement. Preserving these tangible and intangible cultural assets is crucial to maintaining Galesville's distinct "sense of place" amidst ongoing regional growth pressures.

Comprehensive Land Use and Historic Preservation Strategy

From a growth management and spatial planning perspective, Galesville's historic and cultural resources represent key economic drivers for tourism, Downtown revitalization, and historic adaptive reuse. To safeguard these non-renewable assets under Wis. Stat. § 66.1001, future land use policies must integrate historic preservation controls directly into municipal development review procedures. Strategic planning priorities should focus on establishing local design guidelines within the Downtown Historic District, encouraging upper-floor residential conversions in historic main street structures, and mitigating structural loss from fire or unsympathetic alterations. Concurrently, infrastructure and infill projects within or adjacent to designated historic districts must adhere to compatible architectural standards, scale, and setback alignments. By coordinating adaptive reuse incentives with strict site-plan review enforcement, the City can ensure that spatial modernization enhances, rather than degrades, Galesville's irreplaceable historic fabric.

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Recreational Resources and Open Spaces

Parkland Inventory and Recreational Infrastructure

The municipal park system of the City of Galesville encompasses a diverse matrix of neighborhood parks, community parklands, and specialized open space facilities that support active and passive outdoor recreation. Key municipal assets include Cance Park-a four-acre neighborhood park providing core urban amenities such as court sports, playground infrastructure, and sheltered gathering space. Arctic Springs/Fireman's Park, has unique ecological features, including active trout rearing ponds. Complementing these developed park spaces are nature based parks such as High Cliff Park along Beaver Creek-featuring dramatic sandstone bluffs, natural springs, and a public walking trail, civic open Van Slyke Park, featuring a lakeside gazebo overlooking Lake Marinuka. Reception Park, offers an active recreational complex equipped with lighted athletic fields, court facilities, a baseball diamond and playground equipment. Together, these parks establish geographic coverage across residential neighborhoods, delivering opportunities for physical activity and social interaction.

Water-Based Recreation and Trail Connectivity

Galesville's primary blue-green infrastructure corridor is anchored by the 117-acre Lake Marinuka and the surrounding Beaver Creek system. The impoundment serves as a regional recreational focal point, providing public water access via municipal boat launches on West Ridge Avenue for non-motorized boating, kayaking, shoreline angling, and winter ice-fishing. Linear multi-modal connectivity is facilitated by an expanding trail network, notably the walking trail originating near High Cliff Park and Arctic Springs Park, which offers critical non-motorized pedestrian connections linking municipal parkland, the G-E-T Middle School campus, the Trempealeau County Fairgrounds, and nearby natural features. Preserving and extending these multi-use corridors across structural barriers enhances community-wide non-motorized transportation options while reducing dependency on vehicular trips between residential areas and public recreational nodes.

Comprehensive Land Use and Open Space Planning Strategy

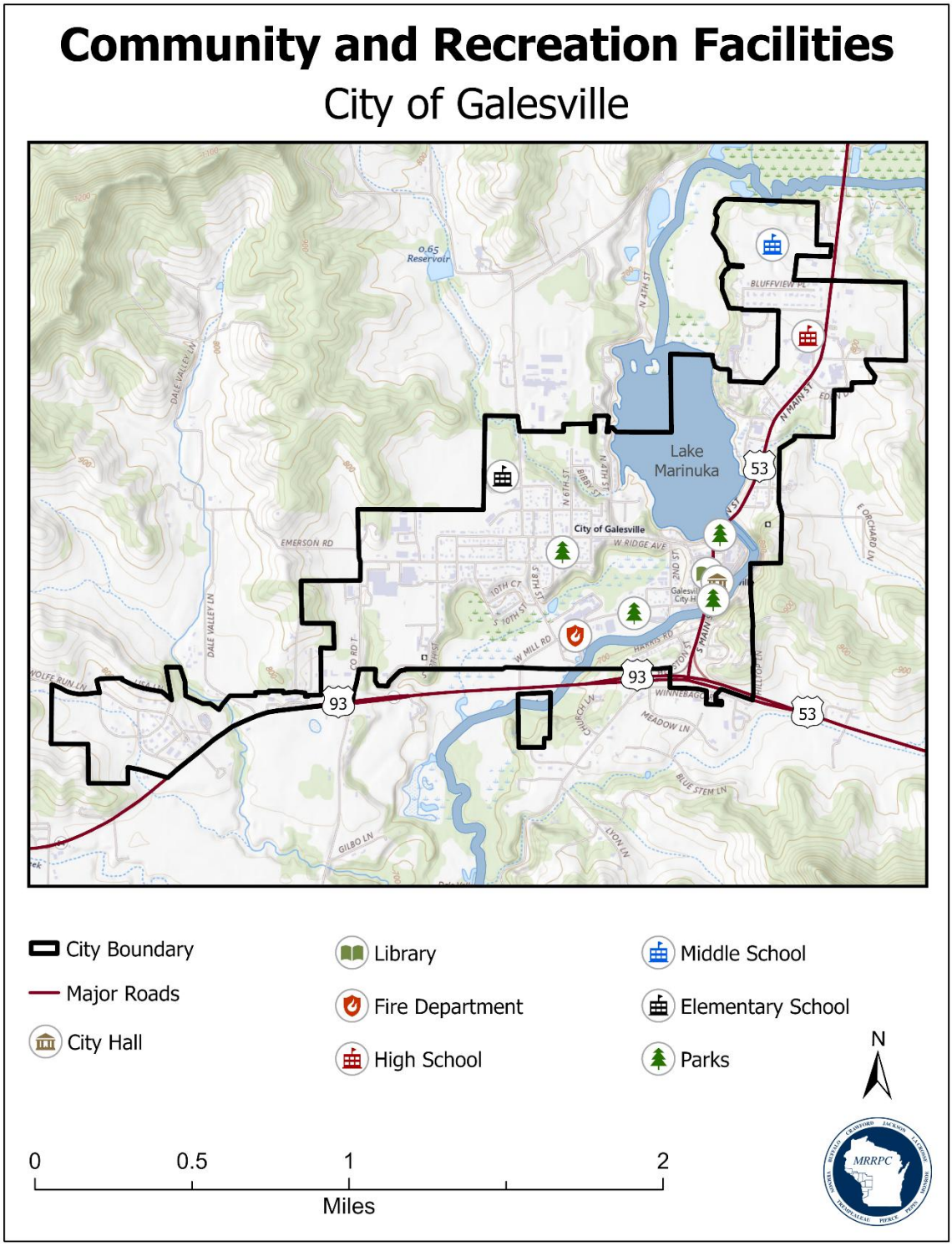
From a long-range growth management perspective, Galesville's parkland network and natural open spaces serve as critical tools for directing smart growth, protecting ecological assets, and maintaining high quality of life. To ensure eligibility for state and federal matching funds-such as the Wisconsin Department of Natural Resources (WDNR)

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Stewardship Program and the Land and Water Conservation Fund (LWCF)-the City must regularly update its Comprehensive Outdoor Recreation Plan (CORP) in alignment with broader spatial planning priorities. Future land use strategy should focus on establishing formal parkland dedication standards for new residential subdivisions, closing critical gap areas in the pedestrian trail network, and integrating low-impact recreational infrastructure into designated floodplains and conservancy areas along Lake Marinuka. By aligning park development with stormwater management and environmental preservation goals, the City can safeguard its natural open spaces while accommodating future growth.

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Community and Recreation Facilities Map



Economic Development

Economic development element. *A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.*

Source Wisconsin Statute 66.1001: Comprehensive Planning

Economic Development Goals and Objectives

- **Objective**: Implement policies and projects to sustain the city's economy under conditions of economic recession, particularly job preservation.
- **Objective:** Continued business and industrial development is a community goal for the purpose of job development, tax base growth, school district support, and to sustain the viability of the whole community into the future.
- **Objective:** 1995 Economic Development Goals and Programs - This Comprehensive Plan adopts and incorporates by reference the economic development goals and programs of the city's 1995 City Plan. In summary, these four goals were for:
    a. Continued Downtown development
    b. More business and industry activity to add the tax base and jobs
    c. Tourism
    d. Additional housing

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Current Industry Base and Workforce

Table 1.24 Projected Change in Employment by Industry

Industry	Projected Change from 2020 to 2030
Goods Producing	5.55%
Natural Resources and Mining	3.69%
Construction	7.50%
Manufacturing	5.22%
Services Providing	7.05%
Trade, Transportation, and Utilities	5.05%
Information	4.19%
Financial Activities	2.18%
Professional and Business Services	6.15%
Education and Health Services	6.54%
Leisure and Hospitality	22.82%
Other Services (except Government)	4.54%
Government	2.70%
Self-Employed	-1.04%

Source: Western Wisconsin Workforce Development Common Council, WIOA Local Plan 2024-2027, Table 1

Table 1.25 Unemployment Rate

City of Galesville	Trempealeau County	Wisconsin	United States
0.0%	0.7%	3.3%	5.2%

Source: American Community Survey 2023 5-Year Estimates, S1701 Poverty Status in the Past 12 Months

While the table shows **0.0%**, it is important to note that in small municipalities like Galesville, ACS 5-Year Estimates are based on sampling. A 0.0% rate often indicates that the number of unemployed individuals in the survey sample was small enough to be statistically negligible, or that the specific sample group used for the estimate was fully employed at the time of the survey.

The source of this data, **Table S1701 (Poverty Status in the Past 12 Months)**, typically focuses on the intersection of employment and poverty, reinforcing that the city maintained a very high level of labor force participation during this period.

The City of Galesville has no designated brownfield sites. The Wisconsin Department of Natural Resources lists one, however, it was determined that this was an address error and was not in the City of Galesville, but a neighboring municipality.

Table 1.26 Brownfield and Environmental Sites in Galesville, WI

Site Name	Location	Type	Statue	Description
None				

Source: Wisconsin Department of Natural Resources (DNR), Bureau for Remediation and Redevelopment Tracking System (BRRTS), accessed August 2025.

Economic Analysis and Future Opportunities

The economic baseline of the City of Galesville is defined by a stable, service-oriented regional economy deeply integrated with the broader La Crosse-Onalaska Metropolitan Statistical Area. Historically rooted in agricultural processing and trade, Galesville's modern employment structure is primarily driven by educational services, health care, social assistance, retail trade, and light manufacturing. The city's median household income and employment levels exhibit low volatility, buffered by a dual role as both an independent commercial center for northern Trempealeau County and a desirable bedroom community for commuters working in La Crosse and Winona. However, the municipal tax base relies heavily on single-family residential properties, creating a structural need to expand local commercial and industrial tax yield to offset rising costs for municipal services and public infrastructure maintenance.

The local business landscape is dominated by small-to-medium enterprises concentrated within three distinct spatial hubs: the Downtown Historic District, commercial parcels along the State Highway 53/54 corridors, and localized light industrial nodes. While the historic Public Square supports retail, professional services, and hospitality businesses that benefit from regional heritage tourism, corridor developments accommodate drive-by commercial and highway-oriented services. A critical economic metric for Galesville is its trade area retention; high leakage rates in retail categories such as general merchandise, clothing, and specialized services indicate that a significant portion of local purchasing power is spent in surrounding metropolitan centers. Furthermore, aging commercial infrastructure and upper-floor vacant spaces in the historic core represent underutilized real estate assets that require targeted municipal intervention to maximize economic productivity per acre.

Economic Future Opportunities

From a long-range planning and economic development perspective, Galesville has several actionable opportunities to foster tax base diversification, job growth, and business expansion over the 2025-2045 planning horizon:

Downtown Adaptive Reuse and Upper-Floor Housing: Leveraging the Downtown Historic District through historic tax credits, TIF (Tax Increment Financing) incentives, and flexible zoning code updates can unlock underutilized upper-floor space for residential apartments. Adding Downtown residents directly increases daytime and evening foot traffic for main-street retailers and dining establishments.

Corridor Commercial Infill and Highway Service Optimization: Capitalizing on traffic volumes along State Highway 53/54 by designating strategic commercial infill sites, improving site design standards, and expanding municipal utility access to capture highway-oriented commercial development and reduce retail leakage.

Value-Added Agribusiness and Light Industrial Expansion: Expanding light industrial acreage and business parks tailored toward small-scale manufacturing, value-added agricultural processing, specialty food products, and eco-tourism services that complement Trempealeau County's agricultural economy.

Heritage, Recreation, and Destination Tourism Integration: Integrating municipal recreation assets-such as Lake Marinuka, Cance Park, High Cliff Park, and the city's historic district-into a cohesive regional tourism brand to capture multi-day visitors, outdoor recreation enthusiasts, and regional day-trippers.

Commuter Workforce Capture and Entrepreneurial Support: Capitalizing on the rise of remote and hybrid work models by investing in high-speed fiber-optic infrastructure, flexible co-working or incubator spaces, and diverse housing options (e.g., townhomes) to attract young professionals and mid-career families seeking high quality of life.

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Strengths and weaknesses for Business Attraction and Retention

Strengths

The City of Galesville possesses a compelling foundation for business attraction and expansion, anchored primarily by its high quality of life, distinctive historic character, and strategic location. Galesville's historic Downtown Public Square and compact commercial district serve as a strong competitive advantage for retaining niche retail, professional services, and hospitality businesses that capitalize on regional heritage tourism. The community offers a stable economic base backed by a skilled local labor pool and excellent proximity to major regional employment nodes in the La Crosse-Onalaska and Winona metropolitan areas via State Highways 53 and 54. Furthermore, Galesville's high-performing school district, scenic natural amenities-such as Lake Marinuka, High Cliff Park, and surrounding Driftless Area coulee terrain-and lower cost of doing business relative to urban centers make it highly attractive for small entrepreneurs, remote professionals, and light industrial firms seeking a high quality of place. Existing municipal infrastructure, including reliable water and wastewater systems alongside available Tax Increment Financing (TIF) and extraterritorial planning tools, provides the city with flexible mechanism options to directly support business retention and expansion.

Weaknesses

Despite these foundational assets, Galesville faces several structural and physical challenges that hinder robust business attraction and expansion efforts. A primary constraint is the limited supply of shovel-ready commercial and industrial sites, as well as space constraints within the historic downtown core that limit physical expansion for growing local enterprises. The city experiences significant commercial and retail trade leakage to larger adjacent markets like Onalaska and Winona, which drains local purchasing power and restricts the daily customer volume necessary to support diverse new retail concepts. Additionally, an aging commercial building stock requires costly updates or specialized adaptive reuse to meet modern commercial standards, while limited regional multi-modal transit options restrict access for non-driving workforce segments. From a broader demographic perspective, regional labor shortages, an aging local population, and a shortage of diverse housing options (e.g., affordable rentals or starter homes) constrain the immediate supply of local workers needed to attract larger industrial or mid-sized commercial employers to the city.

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Intergovernmental Cooperation

***Intergovernmental cooperation element**. A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts, drainage districts, and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts, drainage districts, and adjacent local governmental units, and to the region, the state and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.*

Source Wisconsin Statute 66.1001: Comprehensive Planning

Intergovernmental Cooperation Goals and Objectives

Goal: Strengthen cooperative and coordinated land use and development planning with adjacent township, the County, and regional agencies.

- **Objective:** Actively pursue strategic annexation of city-owned and necessary adjacent lands and use the Extraterritorial Plat Review process to ensure compatible development at the city's borders.

Goal: Prioritize collaboration with County, State, and Federal agencies to secure external funding, grants, and technical assistance for high-priority projects.

- **Objective:** Systematically pursue grants to fund critical infrastructure upgrades and multi-modal safety improvements identified as high priorities by the community.

Goal: Economic and Workforce Partnership: establish and formalize partnerships with regional economic development and educational institutions to collaboratively attract higher-wage employers, develop the local workforce, and address critical community needs like childcare.

Goal: Sharing Resources: Continuously evaluate opportunities for shared public services, purchasing agreements, and cooperative ventures with other municipalities to achieve cost savings and improve service delivery effectiveness.

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Adjacent Local Governments

Directly Bordering Local Government

Town of Gale: The civil Town of Gale completely surrounds the corporate limits of the City of Galesville. All immediate territorial boundaries, extraterritorial plat review zones (1.5-mile buffer), and potential future annexation areas fall within the Town of Gale.

Adjacent & Nearby Townships (Immediate Region)

While the Town of Gale acts as the physical buffer, several neighboring civil towns lie just beyond or share regional planning interests within the southern Trempealeau County corridor:

- Town of Trempealeau (to the southwest/west)
- Town of Ettrick (to the north)
- Town of Caledonia (to the south/southeast)
- Town of Holland (in neighboring La Crosse County to the south across the Black River)

Nearby Incorporated Municipalities

- Village of Ettrick (approx. 11 miles north-northeast)
- Village of Trempealeau (approx. 11 miles southwest)
- City of Blair (approx.18 miles to the north)
- Village of Holmen (approx. 12 miles south in La Crosse County)

Overlapping & Regional Government Units

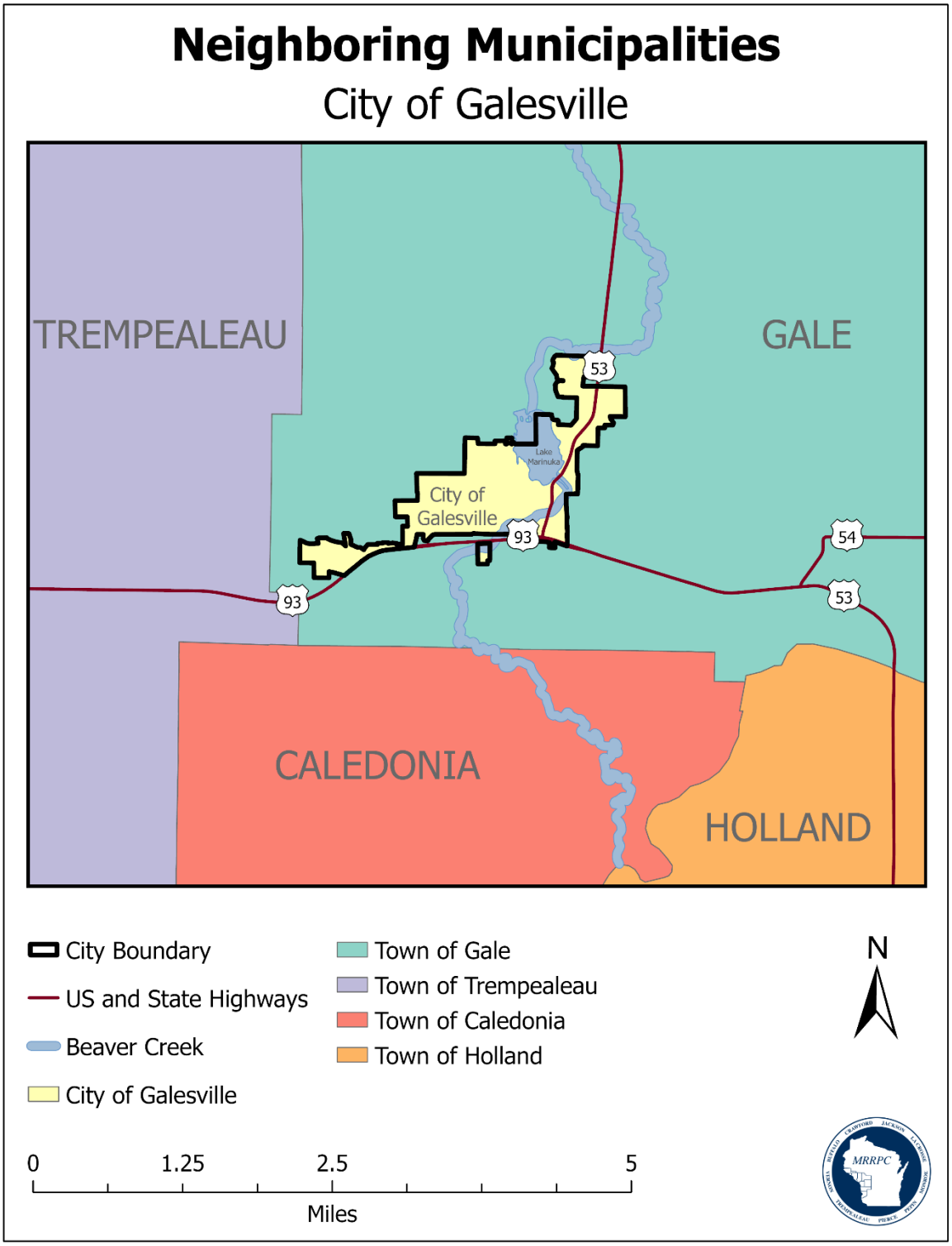
Trempealeau County: Provides county-level governance, emergency management, highways, health and human services, and broad land conservation oversight.

Gale-Ettrick-Trempealeau (G-E-T) School District: The local public school district headquartered in Galesville, serving the City of Galesville, Village of Ettrick, Village of Trempealeau, and surrounding rural townships.

