

APPENDIX F

THE TOWN OF RANDALL AND VILLAGE OF TWIN LAKES

ANALYSIS

The following section analyzes various factors affecting the town of Randall and village of Twin Lakes. Analyses are based on data gathered from various, state, local and federal databases as well as the community survey and the individual interviews. The interviews and survey were conducted during the spring of 2003.

One of the first planning related observations to be made about the Twin Lakes/ Randall area is the residential growth in the last 2 decades. This growth has definitely improved the area's economy, but not surprising brought along a set of problems.

The village of Twin Lakes gets its identity from the two lakes, the traditional downtown, its sound economic base (expensive homes), recreation opportunities and natural beauty. The town of Randall gets its identify from Powers Lake, sound economic base (expensive homes), recreation opportunities, natural beauty and large area. In addition, it is a productive agricultural area and the terrain and natural vegetation produce an attractive environment for non-farm living. Although the Town is not a full 36 square mile township, it is large enough to have geographically disperse areas.

The whole area benefits from the Chicago area residents equating Wisconsin with the words, "vacation and fun."

LAND USE

The majority of developed land in the village of Twin Lakes is devoted to residential uses. The traditional downtown commercial district has expanded to the north along N. Lake Avenue.

The residential area around the lakes can be described as compact. No large vacant buildable areas have been bypassed, with maybe the exception on Legion Drive. Only a few multifamily units have been built. About 28% or 770 of all dwelling units are seasonal or occupied part time. The vacant residential lots are located in the new subdivisions on the growing edge of the Village and are being occupied nearly as fast as they are created.

Downtown was and still is the commercial hub. Downtown has avoided being decimated by the location of a mega store in the immediate area. The downtown has, however changed. It has lost business. It has some obsolete structures and physical deterioration. The survey reports strong support to attract new retailers and commercial businesses to the downtown and redevelop the downtown. There was also a strong response to enhance the overall appearance of the downtown.

The Village has several small industries, but little vacant, developable land available for new manufacturing uses.

There are a few vacant parcels within the current Village limits available for development. The Village will need to annex land for development.

The Town's dominant land use in area is agriculture. The Town's dominant land use in value is residential. Rural residential development has occurred both around Powers and Benedict Lakes and in rural subdivisions. The Town's residential development is similar to the Village's in that 19% or 250 units are used for seasonal or part time occupancy.

The Town has few commercial or manufacturing uses, most of which are located in Bassett.

ENVIRONMENT

The natural environment is clearly the attraction of this area. The glacial terrain has created a landscape attractive to people, particularly those who enjoy recreational opportunities. The glacial deposition created the lakes, wetlands, the knobs and level areas for farming and homes. People have moved in to take advantage of the opportunities. The environment also supports bird, mammal and aquatic wildlife. These are additional attractions for the people. The “attraction,” the environment needs to be protected.

The environmental factors to be considered in the evaluation of future land use include; storm drainage, wetlands, suitable soils and steep slopes. These environmental qualities may be affected by and may affect future land use decisions. They play into the determination of how site development of future growth should occur. They play into how future growth needs to respect the environment or the “attraction” will go away. At the same time the Twin Lakes/Randall area has environmentally friendly areas for development.

POPULATION AND INCOME

The population of the village of Twin Lakes grew by 28.45% and the town of Randall by 22.29% from 1990 to 2000. The 2 communities grew by 1,669 people during the previous decade and this does not include an increase in dwelling units occupied by seasonal or part time residents. The breakdown by age group indicates a homogeneous population.

The household incomes for the 2 communities indicates on a percentage basis the Village has more households earning less than \$50,000 per year, while the Town has a greater percentage earning between \$50,000 and \$199,999. The Village has more households earning more than \$200,000.

HOUSING

In the Village owner occupied units constitute 71.77% of the housing units and 28.3% are rental units. In the Town 89.5% are owner occupied and 10.5% renter occupied. The 2000 census listed 1,278 dwellings in the Town and 2,742 in the Village. Those numbers have grown since 2000 and continue to change almost daily. In the Town 13% and in the Village 12% of the housing was built prior to 1940, indicating a fairly new housing stock. The county has a Housing Rehabilitation Program being used by the Town’s and Village’s low and moderate-income citizens to rehabilitate their homes. Each community can now apply for their own rehabilitation funds.

ECONOMICS

The main economic activity in the area is a combination of tourism, seasonal or part time residents and bedroom community. People are of course employed in the area. In 2000, the Village had 2,451 people beyond age 16 in the civilian labor force, while the Town had 1,585 in the civilian labor force or a total of 4,036 people employed. Of these, 1,087 worked in manufacturing. As there is little manufacturing in the 2 communities, these people commute to manufacturing jobs. For those who may support providing manufacturing opportunities in the area, there appears to be a trained labor force. Most of the balance of employment is in retail trade, educational, health and social services, construction and other professional services. These are generally very good occupations to support a strong economy. None of the 10 largest employers in the county is located in the Town or Village.

The community survey found 17.5% of the respondents worked in the Twin Lakes/Randall area. The survey also found that 57.7% of the residents traveled to Illinois to go to work. For the Town 15.3% workers work in the area and 53.1% of the workers cross the state line. The survey also recorded a 3.4% unemployment rate in the Town and a 3.6% rate in the Village. People are employed, but they work elsewhere.

VILLAGE AND TOWN VALUE AND TAX RATES

In both the Town and Village, the equalized assessed value for residential property in the last 5 years has increased consistently. The Town's residential value increased by 46% or \$101,594,300. The Village's increased by 36% or \$119,188,700. These are significant amounts. The Town and Village's commercial value increased, but not as significantly as the residential values. The Town and Village's manufacturing assessed value is 0.5% of the residential value. Agriculture land values were another story. The Town lost 81% of its value down to \$1,511,700. The Village lost 84% down to \$255,900 in value. The state law change in assessing farmland value has made a difference in the 2 communities.

The equalized tax rate for property owners in the village of Twin Lakes varied from 19.26 to 20.54 depending on the school district where the property is located. The mill rate to support the Village operations was 5.45. The equalized total tax rate for Town property owners varies with the school district from 17.60 to 19.71. The Town rate for Town services was 2.27 in 2003.

Because both communities have a high real estate value per person, the two communities do not receive any aided shared revenue payments. The Village did receive \$135,496 in per capita state aid and the Town received \$73,103. These revenues will be cut by the new state budget.

TRANSPORTATION

There is not a state highway located in either community. There is not a county or state bike trail or a railroad in either community. Two private airports are located in the Town. The primary existing transportation issue is the narrow County Highways and lack of sidewalks and trails

PUBLIC FACILITIES

The Town Hall is not adequate as it is too small. The Town fire stations need upgrading and there are too many fire stations for the area. The library is not adequate. The park and recreation facilities and buildings are very good. The sewer system has excess capacity, but nearly all the water treated is routed to another drainage system. The Village annually makes road improvements. The high school needs additional capacity to handle growth and eventually the grade schools will also.

THE COMMUNITIES' PRIMARY FUNCTION

The basic premise or function of the Town and Village is to provide housing in an environmentally desirable location. The housing is supported by the necessary infrastructure of parks, schools, roads, police services, fire services and municipal administration.