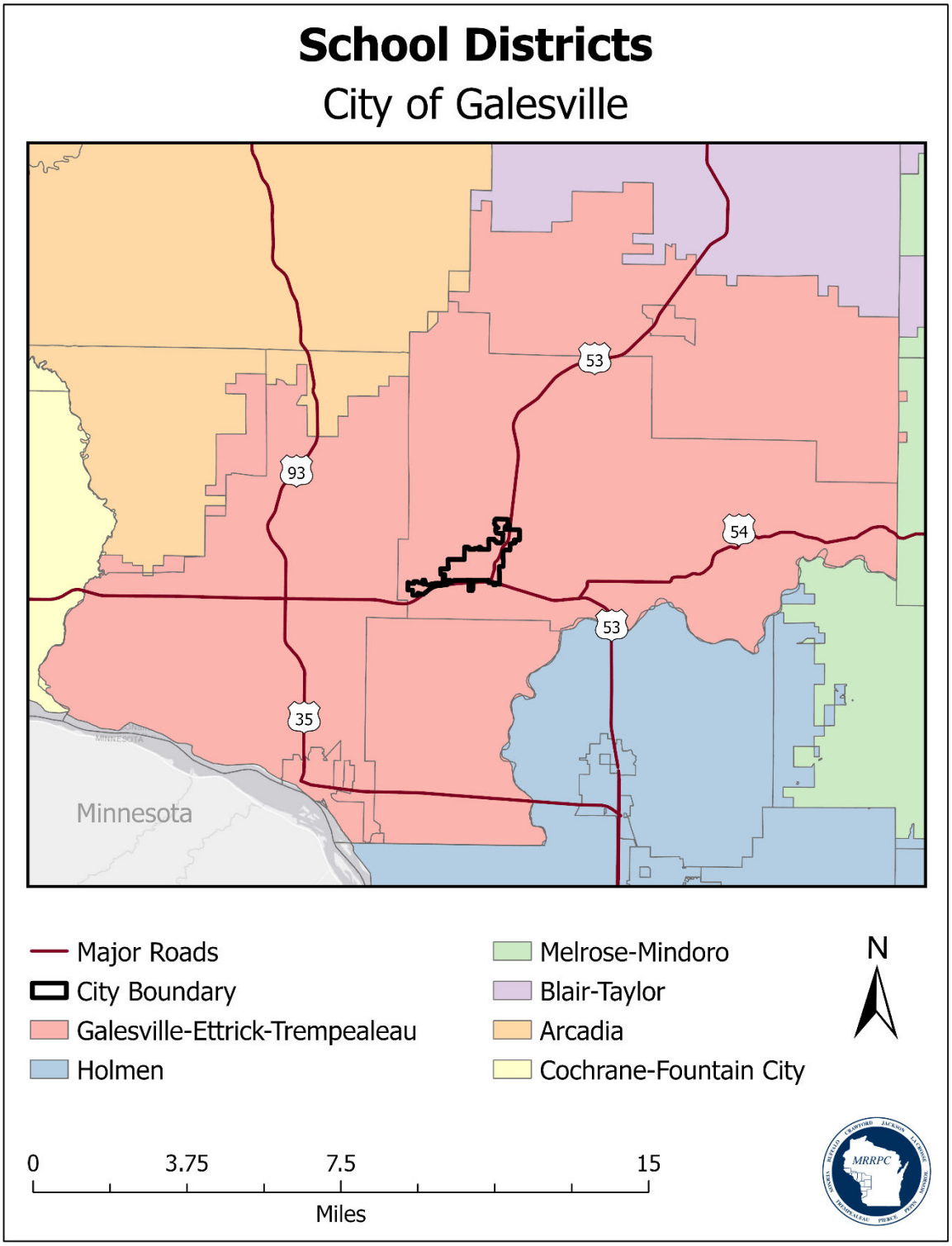
Mississippi River Regional Planning Commission (MRRPC): The multi-county regional planning organization providing intergovernmental coordination, transportation mapping, and economic development assistance across the region.

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Adjacent Local Governments Map



School District Map



Land Use

Land-use element. *A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in the Utilities and community facilities element, will be provided in the future, consistent with the timetable described in Utilities and community facilities element, and the general location of future land uses by net density or other classifications.*

Source Wisconsin Statute 66.1001: Comprehensive Planning

Land Use Goals and Objectives

Goal: Ensure respect for property rights and protection of community rights by achieving maximum feasible compatibility between adjacent and nearby land uses.

- **Objective:** Update ordinances to ensure maximum feasible compatibility between adjacent land uses, with a specific focus on the avoidance and enforcement of nuisance impacts on neighbors and the community.
- **Objective:** Infill-First Development Policy: To direct land use in a manner that explicitly prioritizes infill development and strategic redevelopment within the existing high-density core to efficiently accommodate projected residential and commercial growth.

Goal: Update and utilize the Zoning Ordinance to promote desired development patterns.

Goal: Provide land area and infrastructure for housing and business growth.

- **Objective:** Update the Zoning Ordinance to promote desired development patterns, including revising review processes to limit zoning variances.
- **Objective:** Residential-Over-Retail: Formally encourage the conversion of upper floors in the Downtown Historic District into apartments. Modernizing fire and

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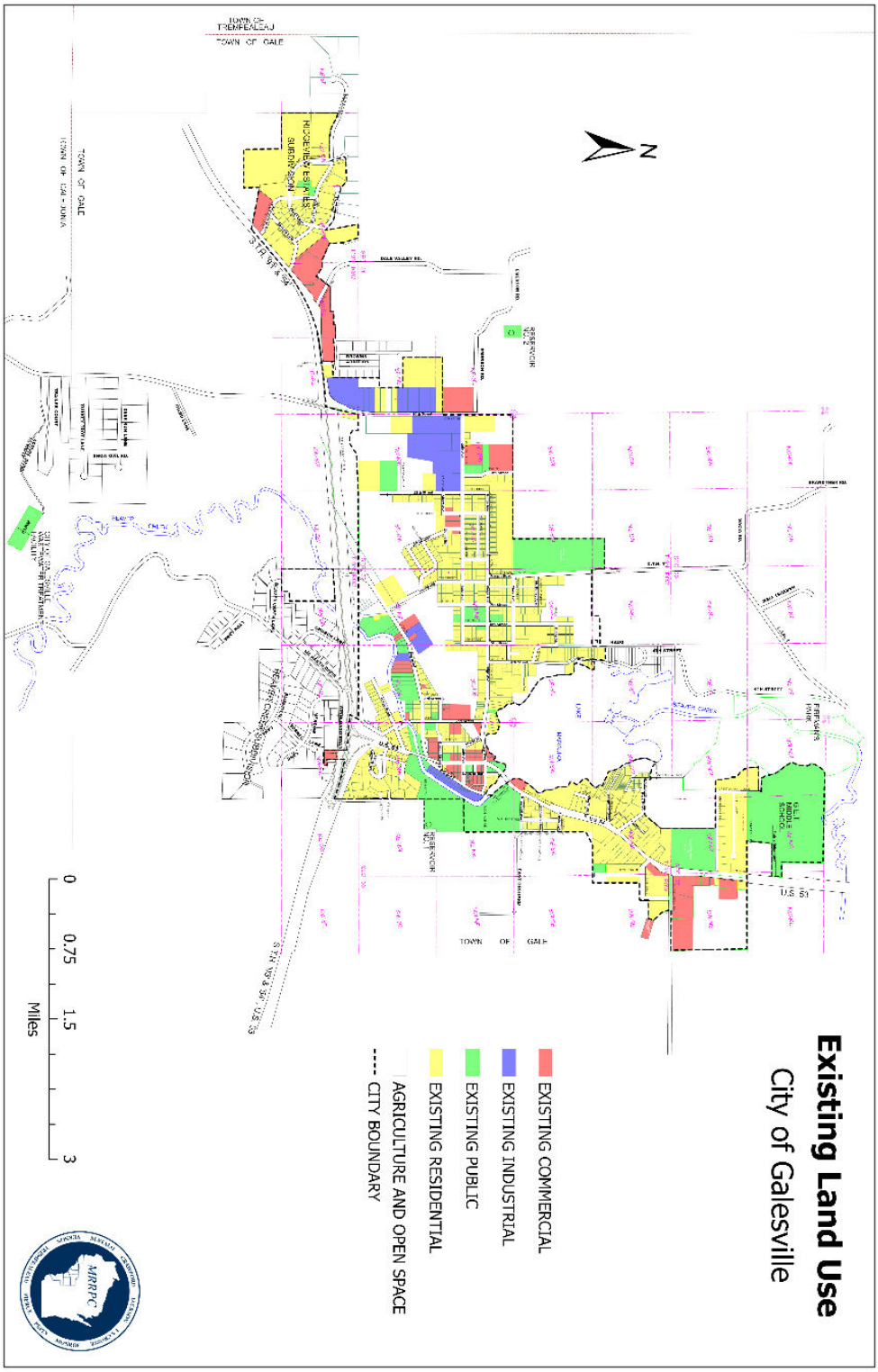
building codes (Title 15) specifically for these historic conversions can lower the barrier for property owners.

Goal: Historic Preservation: Encourage new development projects in Historic downtown square.

- **Objective:** Reduce or eliminate parking minimums
- **Objective:** Encourage "shared parking" agreements between businesses.

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Existing Land Use 2026



Existing Land Use Outside City Limits

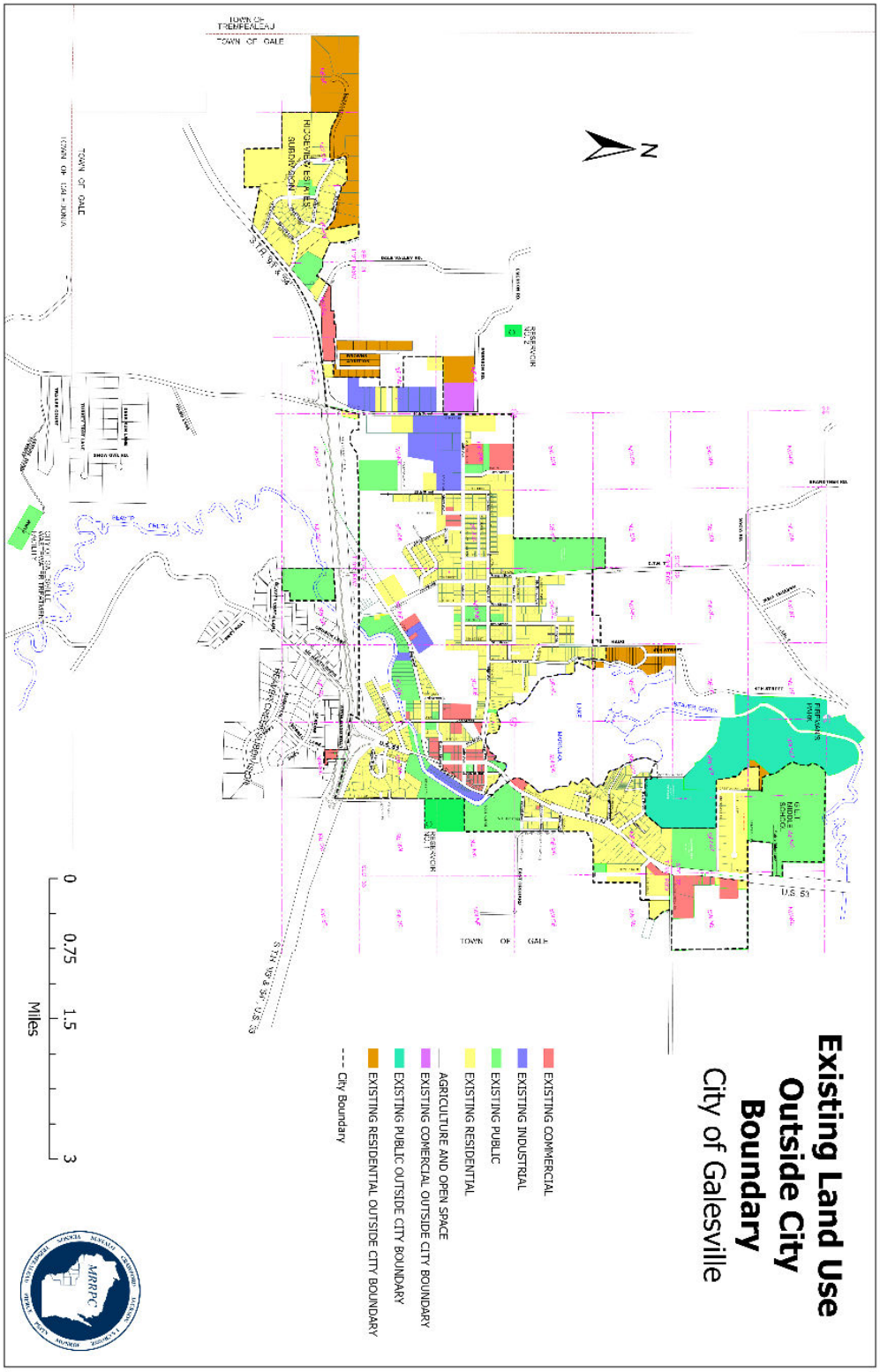


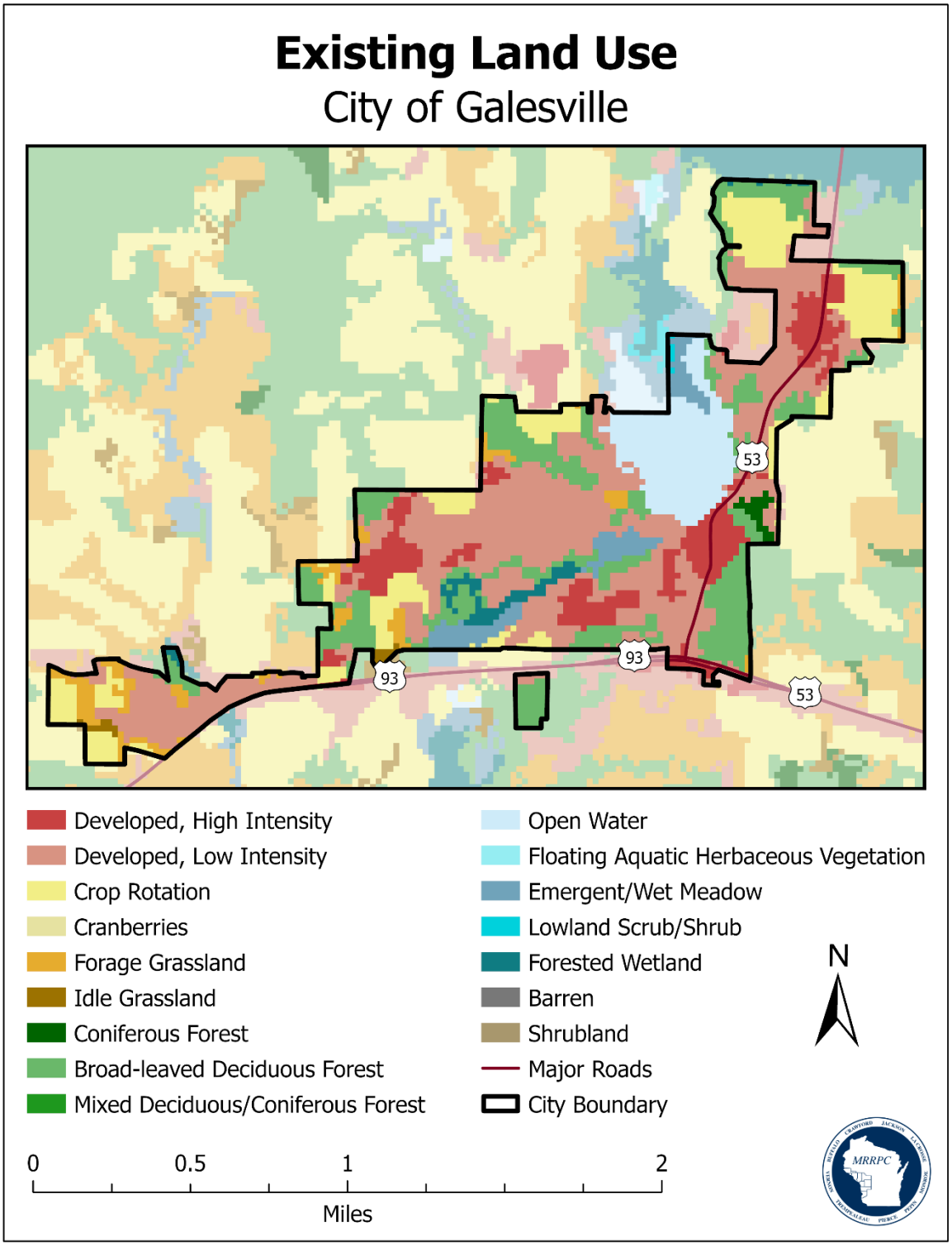
Table 1.27 Existing Land Use

Type of Land Use	%
Developed, High Intensity	10.71%
Developed, Low Intensity	38.05%
Crop Rotation	12.95%
Forage Grassland	3.97%
Idle Grassland	0.53%
Coniferous Forest	0.58%
Broad-leaved Deciduous Forest	19.13%
Open Water	8.59%
Floating Aquatic Herbaceous Vegetation	3.61%
Emergent/Wet Meadow	0.12%
Forested Wetland	1.76%

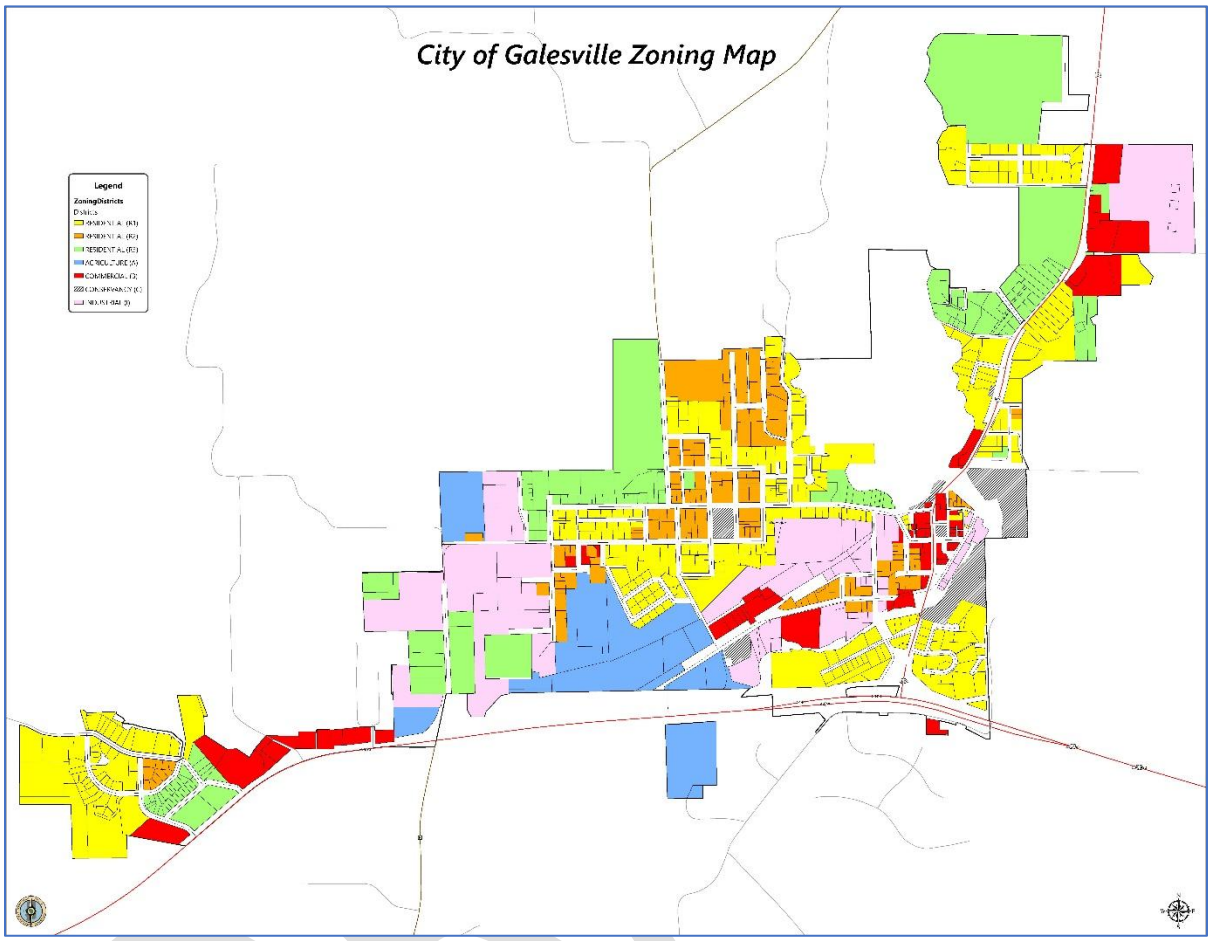
Source: Department of Natural Resources, WISCLAND Land Cover Data

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Existing Land Use Map



Zoning and Land Use Regulations



Future Land Use Projections

There are currently 757 housing units in the City of Galesville, 742 occupied, 15 vacant. A total population of 1,662 (2020 Decennial Census) (2024 American Community Survey 5-year Estimates), an average household size is 3.14 people (2024 ACS 5-year Estimates). Total area of the city is 1.45 square miles (1.3 of land and 0.15 of water) square miles or 832 acres of land. The current population density is 1,276.5 people per square mile, or 1.99 people per acre, and 609.8 housing units per square mile or 0.95 housing units per acre. (Census Reporter)

The Department of Administration (DOA) developed population projections based on the U.S. Census Bureau's 2020 counts, using the Hamilton-Perry methodology. The DOA population projections are detailed in Table 1.21.

Table 1.28 Population Projections

Place Name	County Name	2020 Population	2030 Projection	2040 Projection	2050 Projection
City of Galesville	Trempealeau	1,662	1,781	1,999	2,285

Source: https://doa.wi.gov/Pages/LocalGovtsGrants/Population_Projections.aspx

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Net Density Projections

Compliance with Wisconsin Act 173 “Truth in Planning”

Wisconsin’s recently adopted Act 173 requires cities and villages to develop net densities for residential areas out 20 years into the future. The analysis and projections that follow develop those net densities to adhere to Act 173 requirements.

“66.1001 (2) (h) 4. For 20 years, in 5-year increments, identify the areas in which residential land use is projected and, for each of these areas and increments, specify the minimum and maximum net density of residences, expressed in residential units per acre, that will be authorized.”

The following calculations establish a mathematically continuous pipeline that bridges demographic forecasting with statutory land capacity requirements under Wisconsin Act 173 (Wis. Stat. § 66.1001(2)(h)4). Starting with the Department of Administration (DOA) demographic data, the City of Galesville is projected to grow from 757 dwelling units (1,707 household population) in 2026 to 878 dwelling units (2,223 household population) by 2050. This establishes a 20-year net incremental demand of +121.0 new housing units. By translating local zoning code dimensions into net density thresholds-6.05 units/acre for R-1 Single-Family (7,200 sq. ft. minimum lot), 10.89 units/acre for R-2 Zero Lot Line (4,000 sq. ft. minimum lot), and 14.52 units/acre for R-3 Multi-Family (3,000 sq. ft. average lot per unit)-we establish the exact physical absorption capacity for each residential zone.

In the allocation strategy, the +121.0 unit growth is distributed across zoning districts to create housing diversity: 50% to R-1 (+60.5 units), 30% to R-2 (+36.3 units), and 20% to R-3 (+24.2 units). Dividing these target unit counts by their respective district density yields a total net land requirement of exactly 15.00 additional residential acres (10.00 acres for R-1, 3.33 acres for R-2, and 1.67 acres for R-3). When added to Galesville's baseline developed footprint of 272.49 acres, the minimum total residential land area required by 2050 is 287.49 acres.

To satisfy Act 173's "Truth in Planning" mandates, the final step compares this minimum required land area against the city's Future Land Use (FLU) map allocation. Galesville's 2050 FLU map designates 315.00 residential acres after removing unbuildable environmental constraints like wetlands and 100-year floodplains. Because the planned supply of 315.00 acres comfortably exceeds the minimum statutory requirement of 287.49 acres, the plan generates a 27.51-acre safety cushion. This cushion guarantees that Galesville legally and physically satisfies DOA housing projections, accommodates market choice, and maintains full compliance with state comprehensive planning laws through 2050.

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Existing Density

The City of Galesville consists of 928.0 total acres, 832.0 acres (~89.7%) of which are developable after excluding wetlands, 100-year floodplains, and environmental constraints. The developed residential footprint encompasses 272.49 acres. Given the current baseline of 757 dwelling units (2026) divided by the 272.49 residential acres, the current net density is **2.78 dwelling units per acre**.

In order to calculate net densities for each residential zoning district, lot standards from the City of Galesville Zoning Code (Title 13) are applied. For each district, the basic formula is:

$$\text{Units per Lot} = \frac{\text{Developable Land}}{\text{Minimum Lot Area Required per Dwelling Unit}}$$

Minimum Lot Size Standards per Zoning Code

R-1 Single-Family Residential: Lot Area = 7,200 sq. ft. (80 ft. frontage $\times$ 90--100 ft. depth).

R-2 Medium Density Residential: Lot Area = 7,200 sq. ft. standard; 4,000 sq. ft. per unit under Sec. 13-1-33 (Zero Lot Line Housing Ordinance).

R-3 Multi-Family Residential: Lot Area = 7,200 sq. ft. for up to a 2-family unit, plus 1,800 sq. ft. for each additional unit.

Conversion to Acres:

Standard Residential Lot ($7{,}200$ sq. ft.): $7{,}200/43{,}560 = 0.1653$ acres per lot.

Zero Lot Line Lot ($4{,}000$ sq. ft.): $4{,}000/43{,}560 = 0.0918$ acres per lot.

Under current zoning code provisions, the basic net density allowed for a single dwelling on a minimum standard lot is **6.05 units per acre**.

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Table 1.29 Gross Density Estimates from Minimum Lot Size

District	Minimum Lot Size	Approx. Units / Acre	Allowed Dwelling Types
R-1	7,200 sq. ft.	6.05	Single-family detached dwellings
R-2	7,200 sq. ft. (Standard) 4,000 sq. ft. (Zero Lot Line)	6.05 (Standard) 10.89 (Zero Lot Line)	Single-family, duplexes, attached zero lot line housing
R-3	7,200 sq. ft. for 1-2 units; +1,800 sq. ft. per additional unit	6.05 (1 Unit) 12.10 (2 Units) 14.52 (3 Units) 16.13 (4 Units)	Multi-family dwellings (3+ units), row houses, townhomes

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Table 1.30. Current Zoning Density Limits

District	Minimum Lot Size	Allowed Net Density	Allowed Dwelling Types
R-1	7,200 sq. ft.	6.05 DU/AC	Single-family
R-2	7,200 sq. ft. / 4,000 sq. ft.	6.05 - 10.89 DU/AC	Single-family, duplexes, zero lot line
R-3	7,200 sq. ft. base $+1{,}800$ sq. ft./$unit$	12.10 - 16.13+ DU/AC	Multi-family complexes

Projected Land Use Supply and Demand

In accordance with State planning law (Wis. Stat. § 66.1001), comprehensive plans must include 20-year land use projections in five-year increments. As such, this plan establishes a 2050 planning horizon. Future land use activities and their resulting change to the landscape over the next 20-year period are difficult to predict. Changes in the local or national economy, natural disasters, and demographic shifts are factors that influence future land consumption. Table 3 provides projections for total residential households, population, and average household size through the year 2050 for the City of Galesville.

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Table 1.31. City of Galesville Household and Population Projections

Year	Number of Households	Household Population	Household Size (Persons / Household)
2026	757.0	1,707.0	2.25
2030	778.0	1,742.0	2.24
2035	799.5	1,846.5	2.31
2040	821.0	1,951.0	2.38
2045	849.5	2,087.0	2.46
2050	878.0	2,223.0	2.53
Difference (2026-2050)	**+121.0**	**+516.0**	**+0.28**

Sources: U.S. Census Bureau, Wisconsin Department of Administration (DOA) Demographic Services Center, and City of Galesville Data Projections.

Residential Net Density Calculations

To calculate net density for residential land uses required under Wisconsin Act 173 (Wis. Stat. § 66.1001(2)(h)4), local governments must project residential demand for 20 years in 5-year increments. Net density must be calculated by taking the total area allocated for residential land and excluding wetlands, 100-year floodplains, and non-redevelopment public/government lands.

$$\text{Net Density (units/acre)} = \frac{\text{Projected New Housing Demand (units)}}{\text{Develop Land Area (acres)}}$$

$$\begin{aligned}\text{Developable Land Area} &= \text{Gross Residential Area} \\ &- (\text{Wetlands} + \text{100-Year Floodplains} + \text{Government/Public Lands})\end{aligned}$$

Projected Housing Demand and Land Allocations

Given the 2026 baseline of 757 dwelling units divided by 272.49 residential acres, the current net density per residential acre is **2.78** dwelling units per acre.

Table 1.32. Projected Housing Units and Planned Residential Area

Target Year	Projected Total Households	Cumulative New Units (Since 2026)	5-Year New Unit Demand	Total Planned Residential Area
2030	778.0	+21.0	+21.0	279.0 ac
2035	799.5	+42.5	+21.5	287.0 ac
2040	821.0	+64.0	+21.5	295.0 ac
2045	849.5	+92.5	+28.5	305.0 ac
2050	878.0	+121.0	+28.5	315.0 ac

Balanced Growth Model

- **Policy Basis:** Shifts growth allocation to **50% R-1**, **30% R-2**, and **20% R-3**.
- **Characteristics:** Directly addresses community workforce housing needs by boosting R-2 (duplexes, triplexes, attached zero-lot-line townhomes) and R-3 multi-family units to absorb moderate-density demand without requiring significant territorial land expansion.
- **Density Assumptions:**
  - R-1 (Single-Family): **6.05 DU/AC** (7,200 sq. ft./unit)
  - R-2 (Medium Density): **10.89 DU/AC** (4,000 sq. ft./unit zero lot line)
  - R-3 (High Density): **14.52 DU/AC** (3,000 sq. ft. avg/unit)
- **Total Cumulative Net Land Required (2026-2050):**
  - R-1 (60.50 units @ 6.05 DU/AC): 10.00 acres
  - R-2 (36.30 units @ 10.89 DU/AC): 3.33 acres
  - R-3 (24.20 units @ 14.52 DU/AC): 1.67 acres
  - **Total Net Additional Land Required: 15.00 acres**

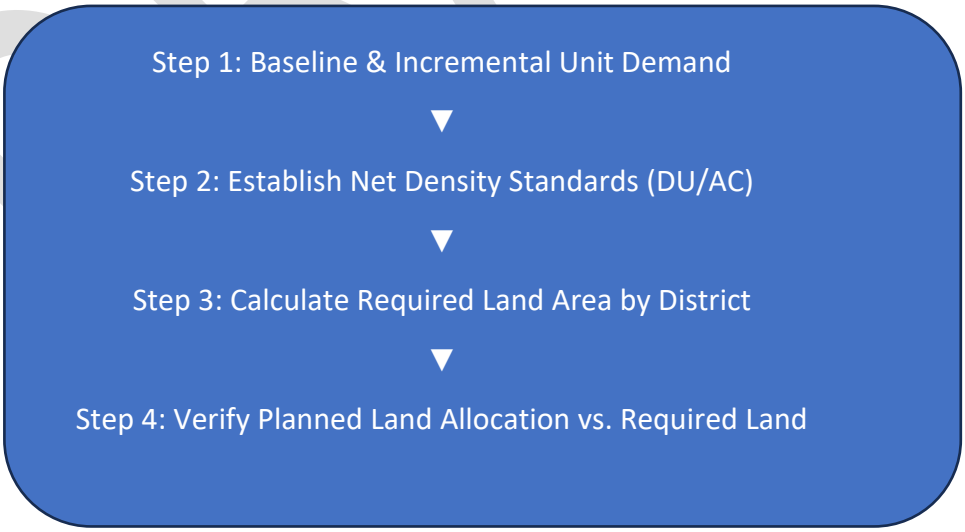
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Table 1.33. Option B Housing Unit Allocation (50% R-1 / 30% R-2 / 20% R-3)

Planning Horizon	5-Yr New Housing Demand	R-1 Units (50%)	R-2 Units (30%)	R-3 Units (20%)
2026-2030	21.0 units	10.50	6.30	4.20
2030-2035	21.5 units	10.75	6.45	4.30
2035-2040	21.5 units	10.75	6.45	4.30
2040-2045	28.5 units	14.25	8.55	5.70
2045-2050	28.5 units	14.25	8.55	5.70
Total Cumulative (2026-2050)	121.0 units	60.50 units	36.30 units	24.20 units

4-Step Mathematical Workflow for Wisconsin Act 173 Compliance

To ensure that the specified net densities legally and physically accommodate projected housing demand and comply with Wis. Stat. § 66.1001(2)(h)4 (Act 173) "Truth in Planning," a 4-step mathematical workflow is applied. This demonstrates that net density standards and future land supply provide sufficient capacity to support unit projections through 2050.



Step 1: Calculate Projected Housing Unit Demand (ΔU)

Determine cumulative housing unit growth needed at each 5-year planning interval from the baseline year (2026 baseline: 757 units on 272.49 acres).

$$\Delta U_{\text{year}} = U_{\text{target year}} - U_{2026}$$

Table 1.34. Projected Housing Demand Intervals

Horizon	Target Year	Projected Total Units (Utarget)	Cumulative New Units Needed (ΔU)
5-Year	2030	778.0	+21.0 units
10-Year	2035	799.5	+42.5 units
15-Year	2040	821.0	+64.0 units
20-Year	2045	849.5	+92.5 units
Extension	2050	878.0	+121.0 units

Step 2: Establish District Net Density Standards (D_{district})

Convert zoning ordinance lot area minimums into net density standards (units per acre):

$$D = \frac{43{,}560 \text{ sq. ft./acre}}{\text{Minimum Lot Area per Unit (sq. ft.)}}$$

Using Galesville's current zoning ordinance thresholds:

- **R-1 (Single-Family Residential):**

$$D_{\text{R1}} = \frac{43{,}560}{7{,}200 \text{ sq. ft.}} = \mathbf{6.05 \text{ DU/AC}}$$

- **R-2 (Medium Density / Zero Lot Line):**

$$D_{\text{R2}} = \frac{43{,}560}{4{,}000 \text{ sq. ft.}} = \mathbf{10.89 \text{ DU/AC}}$$

- **R-3 (High Density / Multi-Family):**

$$D_{\text{R3}} = \frac{43{,}560}{3{,}000 \text{ sq. ft. avg/unit}} = \mathbf{14.52 \text{ DU/AC}}$$

Step 3: Calculate Required Residential Expansion Land (A_{required})

Multiply incremental demand (ΔU) by Option B's growth split (50% R-1 / 30% R-2 / 20% R-3) and divide by each district's net density standard:

$$A_{\text{district}} = \frac{\Delta U \times \text{District Split \%}}{D_{\text{district}}}$$

Calculation for 2050 (+121.0 cumulative units):

- **R-1 Land Needed:** $\frac{121.0 \times 0.50}{6.05 \text{ DU/AC}} = \frac{60.50}{6.05} = 10.00$ acres
- **R-2 Land Needed:** $\frac{121.0 \times 0.30}{10.89 \text{ DU/AC}} = \frac{36.30}{10.89} = 3.33$ acres
- **R-3 Land Needed:** $\frac{121.0 \times 0.20}{14.52 \text{ DU/AC}} = \frac{24.20}{14.52} = 1.67$ acres
- **Total Additional Net Land Needed (A_{required}):** $10.00 + 3.33 + 1.67 = \mathbf{15.00}$ acres

Step 4: Verification of Statutory Compliance (Act 173 Test)

To guarantee compliance, verify that Total Planned Residential Land Area (A_{planned}) in Galesville's Future Land Use map meets or exceeds Minimum Total Required Land Area ($A_{\text{baseline}} + A_{\text{required}}$):

Capacity Check: $A_{\text{planned}} \geq A_{\text{baseline}} + A_{\text{required}}$

Table 1.35. Projected Housing Demand vs. Future Land Use Allocation

Planning Horizon	Cumulative New Units (ΔU)	Total Land Needed (Arequired)	Minimum Required Total Residential Area	Planned Future Land Use Allocation (Aplanned)	Statutory Compliance Status
2030 (5-Yr)	+21.0	2.60 ac	275.09 ac	279.00 ac	**Pass** (+3.91 ac surplus)
2035 (10-Yr)	+42.5	5.27 ac	277.76 ac	287.00 ac	**Pass** (+9.24 ac surplus)
2040 (15-Yr)	+64.0	7.93 ac	280.42 ac	295.00 ac	**Pass** (+14.58 ac surplus)
2045 (20-Yr)	+92.5	11.47 ac	283.96 ac	305.00 ac	**Pass** (+21.04 ac surplus)
2050 (Ext.)	+121.0	15.00 ac	287.49 ac	315.00 ac	**Pass** (+27.51 ac surplus)

Conclusion & Summary Formula

The community-wide net density formula can be stated as:

$$\text{Community Net Density} = \frac{\text{Total Projected Household Demand}}{A_{\text{baseline}} + \sum \frac{\Delta U_{\text{district}}}{D_{\text{district}}}}$$

For Galesville in 2050:

$$\text{Net Density Threshold} = \frac{878 \text{ units}}{272.49 \text{ acres} + 15.00 \text{ acres}} = \mathbf{3.05} \text{ DU/AC}$$

Because the planned Future Land Use map designates 315.0 acres for residential growth (providing a 27.51-acre additional safety cushion), the net density targets fully accommodate all projected housing needs through 2050 while complying with Wis. Stat. § 66.1001(2)(h)4.

Summary:

The calculations integrate baseline demographic trends, local zoning regulations, and future spatial mapping to form a mathematically closed system for the City of Galesville's Comprehensive Plan. Beginning with population and household projections from the Wisconsin Department of Administration (DOA) and U.S. Census data, the analysis identifies a 20-year net growth demand of +121.0 dwelling units through 2050 (growing from 757.0 units in 2026 to 878.0 units).

The demands are evaluated in 5-year increments alongside baseline spatial conditions, establishing Galesville's current residential footprint at 272.49 acres with an existing net density of 2.78 dwelling units per acre. To bridge policy goals with physical land requirements, minimum lot sizes from Title 13 of the Galesville Zoning Code are converted into explicit net density standards: 6.05 units/acre for R-1 single-family (7,200 sq. ft., 10.89 units/acre for R-2 zero lot line housing (4,000 sq. ft.), and (14.52 units/acre) for R-3 multi-family housing. Applying a distribution model (50% R-1, 30% R-2, and 20% R-3) allocates the +121.0 new units into district-level demands. Dividing these unit allocations by their respective density thresholds determines that exactly 15.00 net acres of residential expansion land (10.00 R-1, 3.33 R-2, and 1.67 R-3) are physically required to support total DOA-projected growth through 2050.

Finally, this required land footprint is benchmarked directly against the City's Future Land Use (FLU) map to verify statutory compliance under Wisconsin Act 173 (Wis. Stat. § 66.1001(2)(h)4). Adding the 15.00 required acres to the baseline 272.49 acres establishes a minimum regulatory footprint of 287.49 acres, which corresponds to an overall community

net density target of 3.05 dwelling units per acre. Because Galesville's FLU map designates 315.00 acres for future residential use, the plan provides an intentional 27.51-acre safety buffer. This cushion conclusively proves "Truth in Planning" compliance by guaranteeing that local zoning densities and land supplies legally, physically, and spatially accommodate all DOA housing projections without creating artificial land scarcity.

Industrial and Commercial Future Land Use Projections

The Future Land Growth Map Series (2030-2050+) prepared for the City of Galesville by the Mississippi River Regional Planning Commission (MRRPC) outlines a structured, 5-year incremental projection model for commercial and industrial land expansion. Over the 20-year planning horizon, commercial acreage is projected to grow from an initial 0.20 acres in 2030 to 6.79 acres by 2050. Geographically, this expansion is concentrated in the northeastern portion of the city near the G-E-T Middle School and S.T.H. 54 corridor, strategically directing commercial traffic away from residential neighborhoods while utilizing high-visibility arterial access. Meanwhile, industrial land expands steadily from 0.87 acres in 2030 to 6.91 acres by 2050 on the city's west-central side. This industrial positioning promotes infill development adjacent to existing facilities and key rail and transportation routes while remaining outside the 100-year floodplain.

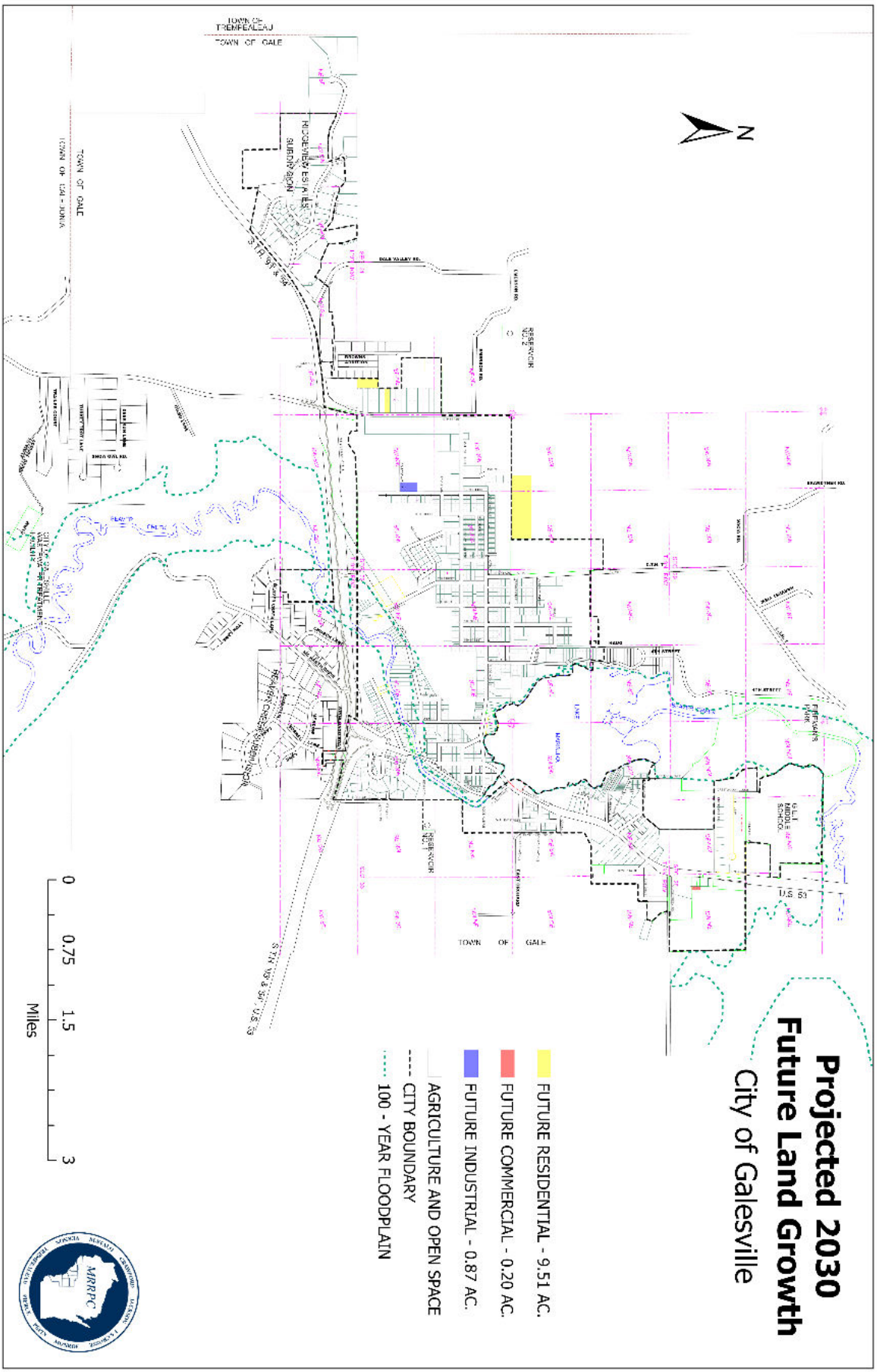
Methodology: The underlying calculations and spatial representations were derived through standard comprehensive planning land-budget techniques tied to Wisconsin Statute § 66.1001 requirements:

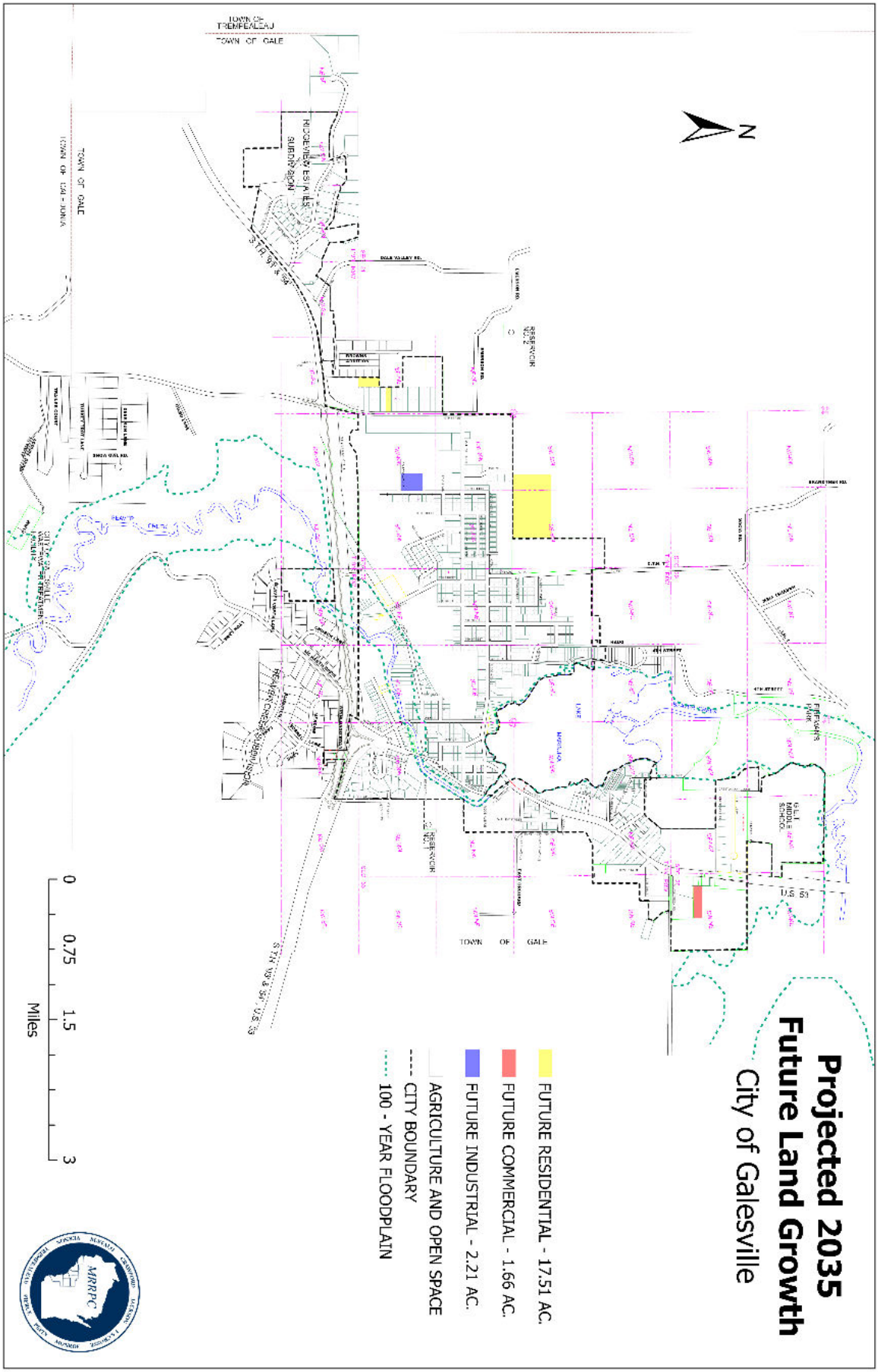
- Incremental Acreage Budgeting: Development targets expand incrementally every 5 years based on population projections and employment absorption rates, with commercial growth adding roughly 1.4 to 1.8 acres per period and industrial growth adding roughly 1.3 to 1.7 acres per period.

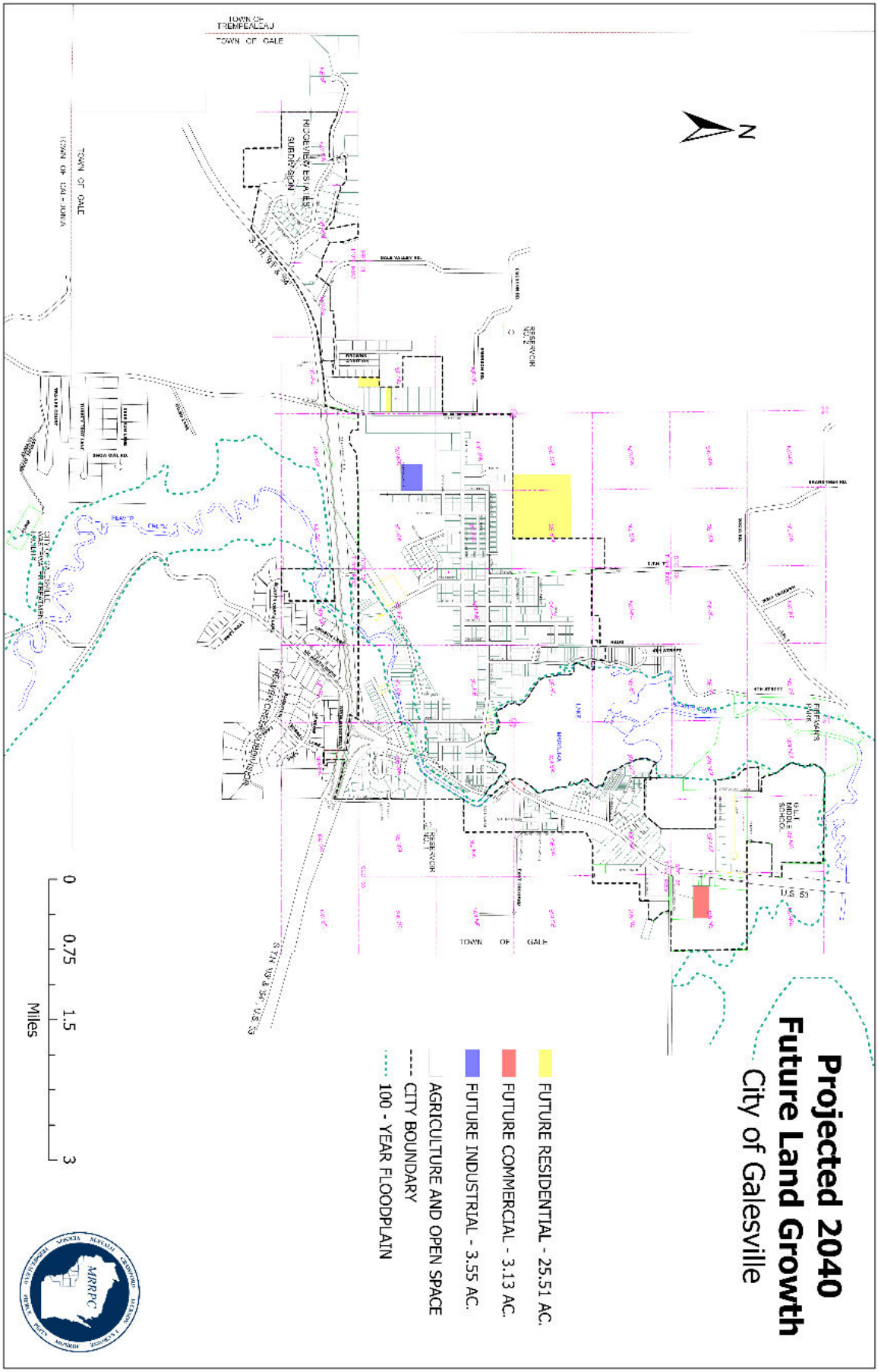
- Visual Cartographic Fill: The "2050+" map establishes the full parcel block, while the 2030-2045 benchmark maps display these master blocks partially shaded proportionally from bottom to top based on cumulative calculated acres for that specific year.

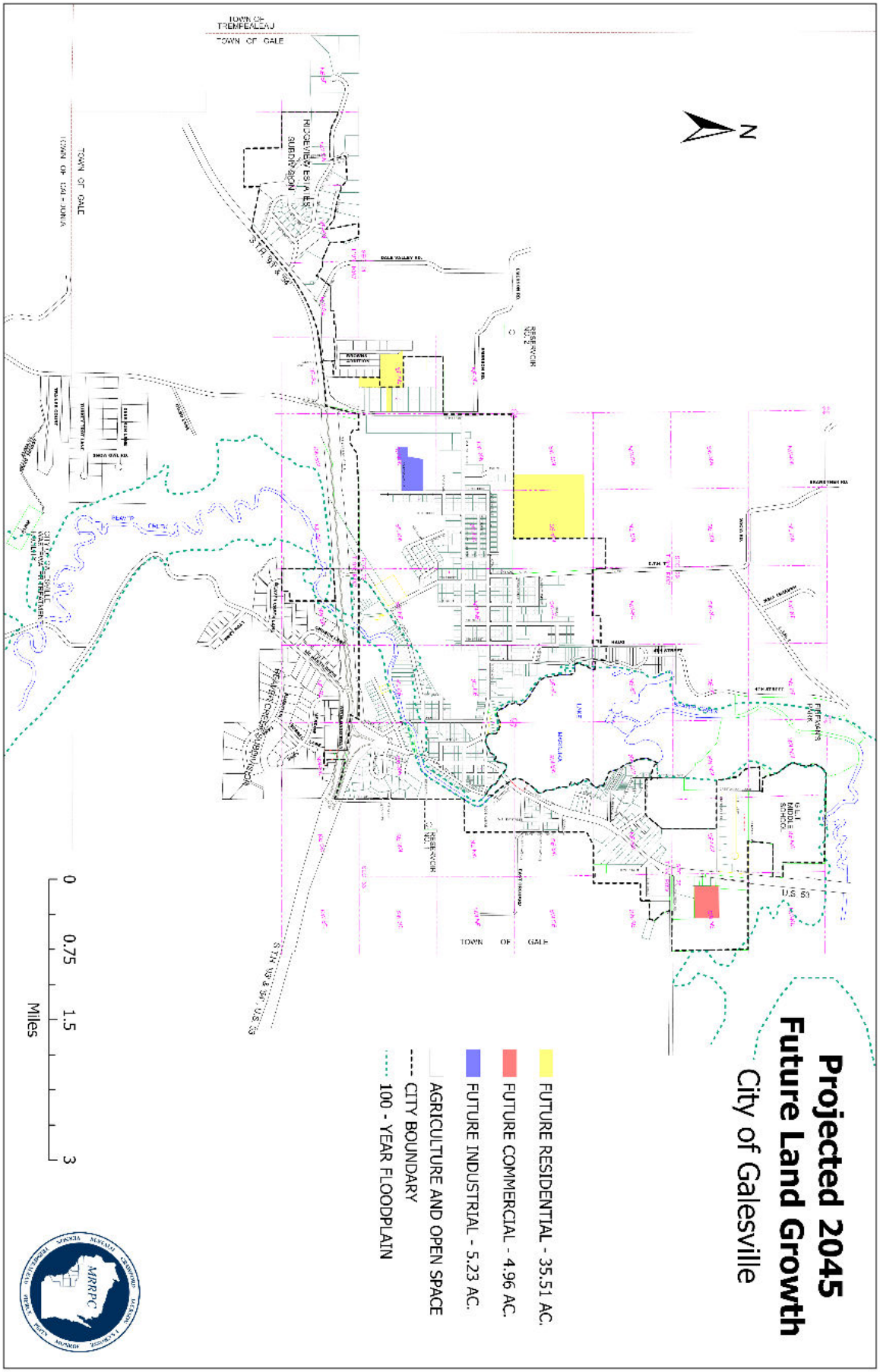
- Environmental Constraints Filtering: Target development boundaries intentionally buffer against environmental hazards, ensuring new growth avoids the 100-year floodplain along Beaver Creek.

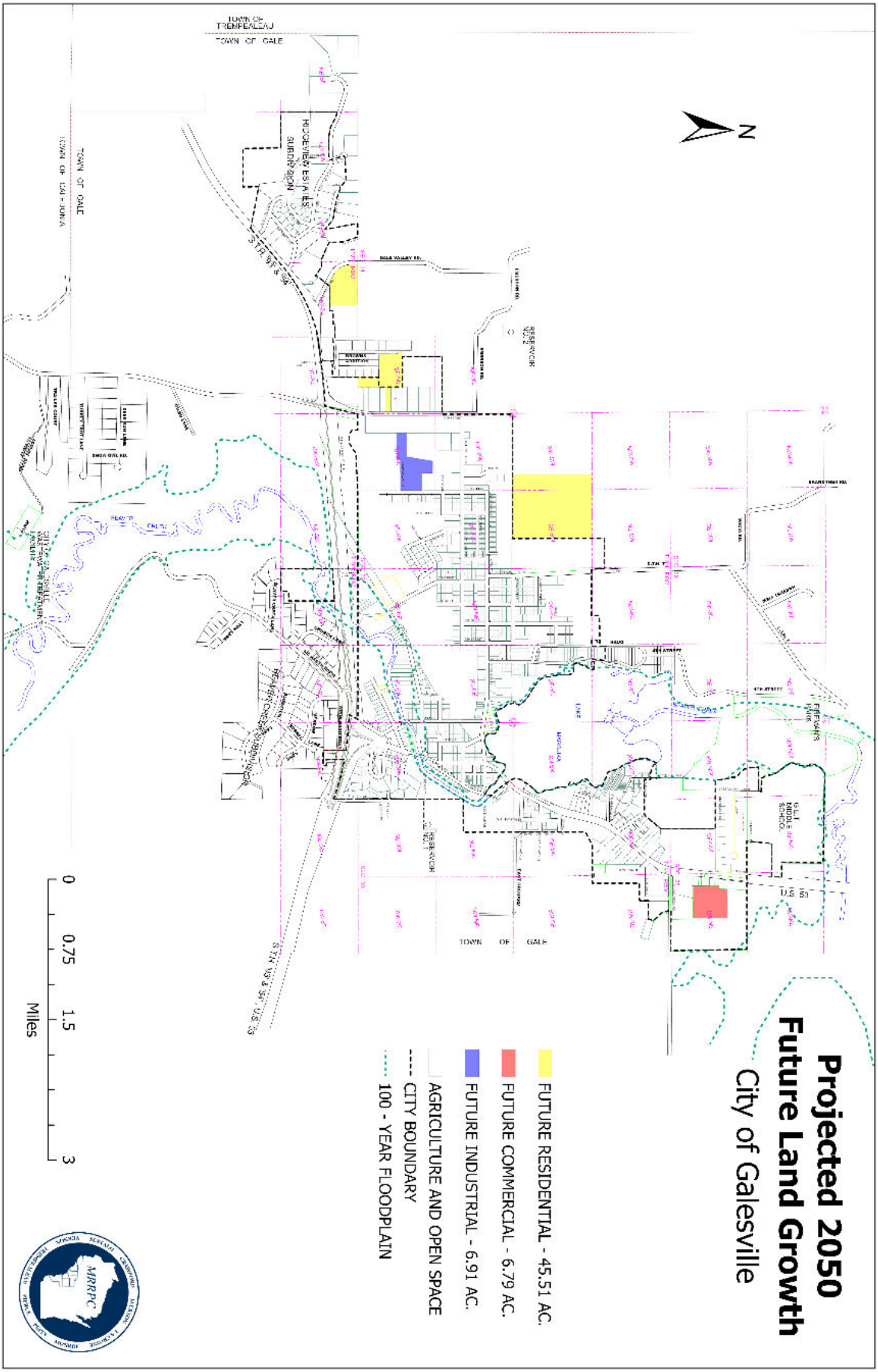
Future Land Use Maps

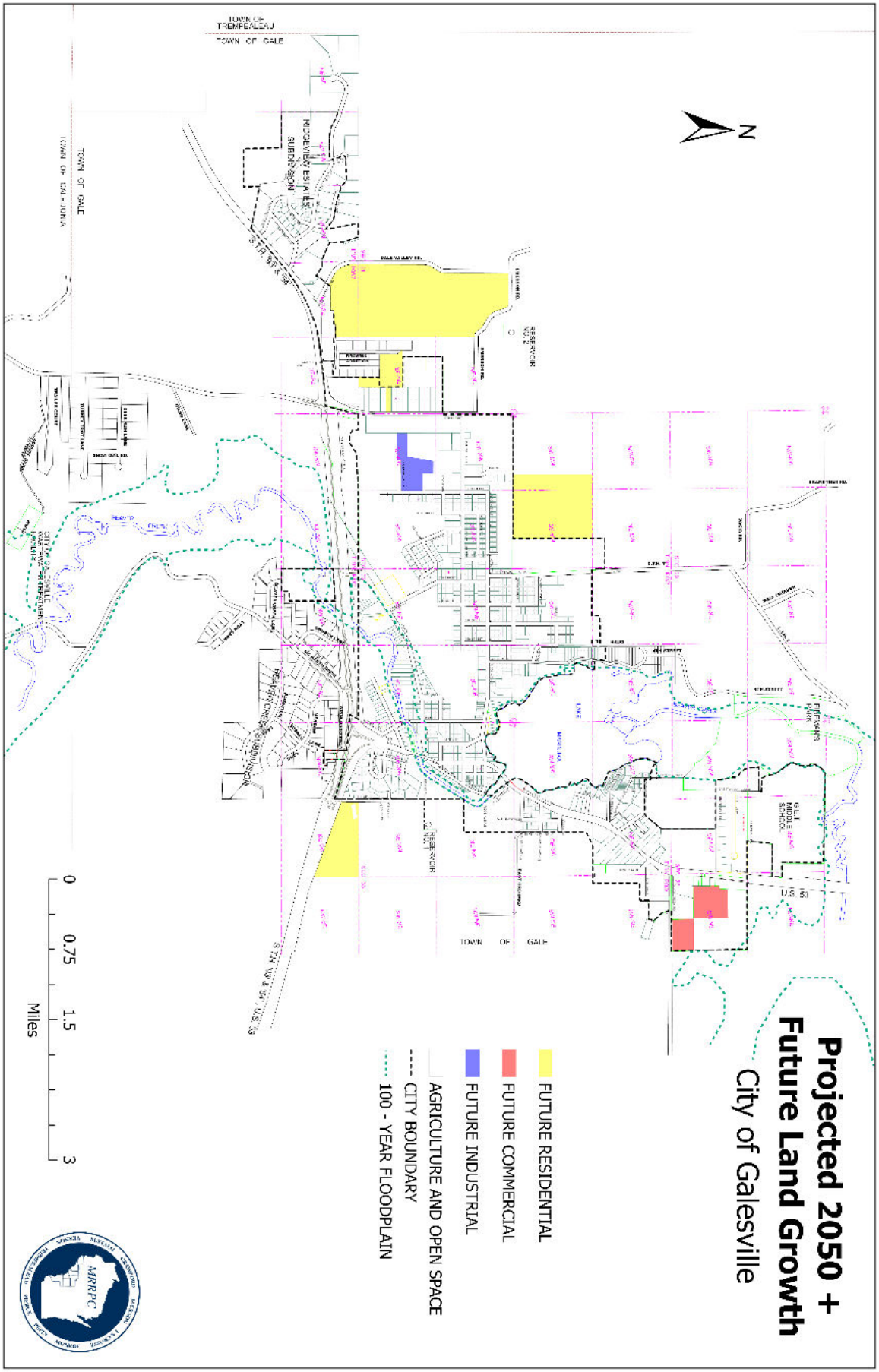



Projected 2035
Future Land Growth
City of Galesville
FUTURE RESIDENTIAL - 17.51 AC.
FUTURE COMMERCIAL - 1.66 AC.
FUTURE INDUSTRIAL - 2.21 AC.
AGRICULTURE AND OPEN SPACE
CITY BOUNDARY
100 - YEAR FLOODPLAIN
0 0.75 1.5 3
Miles
N
TOWN OF GALE
TOWN OF TREMPEALEAU
MRRPC

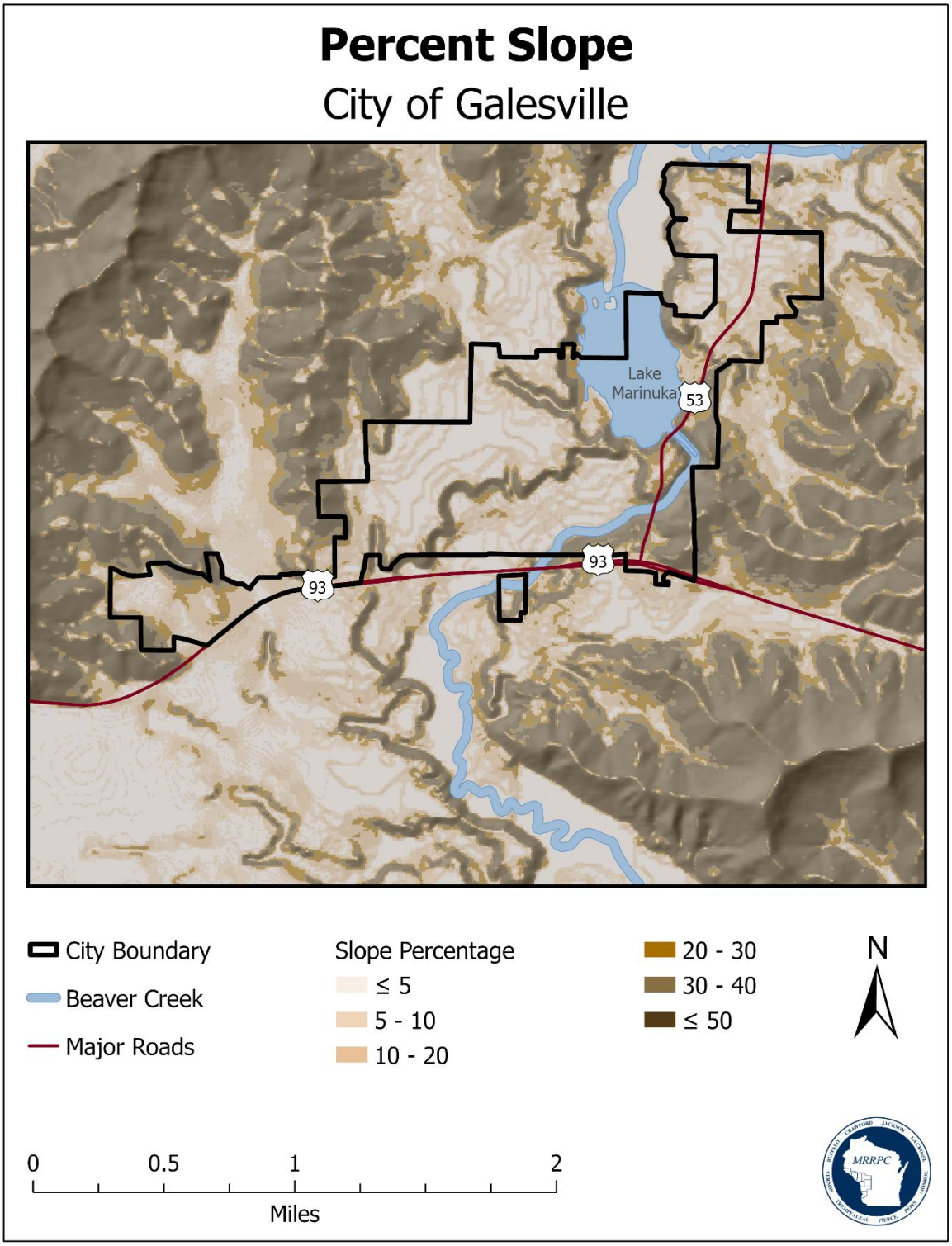

Projected 2040
Future Land Growth
City of Galesville
FUTURE RESIDENTIAL - 25.51 AC.
FUTURE COMMERCIAL - 3.13 AC.
FUTURE INDUSTRIAL - 3.55 AC.
AGRICULTURE AND OPEN SPACE
CITY BOUNDARY
100 - YEAR FLOODPLAIN
0 0.75 1.5 3
Miles
N
TOWN OF GALE
TOWN OF TREMPEALEAU
MRRPC


Projected 2045
Future Land Growth
City of Galesville
FUTURE RESIDENTIAL - 35.51 AC.
FUTURE COMMERCIAL - 4.96 AC.
FUTURE INDUSTRIAL - 5.23 AC.
AGRICULTURE AND OPEN SPACE
CITY BOUNDARY
100 - YEAR FLOODPLAIN
0
0.75
1.5
3
Miles
N
TOWN OF GALE
TOWN OF TREMPEALEAU
MRRPC

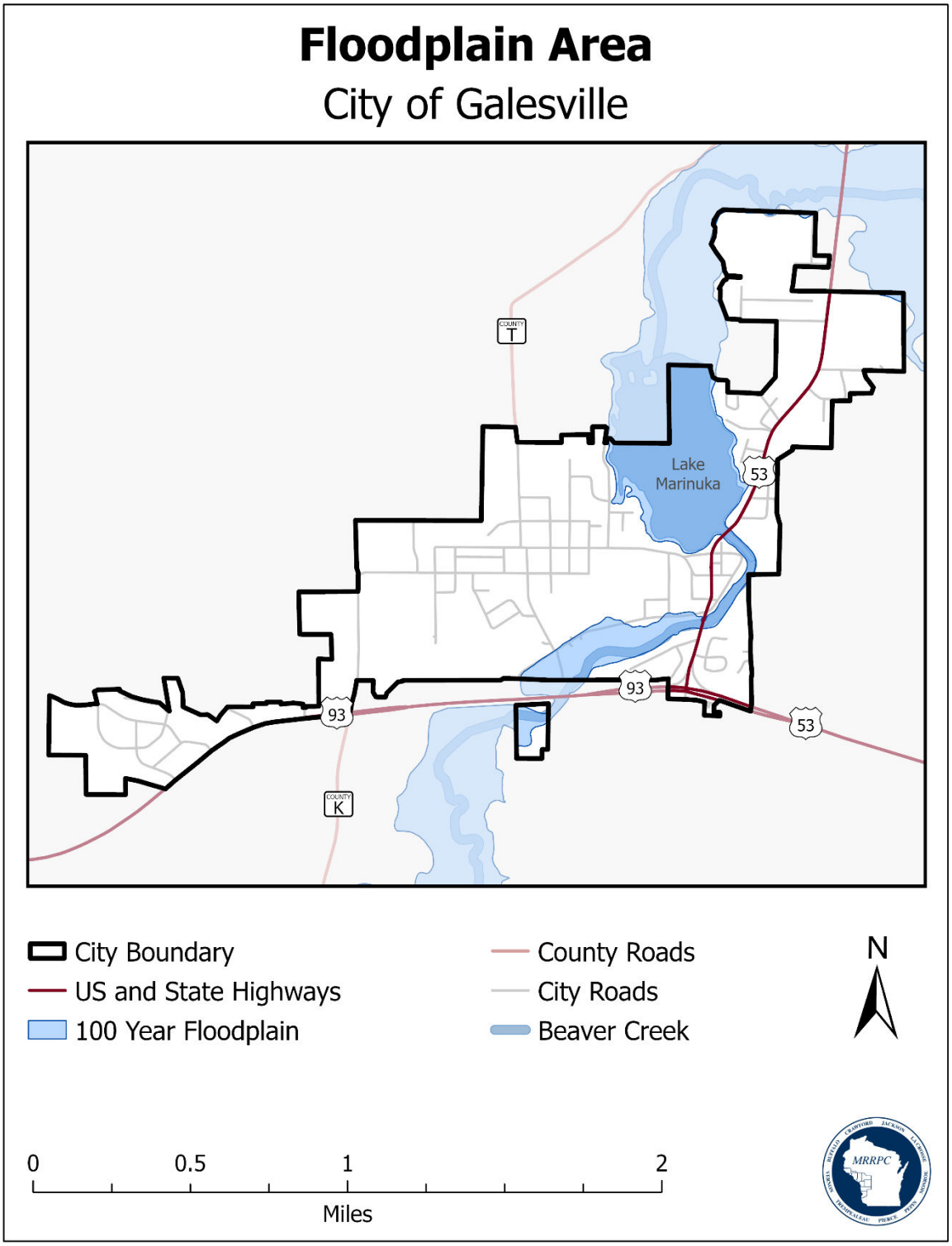

Projected 2050
Future Land Growth
City of Galesville
FUTURE RESIDENTIAL - 45.51 AC.
FUTURE COMMERCIAL - 6.79 AC.
FUTURE INDUSTRIAL - 6.91 AC.
AGRICULTURE AND OPEN SPACE
CITY BOUNDARY
100 - YEAR FLOODPLAIN
0
0.75
1.5
3
Miles
N
TOWN OF GALE
TOWN OF TREMPEALEAU
MRRPC


Projected 2050 +
Future Land Growth
City of Galesville
FUTURE RESIDENTIAL
FUTURE COMMERCIAL
FUTURE INDUSTRIAL
AGRICULTURE AND OPEN SPACE
CITY BOUNDARY
100 - YEAR FLOODPLAIN
N
0
0.75
1.5
3
Miles
TOWN OF TREMPEALEAU
TOWN OF GALE
TOWN OF GALESVILLE
TOWN OF GALE
TOWN OF GALE
TOWN OF GALE
RIDGEVIEW ESTATES
SUNRAY ADDN
RESERVOIR NO.2
RESERVOIR NO.1
MRRPC

Slope / Topography Map



Flood Plain Map



Implementation

***Implementation element**. A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.*

Source Wisconsin Statute 66.1001: Comprehensive Planning

Implementation Goals and Objectives

Goal: Ensure all Regulatory Documents-including the Zoning Ordinance, Zoning Map, and Subdivision Ordinance-are updated, modern, and fully consistent with the Comprehensive Plan.

- **Objective:** Update the subdivision ordinance to include an impact fee section and extraterritorial plat review.
- **Objective:** Exercise continuous plat review in the City's extraterritorial jurisdiction area.

Goal: Future Forward Planning - Develop and implement a Capital Improvements Program (CIP) by 5-year increments that strategically prioritizes community-identified investment areas.

- Objective: Develop a CIP that prioritizes investment in the Historic Downtown, Parks/Recreation, and critical Infrastructure improvements.

Goal: Continue to evaluate and pursue strategic annexation of adjacent lands to manage efficient growth and expand viable land for single-family housing development.

- **Objective:** Develop a future Streets Plan and an official street map ordinance under Wis. Stats. 62.23(6) as a planning implementation tool.

Policy Recommendations to Implement Plan Goals

This section contains the policies that will implement the Goals and Objectives outlined in this plan.

Land Use: "Residential-Over-Retail" Building Code Modernization

- **Plan Goal:** Prioritizing an "Infill-First" policy, encouraging mixed-use redevelopment, and formally activating the upper floors of the Downtown Historic District into apartments.
- **Local Policy / Ordinance:** Create a localized **Downtown Historic Upper-Floor Housing Program** that lowers compliance barriers by providing clear municipal cross-references between zoning and building safety. This includes adopting a municipal ordinance that officially relaxes local parking minimums or permits "shared parking" agreements for properties within the historic commercial core.
- **Wisconsin Law Compliance:** Under **Wis. Stat. § 101.975** and the **Wisconsin Commercial Building Code (SPS 361-366)**, municipalities must enforce state fire and safety standards. However, the state code includes specific provisions for *historic buildings* and *alterations to existing spaces* (SPS 366). A city policy that streamlines local approvals and waives local zoning barriers (like parking minimums) matches state law perfectly.
- **Execution by Council:** Adopted via a simple municipal ordinance amending the local Zoning/Building code titles. This provides a zero-tax-dollar incentive for main-street property owners to create high-value rental units above existing storefronts

Transportation: "Complete Streets" Capital Improvement Policy

- **Plan Goal:** Prioritizing multi-modal mobility, improving sidewalks and biking/walking trails, and facilitating Safe Routes to School.
- **Local Policy / Ordinance:** Enact a formal Complete Streets Resolution. This administrative policy mandates that any future city-funded street reconstruction, resurfacing, or utility expansion project must automatically evaluate and integrate pedestrian and bicycle facilities (like sidewalk continuity or marked bike lanes) unless explicit structural constraints prevent it.
- **Wisconsin Law Compliance:** Wis. Stat. § 62.11(5) grants the Council broad powers to manage city highways, infrastructure, and finances. While the state repealed its own mandatory complete streets rule, local municipalities retain absolute authority to set higher multi-modal engineering benchmarks for their own local roads.
- **Execution by Council:** Executed by passing a simple municipal resolution. It ensures that standard road maintenance cycles incrementally build out the safe trail and sidewalk networks requested by 77% to 93% of community members without creating a massive independent line-item expense

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Intergovernmental Cooperation:

Boundary Agreements

To protect its fringe growth areas, avoid costly litigation, and prevent leapfrog subdivisions in surrounding agricultural lands, the City of Galesville can utilize two distinct statutory toolkits: Cooperative Boundary Agreements and Extraterritorial Plat Review (ETPR).

Below are concrete policy and ordinance examples showing how Galesville can implement both mechanisms in compliance with Wisconsin municipal law.

Cooperative Boundary Agreements (Wis. Stat. § 66.0301 or § 66.0307)

Boundary agreements replace reactive, developer-driven annexations with a binding plan negotiated directly between the City of Galesville and the surrounding Town of Gale.

Policy Example A: Phased Growth & Annexation Corridor Agreement

The Policy Mechanism: Galesville and the Town of Gale enter into a 10-to-20-year General Boundary Agreement under Wis. Stat. § 66.0301(6). The policy designates three specific geographic tiers within the Town of Gale:

1. Immediate Growth Area (0-5 Years): Town lands pre-identified for mutual city annexation upon developer request, where Galesville plans immediate extension of city water and sewer.
2. Deferred Growth Area (5-15 Years): Agricultural land where both jurisdictions agree to prohibit high-density development until urban utilities are ready to expand.
3. Town Preservation Area: Land agreed to permanently remain within the Town of Gale to preserve agricultural operations and open space.

Key Implementation Terms in the Policy:

- Revenue Sharing: To offset the Town's lost property tax base when land is annexed, Galesville agrees to pay the Town a percentage (e.g., 50%) of the local municipal property taxes generated by annexed parcels for a fixed period of 5 years post-annexation.
- Moratorium on Contested Annexations: Galesville agrees not to accept annexation petitions outside the designated growth tiers, and the Town agrees not to legally contest annexations occurring within the agreed-upon growth areas.

Policy Example B: Joint Utility & Infrastructure Extension Policy

The Policy Mechanism: Under Wis. Stat. § 66.0301, the Council adopts a formal policy mandating that city sewer and water services will only be extended to properties within the Town of Gale if those properties are annexed or fall within an active Boundary Agreement zone. This prevents the Town from becoming urbanized on city utilities without paying city property taxes to maintain local streets, parks, and emergency services.

Extraterritorial Plat Review (ETPR) (Wis. Stat. § 236.10 & § 236.45)

Under Wis. Stat. § 236.10(1)(b), Galesville automatically possesses Extraterritorial Plat Review authority over all land divisions within 1.5 miles of its city limits. However, Wisconsin courts strictly limit how ETPR can be used: ETPR allows cities to regulate land subdivision design and infrastructure density, but it cannot be used to dictate land use or unconstitutionally force annexation (e.g., Hoepker v. City of Madison).

Policy Example A: Adoption of an ETPR Subdivision & Certified Survey Map (CSM) Ordinance

The Policy Ordinance: Galesville passes a dedicated Extraterritorial Land Division Ordinance pursuant to Wis. Stat. § 236.45. The ordinance requires all developers proposing subdivisions or CSMs within the 1.5-mile Town of Gale fringe to submit their preliminary plats to the Galesville Plan Commission for approval.

Defensible Development Standards Allowed Under ETPR:

- Street & Grid Continuity: Plats must align future roads with Galesville's existing master street plan (e.g., prohibiting isolated cul-de-sacs that block future city street grid extensions).
- Minimum Lot Standards for Unsewered Parcels: To prevent dense unsewered sprawl, the city can mandate large minimum lot sizes (e.g., minimum 1.5 to 3 acres) for any rural lot relying on private septic systems and wells within the 1.5-mile zone, preserving the land for easy re-subdivision if city sewer arrives later.
- Right-of-Way & Easement Dedication: Requiring developers to dedicate adequate public right-of-way widths for future multi-use trails, stormwater detention facilities, or utility corridors consistent with Galesville's Comprehensive Plan.

Policy Example B: ETPR Intergovernmental Review Workflow

Administrative Policy: The Council adopts a standard operating procedure for the City Engineer and Plan Commission when reviewing town plats within the 1.5-mile buffer:

- Joint Staff Review: Upon receiving a land division application in the ETPR zone, Galesville staff meets with Town of Gale representatives within 15 days to review public safety access, drainage impacts on Beaver Creek/Lake Marinuka, and road intersections.
- Technical Compliance Evaluation: Plats are evaluated strictly against engineering, environmental corridor, and public safety design criteria rather than zoning/use restrictions, ensuring full compliance with state supreme court precedent.

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Appendices

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Appendix A: Public Participation Plan

PUBLIC PARTICIPATION PLAN

for the Update of the City of Galesville Comprehensive Plan 2025-2026

1. Introduction

Section 66.1001(4)(a) of Wisconsin Statutes requires the governing body of the local government unit to adopt written procedures designed to foster public participation, including open discussions, communication programs, information services, and public meetings for which advance notice is provided, in every stage in the preparation of the updated comprehensive plan. These written procedures contained within this Public Participation Plan have been developed to meet this requirement. This Plan will guide public participation throughout the City's Comprehensive Planning Update Process.

This Public Participation Program offers all citizens, businesses, other units of government, and other parties a range of opportunities to participate through the planning process in a meaningful way to shape the future of the City. Effective public input is critical for the success of this planning process because it is the citizens, businesses, and other organizations that will experience the results of the objectives, policies, goals and programs of the Comprehensive Plan in the future.

The participation program is designed to be inclusive. It encourages people to participate in the process and to maximize the effectiveness of their contributions. The opportunities are open to everyone.

Our public participation process will:

- Ensure all planning decisions are open to public comment
- Produce better planning decisions
- Support and add credibility to all City decision-making processes
- Provide opportunities to disseminate information about the Plan and process to all segments of the City
- Strengthen the relationship between our decision makers, residents, and stakeholders

2. Public Participation Methods and Opportunities

The City of Galesville has established the following list of public participation methods and opportunities.

a. Open Plan Commission Meetings

Plan Commission meetings scheduled during the City of Galesville Comprehensive Plan update process will have an agenda item providing the opportunity for any public comment on or regarding the City of Galesville Comprehensive Plan.

b. Review and Distribution of the Planning Documents

During the Comprehensive Plan update process the public may review and obtain copies of proposed, alternative, or amended elements of the City's Comprehensive Plan from the City upon request. This information may also be distributed through the City's website (if one exists) or MRRPC's website, via paper copies available at City Hall, or emailed from a City representative or MRRPC upon request.

c. Written Comments

The City will always welcome and consider written comments and will respond either in writing or by public comment during public meetings and/or through the media.

d. Meeting Notices

The City will post meeting notices for each meeting and event in a timely manner at accessible locations, and the notices will meet the requirements for proper notification regarding purpose of meeting, date, time and location.

e. Public Hearing

The Comprehensive Planning Law requires local units of government to hold at least one (1) formal public hearing with a Class 1 public notice prior to adoption of a revised Comprehensive Plan resolution or ordinance. Prior to adoption of the revised Comprehensive Plan, the City will conduct this required public hearing.

f. Plan Recommendation Resolution

The Plan Commission or other body of the City that is authorized to amend the City of Galesville Comprehensive Plan may recommend the adoption or amendment of the Comprehensive Plan only by adopting a resolution by a majority vote of the entire commission or other body. The vote shall be recorded in the official minutes of the committee or other body. The resolution shall refer to maps and other descriptive material that relate to one or more elements of a comprehensive plan. Upon adoption of the plan amendment, the Plan and its resolution shall be distributed by the City to recipients listed in Section 66.1001(4)(b) of the Wisconsin Statutes.

g. Plan Adoption by Ordinance

No comprehensive plan that is recommended for adoption or amendment may take effect until the City Board enacts an ordinance that adopts the comprehensive plan or amendment. Upon adoption of this ordinance, it shall be filed with all the entities specified in Section 66.1001(4)(b) of the Statutes.

h. Other

Planning is a continuous process that does not end with the adoption of a Comprehensive Plan. Since new issues and unforeseen circumstances will always arise the City may amend its Comprehensive Plan with proper public input and in accordance with City policies and State Statutes at any time.

3. Adoption

City of Galesville adopted this Public Participation Plan on this ___ day of _____, 2025.

_____

City of Galesville Mayor

_____

City of Galesville Clerk

Appendix B: Survey

Survey Results Summary

This in-depth summary of the 2025-2045 City of Galesville Comprehensive Plan Survey provides a detailed look at the community's demographics, core values, and specific priorities for future development.

1. Participant Demographics

The survey collected 144 responses from a variety of stakeholders, though it was heavily represented by established residents:

- **Residency:** The majority of respondents 58% live within the City of Galesville (84), followed by the surrounding townships (32).
- **Age Profile:** The participant group skewed older, with **106 respondents aged 46 or older** (46 aged 46-65 and 60 aged 66+).
- **Property Ownership:** Homeownership is the dominant housing status, with **106 respondents owning a home**, while only 13 indicated they rent.
- **Business Interest:** 33 respondents identified as business owners.

2. Valued Community Attributes

Residents were asked to rank the importance of various local attributes. The highest-rated "Very Important" factors were:

- **Quality of Life:** Cited as a top priority for nearly all respondents.
- **Education & Natural Resources:** Both ranked extremely high, reflecting a community that values its schools and outdoor environment.
- **Property Taxes:** A major concern, with a high number of "Very Important" markings, often linked to the cost of living for seniors and families.
- **Rural Character:** Preserving the small-town feel of Galesville remains a central value for the population.

3. Detailed Issues & Concerns

Open-ended responses and specific rankings highlighted several critical "pain points":

- **Environmental Nuisances:** There is significant vocal opposition to large-scale agricultural operations, with residents complaining that the manure smell impacts their ability to enjoy the outdoors and discourages visitors.

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- **Downtown Pedestrian Safety:** Respondents frequently mentioned the need for better crosswalk lighting and traffic calming on the highway and downtown to protect pedestrians and children.
- **Property Tax Burden:** Many residents feel taxes are too high and suggested that the city needs to attract industrial business or annex land to broaden the tax base.
- **Childcare Gaps:** Access to childcare was rated as "Poor" by many and was identified as a major barrier to attracting and keeping young families.

4. Housing Preferences

The community expressed clear preferences regarding future residential growth:

- **Supported Housing:** Strong support exists for **senior-specific housing**, single-family homes, and "family-friendly" zoning that requires green space.
- **Opposed Housing:** There is notable resistance to **large apartment complexes and multi-family units**, with some residents associating them with increased police calls and neighborhood instability.
- **Development Strategy:** Residents prefer development that stays in proximity to existing public sewer and water services.

5. Economic & Business Development

The community envisions a "vibrant Downtown" but remains cautious about the type of industry Galesville attracts:

- **Top Priorities:** Focus on **small family-owned farms, retail/service businesses**, and tourism/recreation.
- **Industrial Stance:** While some want industrial growth to offset taxes, the preference is for **"clean factories"** and light industry rather than heavy industrial or mining operations.
- **New Services:** Residents expressed a desire for more **restaurants, bakeries, and clothing stores** to keep the Downtown area active.

6. Parks, Recreation & Natural Resources

Parks are viewed as a primary contributor to the quality of life:

- **Pickleball:** There is strong support (**71% in favor**) for converting the tennis courts at Cance Park into pickleball courts.
- **Lake Marinuka:** While the kayak/paddle Board

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- rentals are valued, many residents were **unaware they existed**, suggesting a need for better signage and marketing.
- **Shelter Rental:** Residents indicated a willingness to pay around **$100 per day** to rent a new enclosed shelter at Cance Park.

7. The Questionnaire asked specifically what type of programming, services, or educational opportunities they would like to see at the Public Library.

- The results highlight a broad range of interests, with the following categories identified (ranked by level of interest on a scale of 0 to 50):
- Top Priorities: The most requested areas for expansion include Children and youth programming, Meeting spaces, Adult Education, and Community programming.
- Educational & Professional Support: Residents also expressed significant interest in Online educational courses, Local History and Archives, and Workforce and Career Support.
- Community & Civic Resources: Desired services include Civic engagement information, a "Library of Things" (for lending non-traditional items), and Interlibrary Loans.
- Support Services: Other mentioned areas include Social support services, Reference Assistance, and broader Collection Access.

8. Questions 35 asked where investments should be made to improve the quality of life in Galesville, see bar graph below for results. Based on page 20 of the survey results, the community identified several key areas where investment should occur to improve the quality of life in the City of Galesville. The responses for "Question 35" are ranked by their level of support below:

Top Investment Priorities

- **Parks and Playgrounds:** Well-maintained parks and playgrounds received the highest level of support (93).
- **Trails:** Biking and walking trails were the second highest priority (77).
- **Downtown:** Investment in the Historic Downtown area remains a significant interest (70).
- **Youth Services:** There is strong support for youth-oriented programs and activities (64).

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- **Public Library:** The library was also highlighted as a key area for investment (58).

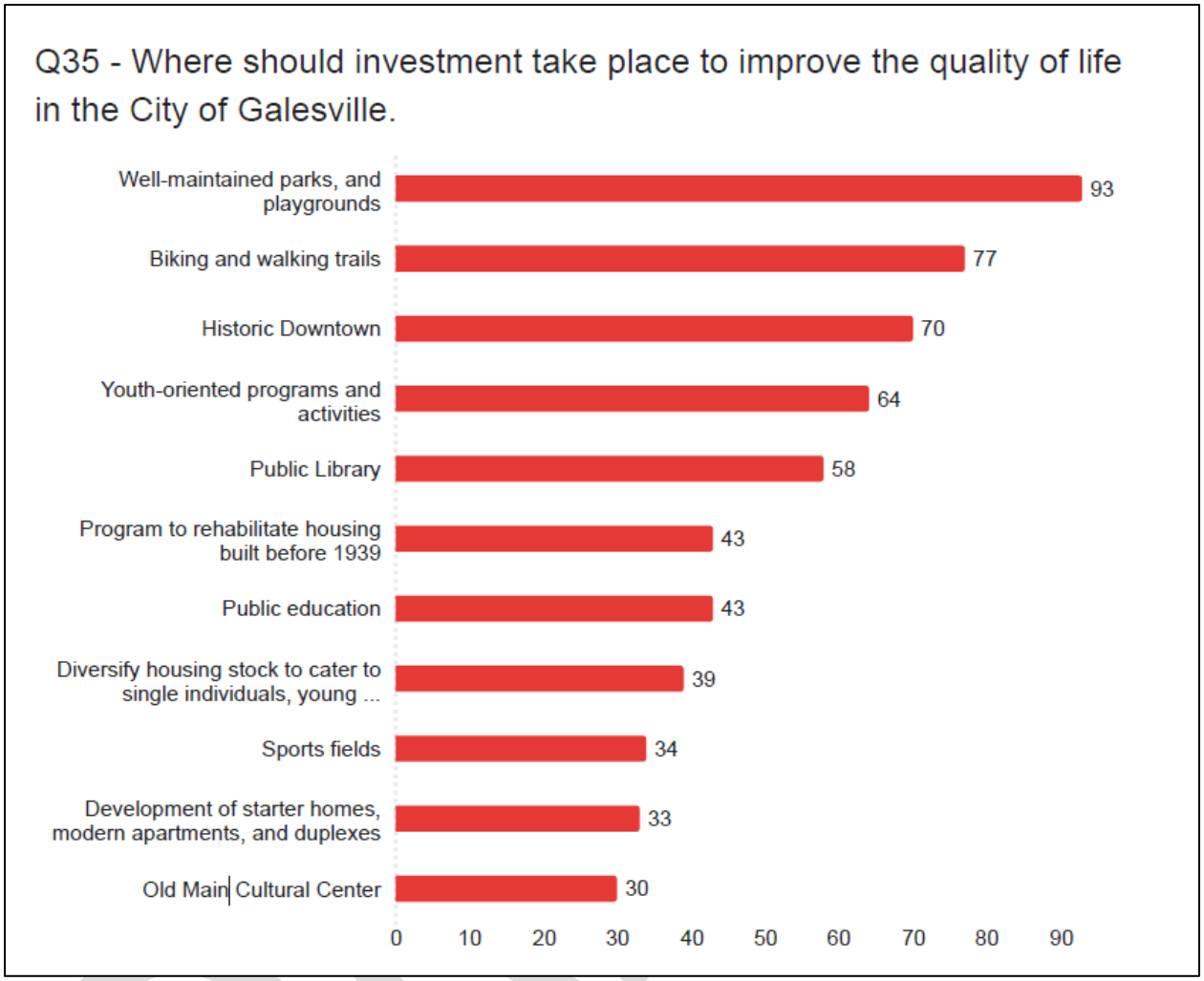
Moderate Investment Interest

- **Historic Housing:** Programs to rehabilitate housing built before 1939 received moderate support (43).
- **Education:** Public education was rated equally with historic housing rehabilitation (43).
- **Housing Diversity:** Diversifying the housing stock to cater to individuals and young families received a score of 39.

Lower Investment Priorities

- **Sports and Modern Housing:** Sports fields (34) and the development of starter homes, modern apartments, and duplexes (33) saw lower levels of priority compared to other categories.
- **Cultural Center:** The Old Main Cultural Center received the least amount of support for targeted investment in this category (30).

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10. "Big Ideas" & Future Vision

When asked for their "Big Idea" for the city's future, respondents shared several recurring themes:

- **Annexation for Growth:** Using annexation to create space for **affordable single-family housing** and modern industrial parks.
- **Downtown Revitalization:** Supporting the historic district and creating a more active **Chamber of Commerce** to promote local businesses.
- **Expanded Senior Services:** Creating a "Friendship Center" or similar hub for senior activities like exercise classes and social clubs.

- **Library Expansion:** Increasing the size of the library and creating more dedicated community meeting spaces.

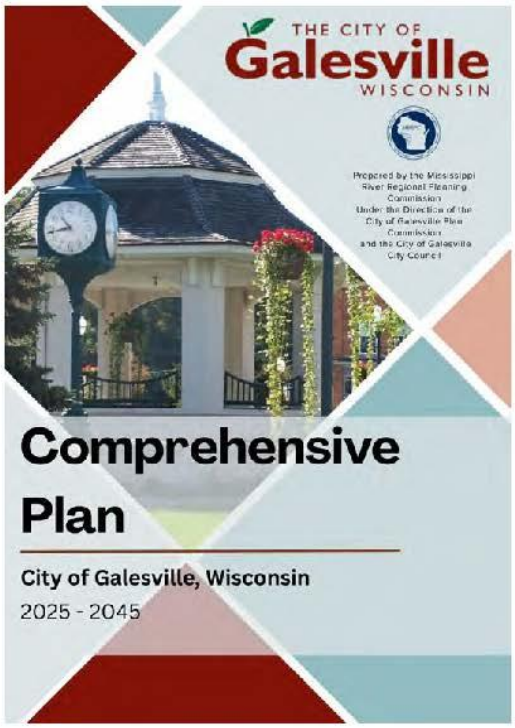
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The following pages display the raw data results an d comments from the City of Galesville Survey.

1

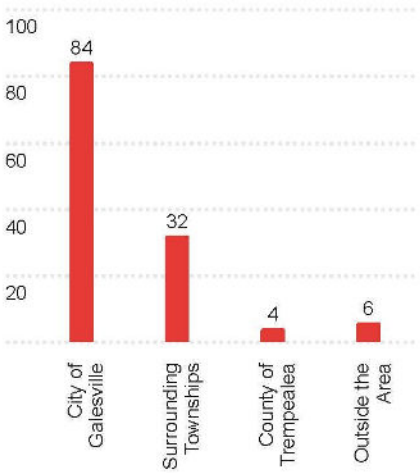


Survey Results

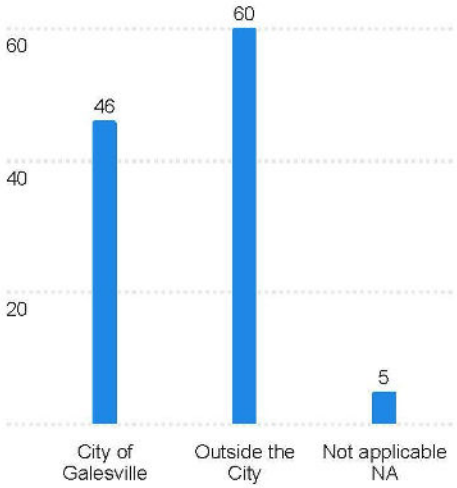


2

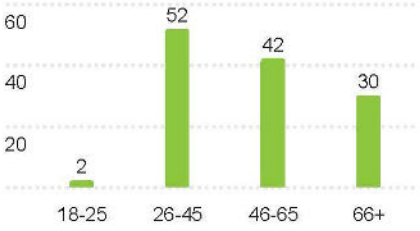
Indicate the Town, Village, or City Where You Live.



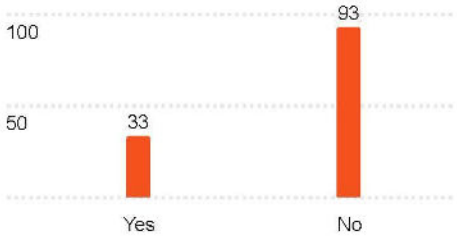
Indicate the town, village, or city where you work.



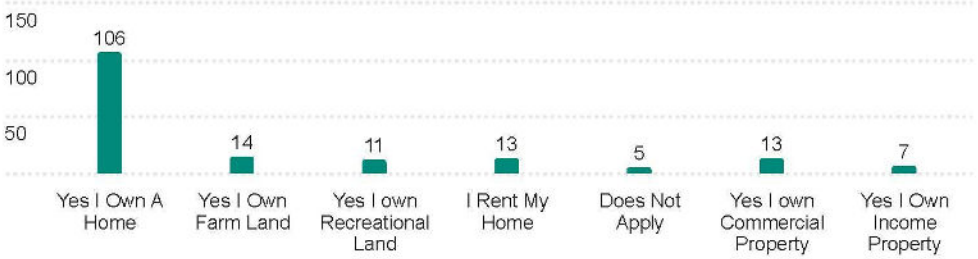
Age group?



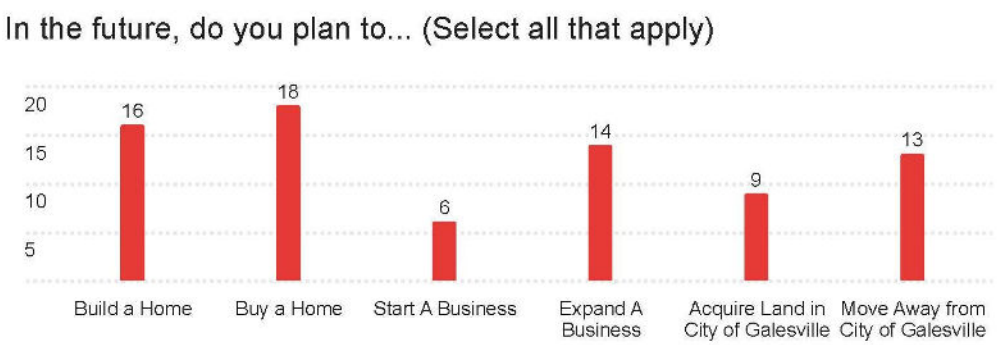
Are you a business owner?



Are you a property owner? (Select all that apply)

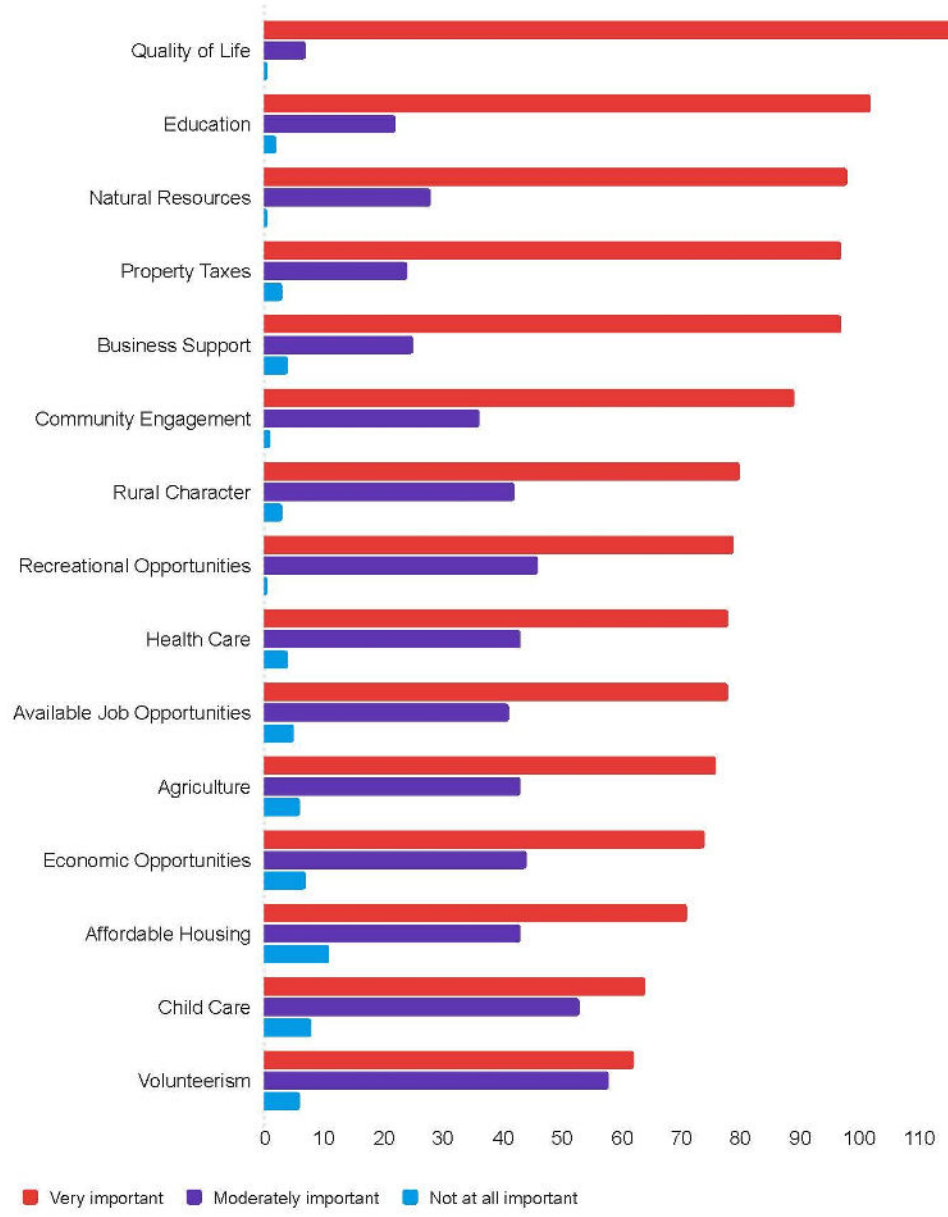


3


In the future, do you plan to... (Select all that apply)
20
15
10
5
16
18
6
14
9
13
Build a Home
Buy a Home
Start A Business
Expand A Business
Acquire Land in City of Galesville
Move Away from City of Galesville

4

Q11 - Please share your thoughts on what attributes in City of Galesville are imp...



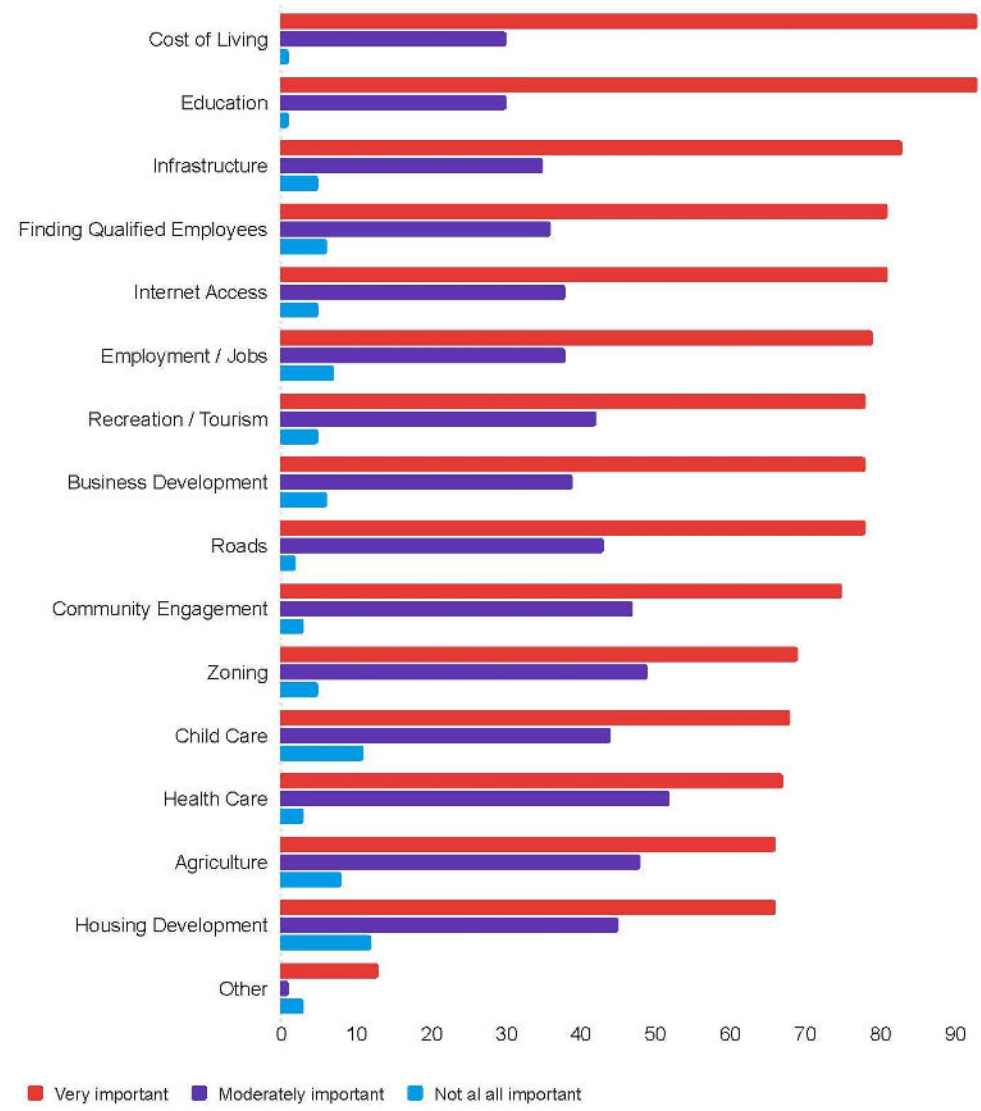
5

Q11_13_TEXT - Other - Text

Other Attributes
removing factory farms, dark sky at night lights should not shine off property., sound should be enforced, roundabout should be built at the existing stoplight
Library, City Hall - meeting space, clean watch - streets - parks. Monitor homes in disrepair and there follow-up. Be proactive on issues, Thank you to Council and City Staff for servicing our community. We appreciate Police - 1st Responders and Fire Dept.
We need to support the historic district of Galesville a distinct charm that can't be replaced once it is gone.
The Lake project, upkeep of public area, small business, help families to stay here, good schools, employment, housing available, library, child care
Grow the downtown
Agriculture, business, Transportation
Vibrant downtown
Apple Affair, Farmers Market, brining people into Galesville
Supporting our vibrant downtown area and businesses
Restaurants
Public Safety
Infrastructure
Having a library, grocery store, coffee shop, and places to eat
Libraries
History
Entertainment and culture
Ada compliance
Parking
Recreational opportunities for kids
youth activities

6

Q12 - What issues will positively impact the City of Galesville development in th...

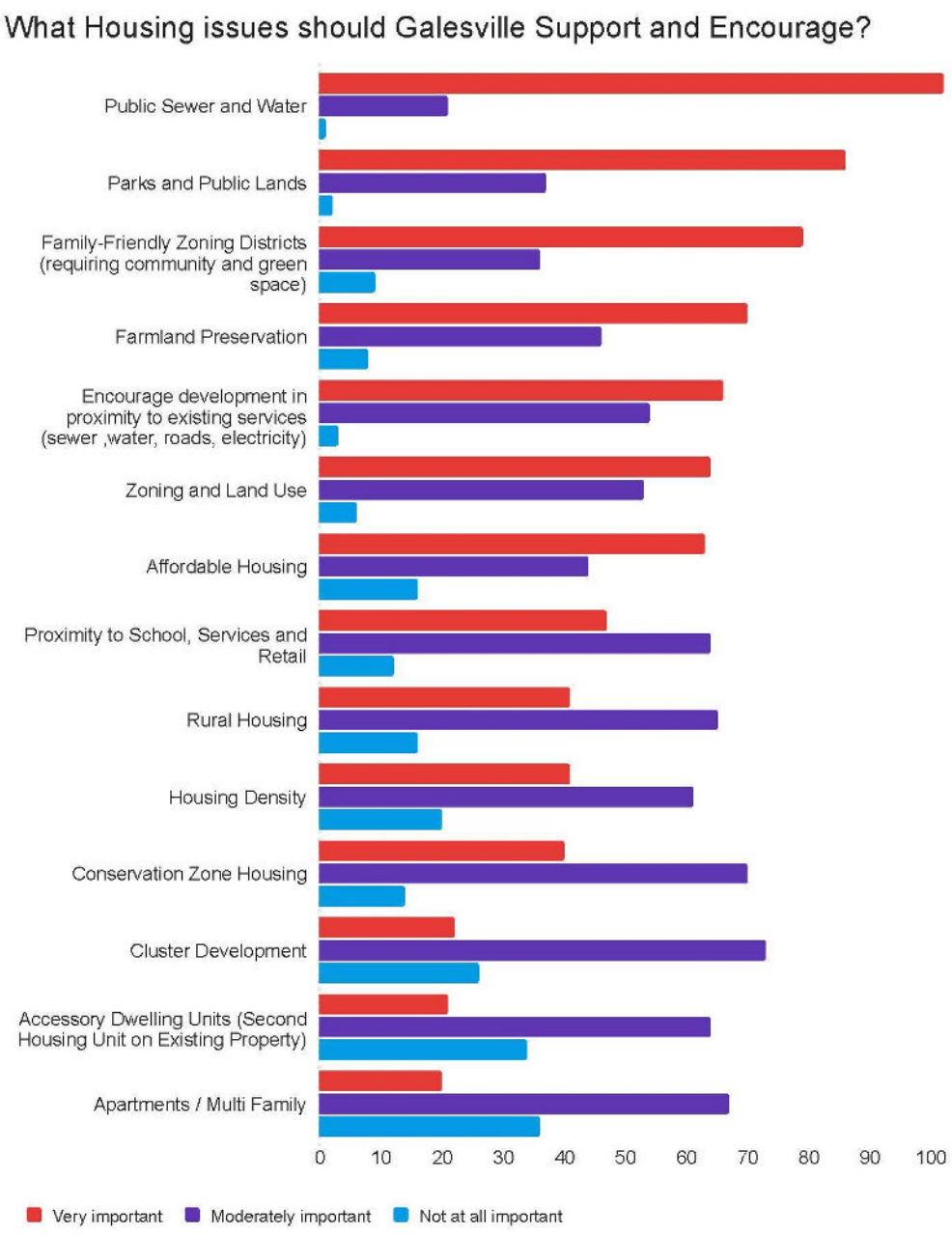


7

What other issues will positively impact the City development?

Other - Text
creating more parks
Senior Housing, Nursing home
Safety of pedestrians in downtown area and by schools along highway
Town appearances
Public Safety
Libraries
Entertainment cultural events
Parking
Recreational opportunities for kids
Sidewalk Improvements
Supporting businesses
Police doing work, stopping speeders
Law Enforcement

8


What Housing issues should Galesville Support and Encourage?
Public Sewer and Water
Parks and Public Lands
Family-Friendly Zoning Districts (requiring community and green space)
Farmland Preservation
Encourage development in proximity to existing services (sewer ,water, roads, electricity)
Zoning and Land Use
Affordable Housing
Proximity to School, Services and Retail
Rural Housing
Housing Density
Conservation Zone Housing
Cluster Development
Accessory Dwelling Units (Second Housing Unit on Existing Property)
Apartments / Multi Family
0 10 20 30 40 50 60 70 80 90 100
Very important
Moderately important
Not at all important

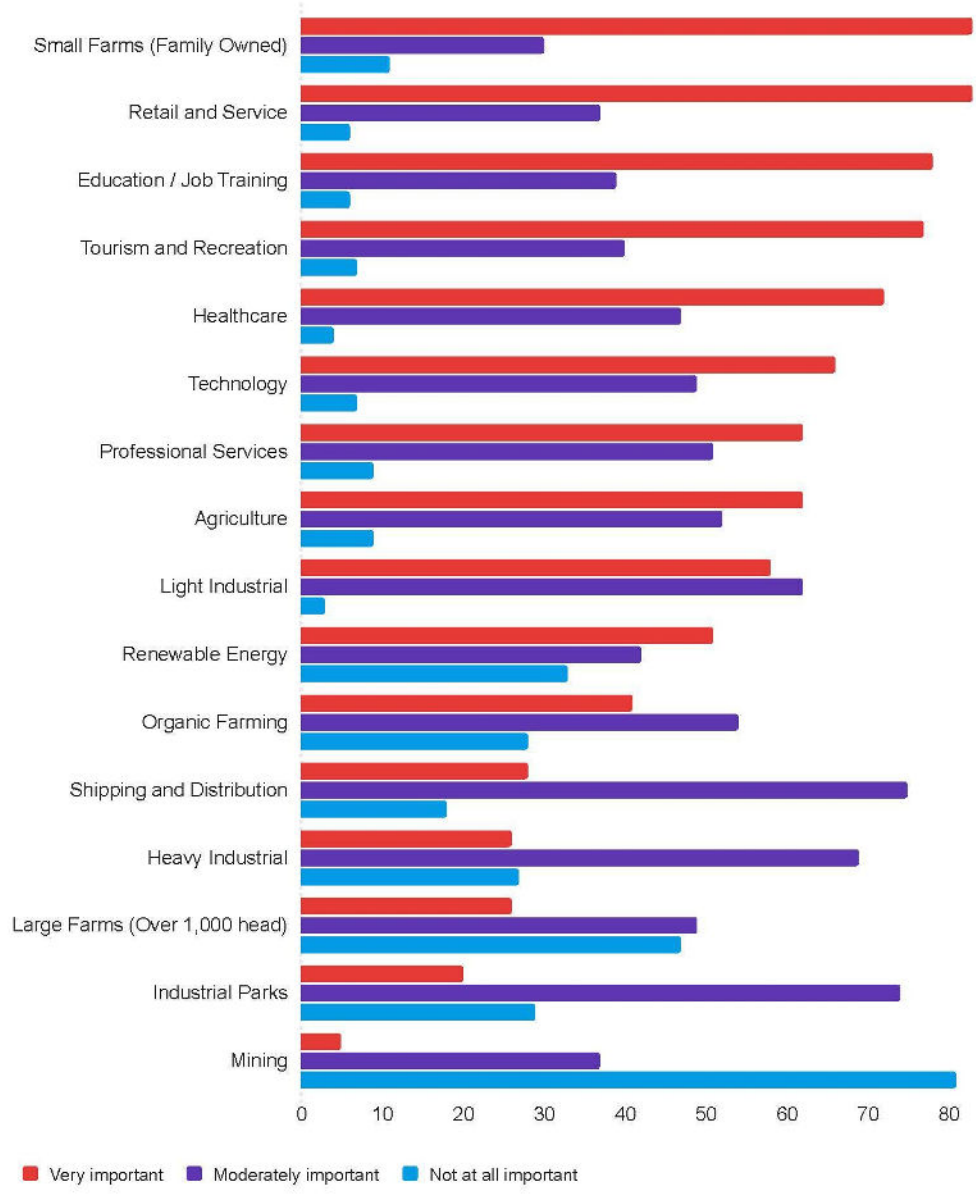
9

What other Housing issues should Galesville Support and Encourage?

Other - Text
single family housing, lighting from private and commercial should not shine on adjacent properties
Family homes, and affordable apartments
Slowing or reversing property tax amounts
Industrial - get business in Galesville Factory
affordable housing for seniors
Create Zoning ordinances in a way that you would accept variances very infrequently!
Public Safety
Having housing options for elderly so they don't have to move out of the community.
Zoning
Get rid of the Galesville stink - that poop farm. They stink up the whole town. Even visitors complain
Uncomplicated building applications
access to food
maybe fix the lead in the water??? That'd be a great start.
Single family homes. Not duplexes rentals and low income housing.
Getting better leadership
Library

10

Q16 - What business development areas should the community focus on supporting?



11

What other business development areas should the community focus on supporting?

Other - Text
small business start up less than 200 employees
Keep grocery stores available, keep health agencies, i.e. clinics, dental. keep restaurants, bakery, auto repair, insurance needs, library
groceries, clothing, keep Dollar General, Bjorn Naturals, Jade Willow
Vibrant restaurants
I don't understand the questions about agriculture and large farms for the City of Galesville plan?
Rehabilitation Services
Get rid of the Galesville stink - that poop farm. They stink up the whole town. Even visitors complain
Recreational opportunities for kids
Not making it harder for businesses
Pickleball court

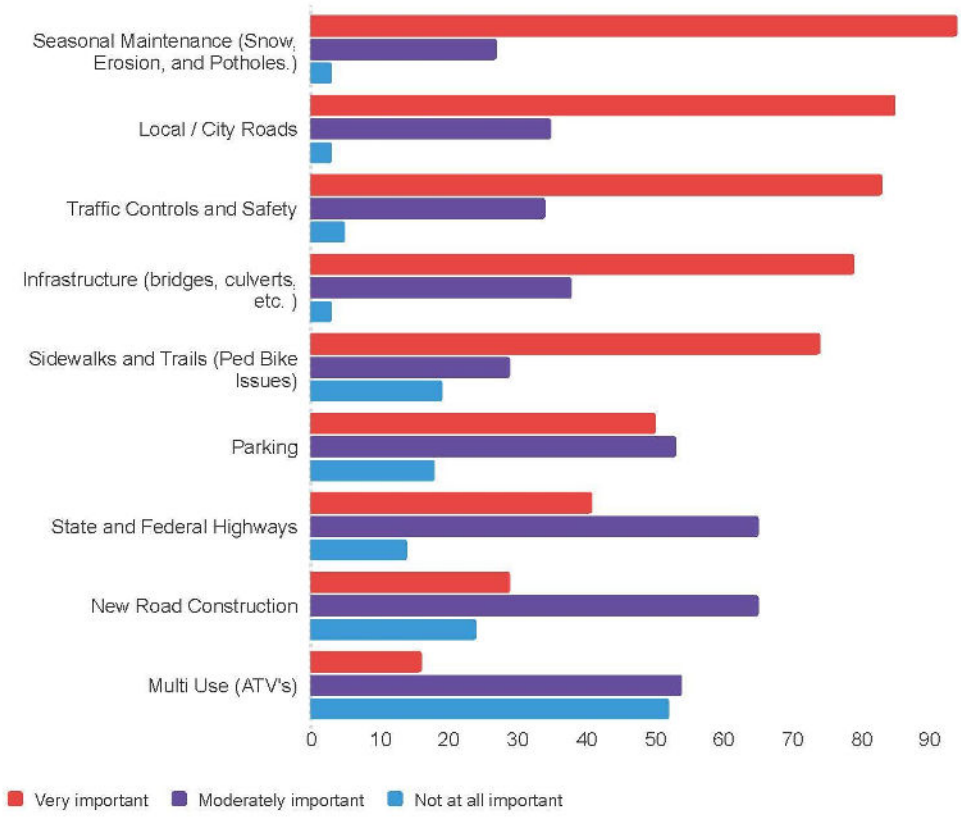
12

What new business or services would you like to see in Galesville?

What new business or services would you like to see in the City of Galesville?
None
Can't think of anything specific at the moment.
Any business that are asset and respects the citizens
Child care
Multi-family dwellings will cause more police attention which causes more problems for the neighborhoods and community. Perfect example is in the Ridgeview estates development where police calls have greatly increased. Pets without leashes are wandering in the streets and in people's yards and leaving messes behind. Finally, street parking is not regulated and more cars in a driveway or parked on the streets leases visibility for drivers and makes it difficult for the cars to pass through especially the school bus.
I think you need some bigger business to off set the residential real estate taxes & to attract more people. We need a mix of businesses, keep Industrial & large businesses away from our downtown area, but give them an incentive to come here. Create safe downtown streets.
Pizza restaurant, more trails to walk on
Public transportation, more manufacturing
Downtown pizza supporting takeout, delivery and dine-in
Manufacturing, factories
Upgraded ball field and parks, daycare facilities, restaurants, entertainment for youth
A few options for food, also commercial business other than what is in the square, like light manufacturing or light industrial.
Kwik Trip
Community Center / Youth Center / Boys and Girls Club
Additional family friendly eating & shopping options. Everything now seems geared towards empty nesters.
Friendship Center for people, age 55+
Kwik trip Mercantile with reasonable prices
family resturant that serves 3 meals a day, or at least a place serving a simple supper
Not sure
Somewhere to eat every day of the week

13

Q19 - What road and transportation issues should City of Galesville seek to impro...



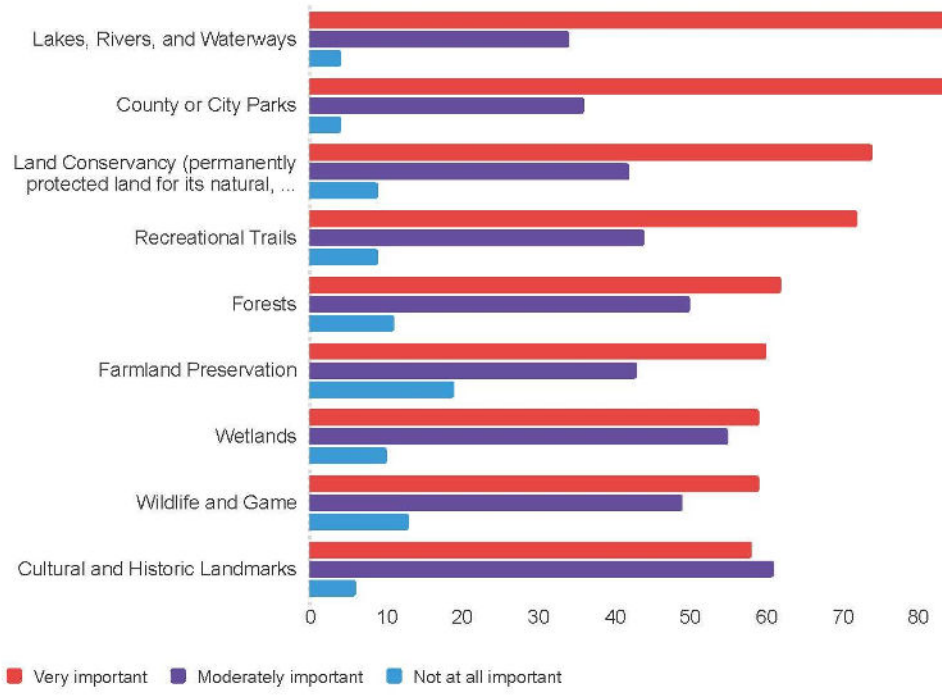
14

What other transportation issues should Galesville seek to improve?

Other - Text
Bus service to Winona Amtrak
Safety along the highway through city of galesville
Pedestrian safety downtown
I would like to have speed bumps put in or something else to encourage slow driving around cance park.
Safe pedestrian crossings
Safety
Safety in our downtown!
fix the crossways downtown. People will die there - then will you do something??? Get flashing lights or something - it's getting out of hand!!!
Crosswalk light
Need a speed bump by Cance Park to slow vehicles going over 40 MPH on that street, Children and others cross that street often in that area
Local Government Overreach

15

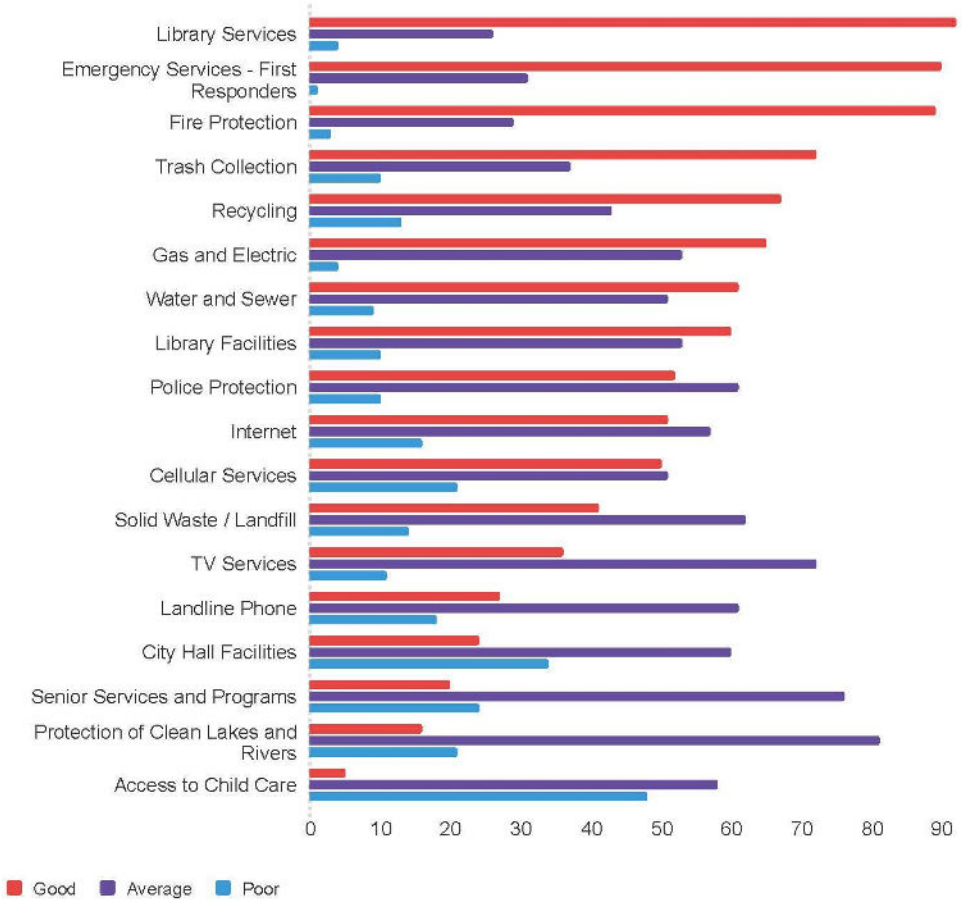
What natural resource issues should the City of Galesville focus on?



Other - Text
Keep trail open at High Cliff (replace swing bridge or similar item
Protection of Private property
Plant more trees to replace those we have lost
Galactic Viewing Spaces
again, bring back the bridge so we can actually access the trails.

16

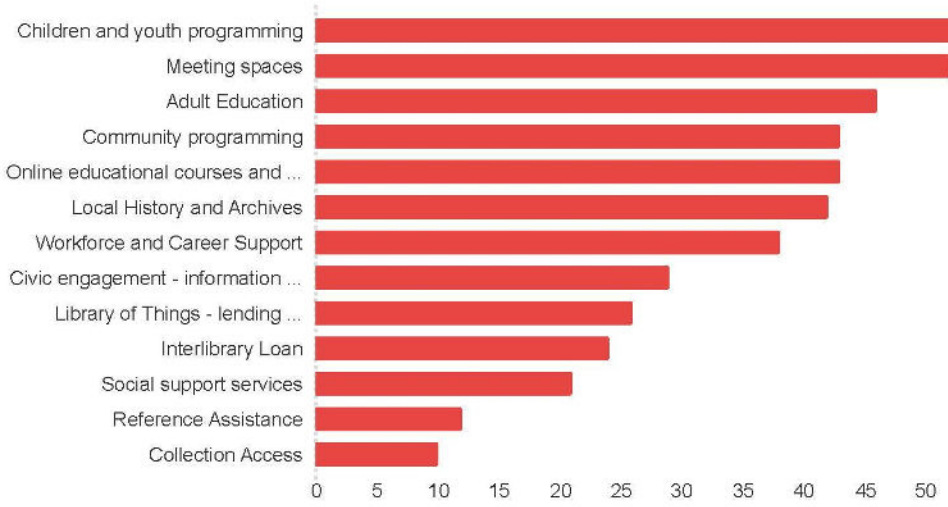
How would you rate the current services in the City of Galesville?



Other - Text
Access to child care is a big problem
As our
City Leadership
I would like to have recycling services every week
Would like to see yard waste picked up weekly
the nearby farm is very disturbing, always smells bad in the evening and i cannot go outside
Treatment of business owners

17

What type of programming, services, or education would you like to see more of at the Galesville Public Library?



18

If the City built an enclosed shelter at Cance Park how much per day would you be willing to pay for rental?



Should the tennis courts at Cance park be updated and converted to pickle ball courts?



Do you use the kayak/paddleboard rental on Lake Marinuka? If yes how often?

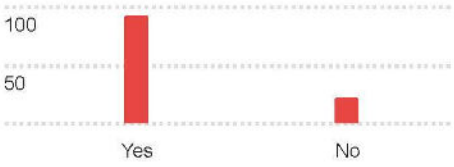
Do you use the kayak/paddleboard rental on Lake Marinuka? If yes how often?
Who profits from existing rental? or loses money
No. My son has his own, but I think it is a great idea, if it was publicized more for tourism. I just noticed it because I drove by it. I only assume they are for public rental, but would not know that for sure as there is nothing to indicate that from the road.
No
No- didn't know there was one.
yes. monthly
Yes monthly during season
No
No
We have our own canoe we can put in.
No have my own.
Didn't know about it!
No
once a year for guests who don't have kayaks. We use the kayak launch on the dock weekly.
Have not
No
No
We have tried many times (like 10 x). It never works.
Didn't even know they had them
No
No

19

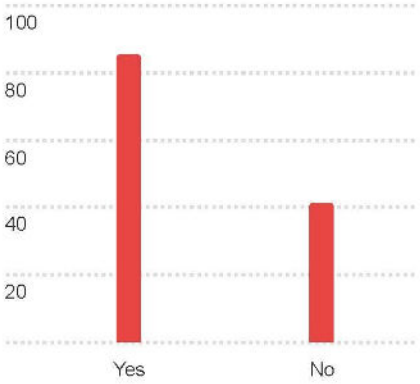
Are the Geese in Fireman's Park (Arctic Springs) a nuisance when using the park.



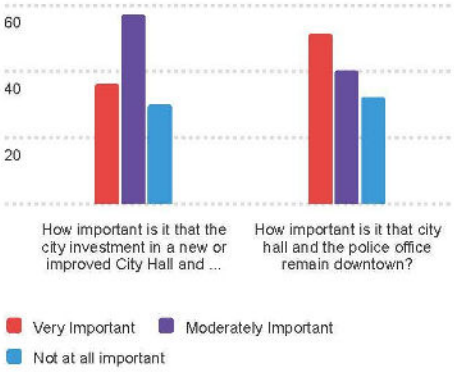
Would you support the addition of a fishing dock at Fireman's Park (Arctic Springs)



Have you ever been in City Hall or the Police office?

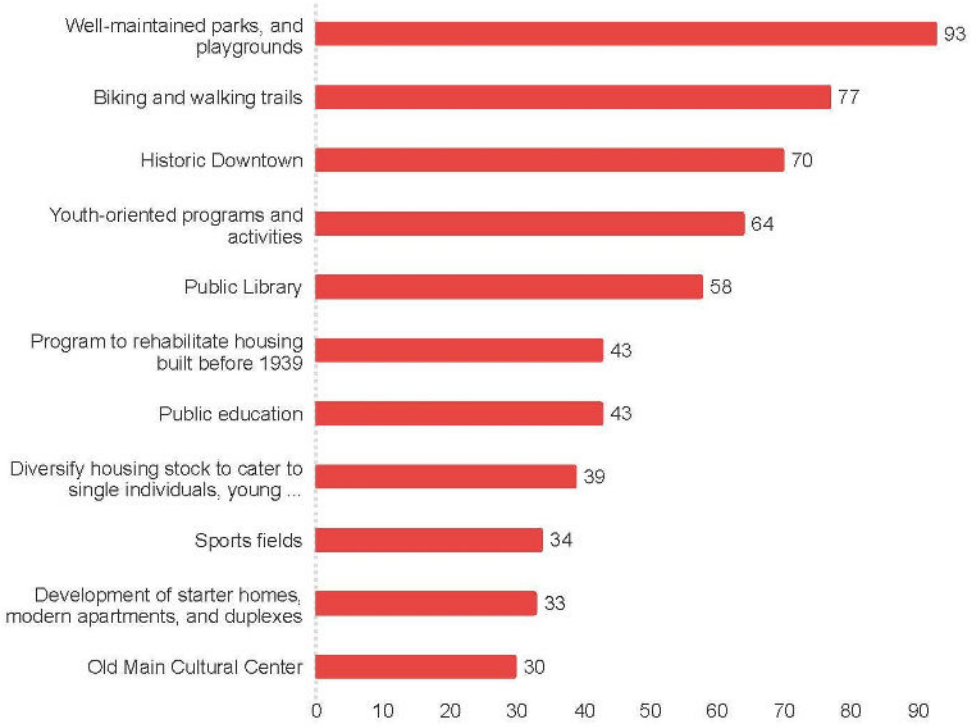


Please provide information about City Hall and the Police Office



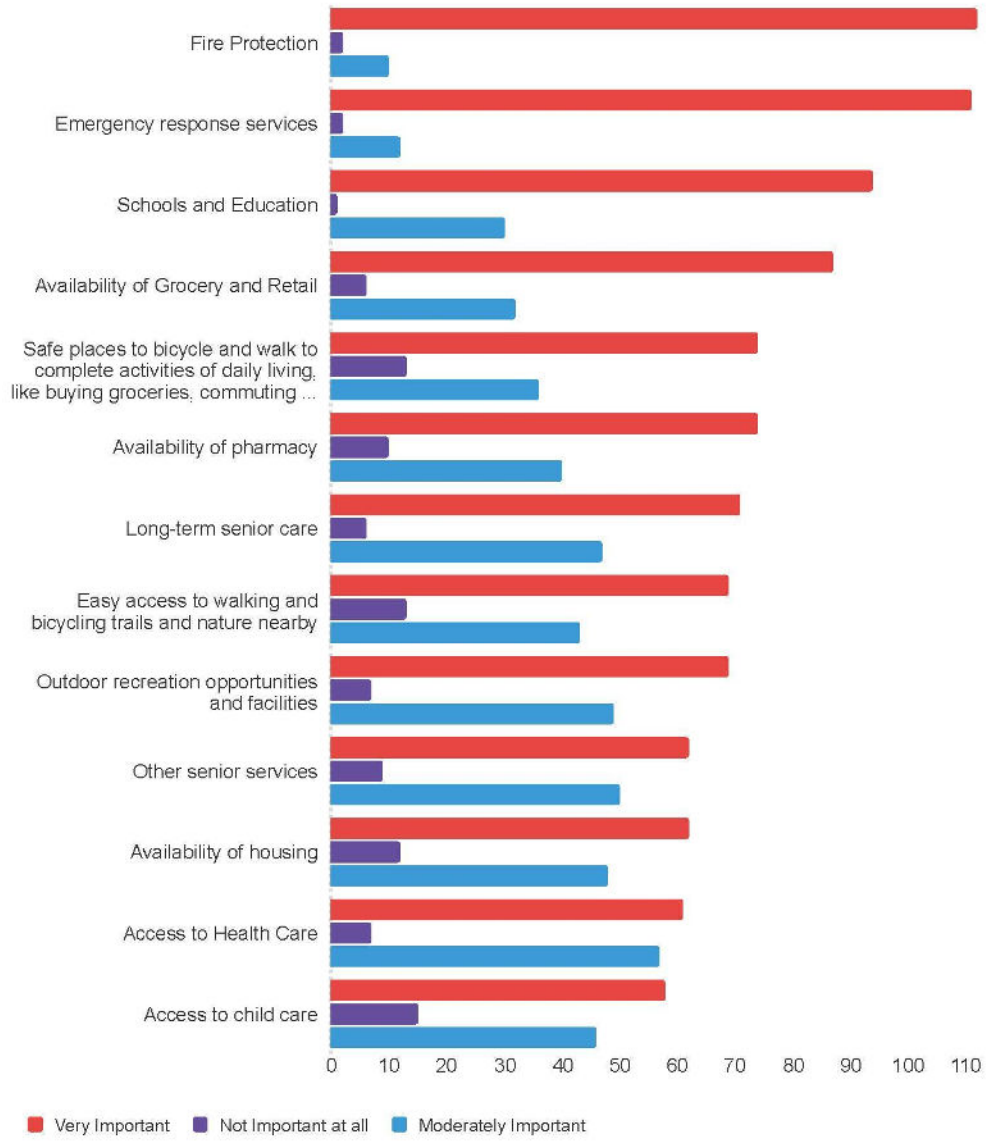
20

Q35 - Where should investment take place to improve the quality of life in the City of Galesville.



21

Q37 - How would you rate the current attributes or services contributing to the q...



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What is your "Big Idea" for the City of Galesville?

What else would you like to share with us, what is your "Big Idea" for the City of Galesville?

Support local business growth isn't important. People who want to bigger and more should go elsewhere!

I've lived in and just outside of the city for 40 years. We have a nice school district to offer residents, but to grow the city, you would need industry to bring a significant amount of jobs and increased tax revenue. If you choose to offer tax incentives to a larger employer, it should only be based on what the employer could add to the community. For example: tax incentive if they would add a child care facility/benefit as part of their building. Once the jobs and benefits are there, the people will come and small business will follow.
Added housing is great for commuters, (I worked in Winona for 35 yrs), but there's no sense in adding housing if people don't have the jobs or can't afford to live in them, due to commuting expenses.
We could also clean up the overgrowth on the north end of the lake and promote the lake for more tourism.

To maintain infrastructure, buildings, weed control, streets - water safety.

Thank you for the survey.

Higher taxes are ok for a well maintained city.

Make use of former Kindernook or sell to city for public use as swimming pool or other enhancement, or child care

Keeping post office downtown.

Slowly diminish the importance of surrounding farmland preservation and work on increasingly attracting younger new families. Continue attracting people from outside of the area to stop and spend time in downtown by encouraging new restaurants, outdoor recreation shops, and guided tours.

It would be wonderful to have another grocery store option besides Randy's. Ideally an Aldi or a similar modern grocery alternative.

Reconstruct the "Swinging Bridge". We have a beautiful city. Lets keep it maintained especially the "Square". Plan for industrial and residential. Another restaurant.

Homeowners and businesses should be able to make property improvements without fear that their taxes will make it unaffordable to reside in them. Everyone wants to live in a beautiful community but they shouldn't be penalized for improvements if they don't sell the property. Offering tax breaks on new construction or rehab projects would incentive and increase population.

Build a pool.

As a taxpayer I would pay $50.00 to rent a shelter, if it was built at Cance Park.

Splash pad at Cance Park.

The tennis courts could be changed to pickle ball or 4 square volleyball courts.

Enhance the Lake, services to promote shore fishing for the youth.

Speed breakers, rumble strips or rubber speed humps coming into the downtown area.

A dog park would be awesome.

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Annex areas to expand affordable single family housing

Attract clean factories

I would like to see the city to "somehow" increase the size of the library, maybe move the police department out of the city hall building and then have a meeting room inside city hall.

I moved here from Winona, MN. I really miss the Friendship Center. They have all kind of activities for seniors. Exercise classes, games and clubs.

places in the city for new housing. Can the city annex more land for building to help reduce the high property taxes we now have?

The city of galesville is a beautiful town. Please keep it that way. I'm proud to say it where I grew up.

The City of Galesville has a charming, busy and beautiful downtown area - this is unusual for a small town. We need to support and celebrate this! Our population shows an increase in younger population - let's make sure we are evolving and improving in ways that keep these families living here!

A Chamber of Commerce that actually promotes and supports local businesses, strengthens the local economy, and advocates for policies that benefit the business community. We should have the expectation that it fosters networking, providing resources and education to members, and enhancing the overall quality of life in the community through business growth and collaboration. Our Chamber of Commerce does nothing of that.

Another Big Idea is to have a City Hall and Mayor that has a mindset focused on partnership, growth, and accessibility. They should view supporting local businesses as investing in the town's vitality—encouraging entrepreneurship, reducing barriers, and creating an environment where businesses feel heard, valued, and empowered to thrive. Our City has lacked that for years.

Annex surrounding lands for housing / commercial development within the city limits to increase to tax base.

I love all the undeveloped property at Galesville Elementary. I would love to get the school children involved in planting the gardens at cance Park each year. I would like to have a rack of basket balls available by the cance basketball court for the community to use. I would love to have a small outdoor fitness workout area added to cance Park for residents to use along with the g-e-t track and field team who stop in the park for a stretch break. I would love to see a fenced in toddler section at the cance playground with a bench for parents. I would love to build up the library's collection of items to check out like fishing kits or knitting kits or power washers or other things like that.

Appendix C: Notice of Public Hearing

This section will eventually document the formal notice of the public hearing, ensuring compliance with statutory requirements and transparency in the plan's adoption process.

DRAFT

Appendix D: Ordinance to Adopt the Comprehensive Plan

DRAFT

Appendix E: Relevant Ordinance(s) / Statute(s) (optional)

DRAFT

State of Wisconsin

Date of enactment: April 2, 2026
2025 Assembly Bill 453 Date of publication*: April 3, 2026

2025 WISCONSIN ACT 173

AN ACT ***to repeal*** 66.1001 (3m); ***to renumber*** 66.1001 (1) (am); ***to renumber and amend*** 66.1001 (2) (h), 66.1001 (3), 66.10016 (3) and 66.10016 (4); ***to amend*** 59.69 (3) (a), 62.23 (3) (b), 66.1001 (2m) (title), 66.1001 (2m) (a), 66.1002 (2) (intro.) and 66.1105 (6) (g) 1. (intro.); ***to repeal and recreate*** 66.1001 (3) (title); ***to create*** 66.1001 (1) (am) 2., 66.1001 (2) (h) 4., 66.1001 (3) (b), 66.1001 (3) (c), 66.10016 (3) (b), 66.10016 (4) (b), 66.10016 (5) and 66.1105 (2) (cs) of the statutes; **relating to:** required approvals of rezoning requests related to residential development, applications for certain approvals related to residential housing development, contents of and consistency of local ordinances with local comprehensive plans, certain tax incremental district project costs related to residential development, and tax incremental district lifespan extension.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 59.69 (3) (a) of the statutes is amended to read:

59.69 **(3)** (a) The county zoning agency may direct the preparation of a county development plan or parts of the plan for the physical development of the unincorporated territory within the county and areas within incorporated jurisdictions whose governing bodies by resolution agree to having their areas included in the county's development plan. The plan may be adopted in whole or in part and may be amended by the board and endorsed by the governing bodies of incorporated jurisdictions included in the plan. The county development plan, in whole or in part, in its original form or as amended, is hereafter referred to as the development plan. To the extent that the development plan applies to unincorporated areas of a county with the population described in s. 60.23 (34), it applies only to those unincorporated areas that are subject to county zoning. Beginning on January 1, 2010, ~~or, if the county is exempt under s. 66.1001 (3m), the date under s. 66.1001 (3m) (b),~~ if the county engages in any program or action described in s. 66.1001 (3), the development plan shall contain at least all of the elements specified in s. 66.1001 (2).

SECTION 2. 62.23 (3) (b) of the statutes is amended to read:

62.23 **(3)** (b) The commission may adopt the master plan as a whole by a single resolution, or, as the work of making the whole master plan progresses, may from time to time by resolution adopt a part or parts of a master plan. Beginning on January 1, 2010, ~~or, if the city is exempt under s. 66.1001 (3m), the date under s. 66.1001 (3m) (b),~~ if the city engages in any program or action described in s. 66.1001 (3), the master plan shall contain at least all of the elements specified in s. 66.1001 (2). The adoption of the plan or any part, amendment, or addition, shall be by resolution carried by the affirmative votes of not less than a majority of all the members of the city plan commission. The resolution shall refer expressly to the elements under s. 66.1001 and other matters intended by the commission to form the whole or

* Section 991.11, WISCONSIN STATUTES: Effective date of acts. "Every act and every portion of an act enacted by the legislature over the governor's partial veto which does not expressly prescribe the time when it takes effect shall take effect on the day after its date of publication."

any part of the plan, and the action taken shall be recorded on the adopted plan or part of the plan by the identifying signature of the secretary of the commission, and a copy of the plan or part of the plan shall be certified to the common council, and also to the commanding officer, or the officer's designee, of any military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, that is located in or near the city. The purpose and effect of the adoption and certifying of the master plan or part of the plan shall be solely to aid the city plan commission and the council in the performance of their duties.

SECTION 3L. 66.1001 (1) (am) of the statutes is renumbered 66.1001 (1) (am) 1.

SECTION 3n. 66.1001 (1) (am) 2. of the statutes is created to read:

66.1001 **(1)** (am) 2. This paragraph applies only to towns and counties.

SECTION 4. 66.1001 (2) (h) of the statutes is renumbered 66.1001 (2) (h) (intro.) and amended to read:

66.1001 **(2)** (h) *Land-use element.* (intro.) A compilation of objectives, policies, goals, maps, and programs to guide the future development and redevelopment of public and private property. In this paragraph, determinations of the net density of lands shall exclude only those portions of the lands that are wetlands, that are included in a 100-year floodplain, or that are owned by the federal government, a local governmental unit, as defined in s. 20.931 (1) (a), or a state agency, as defined in s. 20.931 (1) (c), and are not intended for redevelopment. The element shall ~~contain~~ do all of the following:

1. Contain a listing of the amount, type, intensity, and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial, and other public and private uses. ~~The element shall analyze~~

2. Analyze trends in the supply, demand, and price of land, opportunities for redevelopment, and existing and potential land-use conflicts. ~~The element shall contain~~

3. Contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial, and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. ~~The element shall also include~~

5. Include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.

SECTION 5. 66.1001 (2) (h) 4. of the statutes is created to read:

66.1001 **(2)** (h) 4. For 20 years, in 5-year increments, identify the areas in which residential land use is projected and, for each of these areas and increments, specify the minimum and maximum net density of residences, expressed in residential units per acre, that will be authorized. This subdivision does not apply to a town or county.

SECTION 6. 66.1001 (2m) (title) of the statutes is amended to read:

66.1001 **(2m)** (title) ~~EFFECT OF ENACTMENT OF A COMPREHENSIVE PLAN, CONSISTENCY REQUIREMENTS~~.

SECTION 7. 66.1001 (2m) (a) of the statutes is amended to read:

66.1001 **(2m)** (a) ~~The~~ Notwithstanding sub. (2) (h) 4., the enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation.

SECTION 8. 66.1001 (3) (title) of the statutes is repealed and recreated to read:

66.1001 **(3)** (title) CONSISTENCY REQUIREMENTS.

SECTION 9. 66.1001 (3) of the statutes is renumbered 66.1001 (3) (a), and 66.1001 (3) (a) (intro.), as renumbered, is amended to read:

66.1001 **(3)** (a) (intro.) ~~Except as provided in sub. (3m), beginning~~ Beginning on ~~January 1, 2010~~ the effective date of this paragraph .... [LRB inserts date], if a local governmental unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local governmental unit's comprehensive plan:

SECTION 10. 66.1001 (3) (b) of the statutes is created to read:

66.1001 **(3)** (b) 1. An ordinance enacted or amended under par. (a) is consistent with the comprehensive plan if the ordinance permits a land use that is expressly identified for the land affected by the ordinance enacted or amended under par. (a) in the adopted land use map contained in the comprehensive plan.

2. An ordinance under par. (a) is not inconsistent with the comprehensive plan solely because it permits additional land uses beyond those identified in the plan.

3. With regard to the comprehensive plan, in determining consistency under par. (a), only the adopted land use map and the corresponding land use category descriptions in the comprehensive plan may be considered.

4. Subdivisions 1. to 3. do not apply to a town or county.

SECTION 11. 66.1001 (3) (c) of the statutes is created to read:

66.1001 **(3)** (c) 1. Beginning on the effective date of this subdivision .... [LRB inserts date], if a political subdivision enacts or amends any of the ordinances under par. (a) or adds lands by annexation or consolidation intended for residential development, the political subdivision shall do all of the following:

a. Ensure that the comprehensive plan of the political subdivision includes the material required under sub. (2) (h) 4.

b. Ensure that the residential net density standards specified under sub. (2) (h) 4. are incorporated into the ordinance.

2. If a person submits to a political subdivision an application for a permit, as defined in s. 66.10016 (1) (a), or a request for a change to an existing zoning classification, and the submission or request is related to a residential housing development, as defined in s. 66.10016 (1) (c), and the comprehensive plan of the political subdivision does not include the material required under sub. (2) (h) 4., the political subdivision shall amend its comprehensive plan to include the material required under sub. (2) (h) 4. within 180 days of receiving the application.

3. Subsection (4) does not apply to the amendment of a comprehensive plan under this paragraph.

4. This paragraph does not apply to a town or county.

SECTION 12. 66.1001 (3m) of the statutes is repealed.

SECTION 13. 66.10016 (3) of the statutes is renumbered 66.10016 (3) (a) and amended to read:

66.10016 **(3)** (a) If a person submits a complete application for a permit related to a residential housing development meeting all existing requirements that must be satisfied to obtain the permit at the time the application is filed, the political subdivision shall grant the application. An application is deemed complete under this ~~subsection~~ paragraph if it complies with form and content requirements. As part of an application, the applicant shall certify that the lands subject to the application are not located within a farmland preservation zoning district, not subject to a farmland preservation agreement, and not located within an agricultural enterprise area. An applicant that provides a false certification under this paragraph is liable for any costs incurred by the political subdivision to reverse or remedy the rezoning and is not entitled to recover any costs under sub. (4) (a) or (b). An application is filed under this ~~subsection~~ paragraph on the date that the political subdivision receives the application.

SECTION 14. 66.10016 (3) (b) of the statutes is created to read:

66.10016 **(3)** (b) 1. Notwithstanding s. 66.1001 (2m) (a), and except as provided in subds. 4. and 5., sub. (5), and s. 66.1001 (3) (c) 2., if a person submits a request for a change to a zoning classification of land that is required to proceed with a residential housing development and all of the following are satisfied, the political subdivision shall grant the request within 90 days:

a. The proposed change is for an area identified in the political subdivision's comprehensive plan as projected for residential land use under s. 66.1001 (2) (h) 4.

b. The proposed change is for an area that is adjacent to or in close proximity to existing development such that the area may be reasonably served by existing infrastructure and public services.

c. Either the proposed minimum and maximum net density of residences in the residential housing development falls within the minimum and maximum net density for the area specified under s. 66.1001 (2) (h) 4. for the current 5-year increment or the comprehensive plan does not include the material required under s. 66.1001 (2) (h) 4. and the political subdivision has not complied with s. 66.1001 (3) (c) 2.

d. Current housing supply in the political subdivision does not meet existing housing demand or forecasted housing demand within the next 5 years, as provided in the comprehensive plan.

e. The requester certifies in writing that the proposed change is for an area that is not located within a farmland preservation zoning district or agricultural enterprise area or subject to a farmland preservation agreement. A requester that provides a false certification under this subd. 1. e. is liable for any costs incurred by the political subdivision to reverse or remedy the rezoning and is not entitled to recover any costs under sub. (4) (a) or (b).

2. In a request under subd. 1., the requester may specify its preferences regarding any of the following:

a. The zoning classification provided in the political subdivision's zoning ordinance into which the land should be reclassified.

b. Building setback requirements.

c. Lot width or frontage requirements.

d. Lot size requirements.

e. Building size or bulk requirements.

3. If a request is granted by action of subd. 1., the requester specified a zoning classification under subd. 2. a., and the zoning classification allows the net density of residences in the proposed residential housing development, the land subject to the request is reclassified into that classification.

4. a. Subdivision 1. does not apply to a request that does not identify the proposed minimum and maximum net density of residences in the residential housing development.

b. A request for a change to a zoning classification

of land that satisfies the requirements of subd. 1. may be denied by the political subdivision if the political subdivision demonstrates that the denial is necessary to prevent a shortage in, or the overburdening of, public facilities located in the political subdivision or to address a significant threat to the public health or safety.

c. This paragraph does not apply to lands within a farmland preservation zoning district, lands subject to a farmland preservation agreement, or lands within an agricultural enterprise area, as certified by the requester under subd. 1. e.

d. This paragraph does not apply to lands within the extraterritorial zoning jurisdiction of a city or village, as described under s. 62.23 (7a).

e. This paragraph does not apply to a town or county.

5. The 90-day limit for granting a request under subd. 1. shall be extended by the political subdivision at the request of the person requesting a change to a zoning classification of land.

SECTION 15. 66.10016 (4) of the statutes is renumbered 66.10016 (4) (a) and amended to read:

66.10016 **(4)** (a) A person aggrieved by a political subdivision's failure to approve an application under sub. (3) (a) or a request under sub. (3) (b) may seek relief through an action for mandamus as provided in ch. 783. If the court finds that the political subdivision improperly failed to approve the application under sub. (3) (a) or the request under sub. (3) (b), the court shall issue a writ of mandamus ordering the political subdivision to approve the application or request. For purposes of any mandamus claim filed under this subsection, substantial damages or injury shall be assumed.

SECTION 16. 66.10016 (4) (b) of the statutes is created to read:

66.10016 **(4)** (b) In an action for mandamus under par. (a) based upon a political subdivision's failure to approve a request under sub. (3) (b), the petitioner may recover court costs and reasonable attorney fees attributable to the failure to approve the request within the time frame provided in sub. (3) (b) 1. or 5. of submission of the request.

SECTION 17. 66.10016 (5) of the statutes is created to read:

66.10016 **(5)** In this subsection "qualifying residential development" means a residential development that is reasonably expected to receive sewerage and sanitary water services from a public utility and that is not reasonably believed to be environmentally contaminated. If a political subdivision issues a request for proposals for a qualifying residential development that specifies minimum and maximum net density of residences in the development that are within the densities specified for the area in the political subdivision's comprehensive plan, and no person responds to the request by the date provided in the request for submissions, sub. (3) (b) does not apply in that political subdivision for one year after the last date on which responses were to be accepted. A response under this subsection includes a response that does not include a qualifying residential development proposal if the response is from a person with the capability to construct a qualifying residential development in the requesting political subdivision and the response explains with specificity the person's economic reasons for not submitting a proposal. This subsection does not apply to a town or county.

SECTION 18. 66.1002 (2) (intro.) of the statutes is amended to read:

66.1002 **(2)** MORATORIUM ALLOWED. (intro.) Subject to the limitations and requirements specified in this section, a municipality may enact a development moratorium ordinance if the municipality has enacted a comprehensive plan, is in the process of preparing its comprehensive plan, or is in the process of preparing a significant amendment to its comprehensive plan in response to a substantial change in conditions in the municipality, ~~or is exempt from the requirement as described in s. 66.1001 (3m),~~ and if at least one of the following applies:

SECTION 19. 66.1105 (2) (cs) of the statutes is created to read:

66.1105 **(2)** (cs) "Newly platted residential development" means residential development on a parcel that has not previously been the site of permanent structures other than structures used solely for agricultural purposes.

SECTION 20. 66.1105 (6) (g) 1. (intro.) of the statutes is amended to read:

66.1105 **(6)** (g) 1. (intro.) After the date on which a tax incremental district created by a city pays off the aggregate of all of its project costs, and notwithstanding the time at which such a district would otherwise be required to terminate under sub. (7), a city may extend the life of the district for ~~one year~~ up to 2 years if the city does all of the following:

SECTION 21. Initial applicability.

(1) This act first applies to an application for a permit, as defined in s. 66.10016 (1) (a), or a request for rezoning made on the effective date of this subsection.

SECTION 22. Effective date.

(1) This act takes effect on January 1, 2028.