

Town of Honey Creek Comprehensive Plan



Adoptions: Final Draft (July 13, 2004)

Town of Honey Creek Board (July 13, 2004)

Planning, Zoning & Land Records Committee (August 24, 2004)

Sauk County Board of Supervisors (September 21, 2004)

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cAcknowledgments

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2.0 Purpose

The Town of Honey Creek Comprehensive Plan Committee, comprised of one Town Board member, the Town's Plan Commission and area residents, took part in several efforts aimed at identifying issues and opportunities facing the Town of Honey Creek. These issues and opportunities culminated into the Town's Vision as well as its goals, objectives and policies. These efforts included a community-wide survey, community visioning session, numerous press releases and media articles, focus group work, an intergovernmental forum, formal consensus process to determine density, an open house to view the draft Comprehensive Plan and public hearing on the final Comprehensive Plan. A more in depth description and summary of each activity with results are noted in this Chapter. Specific background information regarding population, household and employment forecasts, demographic trends, age distribution, educational levels, and income levels and employment characteristics of the Town can be found under the respective Chapters that follow in this Plan.

2.1 Community Survey

As part of the process, the Comprehensive Planning Committee developed and administered a community wide survey. The survey questions were developed to ascertain the views of residents and landowners regarding what they perceive as the issues and opportunities relative to each of the 9 elements of this Comprehensive Plan.

During June of 2003, 379 surveys were mailed to landowners and rental residents. The mailing addresses were obtained through the Sauk County Treasurer's office, and from the Town of Honey Creek. These lists were cross-checked for duplicate of addresses. Of the 379 surveys mailed 110, or 29%, were returned (19 were from Leland and Denzer, 91 from rural areas). A copy of the cover letter to the survey as well as a tally of responses is located in Appendix A. A summary of the more significant results of the survey can be noted as follows:

➤ Quality of Life

Defining and maintaining a high level quality of life in Honey Creek is perhaps the utmost important common denominator shared by all residents and visitors to Honey Creek. A way to define quality of life is to find out why people choose to live where they do and more importantly why they choose to continue to live there. To better define quality of life, survey participants were asked what their three most important reasons were for both themselves and their families to live in Honey Creek. Notably, 72 % of respondents chose natural beauty and 35% chose agriculture. The third top reason, being near family and friends tied, at 30% with small town atmosphere. Either directly or indirectly, the response to this survey question reappears in the Town's Vision as well as other components of this plan through its goals, objectives and policies.

➤ **Housing**

Housing is an important part of how a community grows. Where that housing is located can have an impact on a community in terms of the need for services, aesthetics and overall community feel. Participants were asked to place a one (1) next to their first choice for locating new housing, a two (2) next to their second choice and so forth. Overall, 69 % of the total survey respondents indicated that their first choice would be to locate new housing development in and near the villages of Leland and Denzer. The second and third choice for locating new housing development were near existing rural concentrations of housing (59%) and in 3 lot clusters (40%). Respondents to the survey indicated that their fourth choice for new housing was scattered on large lots (35 + acres) which ranked with 21 % of the response. When asked if new housing development should directed to new rural subdivisions (4 or more lots), 48% indicated that this type of residential development was least desirable.

When asked what type of housing is appropriate in the villages, 89% of respondents from Leland and Denzer favored single family housing only, while 56% of the village respondents indicated that multi-family housing (4 or more units in one building) was the least desirable form of new housing development. Mixed-use development inclusive of residential quarters with a business in the same building was favored as the second best housing development option at 81%. Responses from those survey participants in the rural areas mirrored those responses from the villages favoring single family at 83% and mixed-use development at 65%. Rural respondents indicated that their least favorable type of development was multi-family housing at 52%.

➤ **Agriculture Resources**

The majority of respondents to the survey, or roughly 76%, indicated that they are in favor of keeping the Town under the Exclusive Agriculture District so that farmers would continue to be eligible for the Farmland Preservation program payment. However, in recognition that this zoning district requires a minimum of 35 acres to build a house, only 43% were in favor of keeping this requirement while 40% were in favor if removing the 35-acre requirement. The survey did not provide clear direction as to whether the respondents wanted a larger lot size requirement (i.e. 70 acres) or an option to create smaller lots. However, in a different part of the survey, participants were asked if they would prefer the traditional layout of one house per 35 acres or smaller lots surrounded by open space. The results of this question yielded 68% in favor of smaller lots while 32% were in favor of maintaining the traditional 35-acre lot size requirement. Overall, the majority of respondents felt that the current size of farms is ideal for the Town, however 46% felt that there were adequate numbers and types of agriculture support businesses to serve the agriculture community while another 43% were unsure.

➤ **Economic Development**

Agriculture is the primary form of economic activity in the Town, however alternative forms of economic development were considered in the survey as well. In terms of sustaining agriculture, survey respondents were asked if they felt there were adequate agriculture support and complimentary services such as cooperatives, agronomists, implement dealers, haulers etc. in

southern Sauk County to keep agriculture viable in the Town. Of the total response from residents who are presumably farmers, 46% indicated that there were adequate support services while 11% indicated otherwise.

In terms of other economic opportunities, respondents were asked if they would support business development in areas of existing development, namely Leland and Denzer. While 58% of rural respondents support small business development (FTE of 10 or less) in Leland and Denzer, 63 % of respondents from Leland and Denzer support small business development. A total of 17% of the respondents from both rural areas and the villages oppose any kind of business development in Leland and Denzer. In terms of types of business development, the top two selections were a restaurant/tavern at 64% and a grocery store at 56%. When asked if small businesses should be allowed to locate in rural areas of the Town, 47% of the total respondents indicated support while 40% opposed rurally located businesses.

➤ **Utilities and Community Resources**

This category of the survey evaluated residents' feelings on services such as fire, garbage collection and library opportunities as well as energy needs and energy alternatives. Overall, services primarily received an excellent to good rating with the exception of cell phone coverage which received an overall fair to poor rating. In terms of energy alternatives to purchasing power from a pre established grid, respondents primarily supported the establishment of solar and wind energy and offered no opinion or disagreed on the establishment of ethanol plants or power generation by the use of methane.

➤ **Natural and Cultural Resources**

Survey participants were asked to rank the importance of protecting the following natural resources in their community ranging from general resources as wetlands, woodlands, and forests to more specific resources such as scenic views and undeveloped hills, the Baraboo Bluffs and overall rural character. Overwhelmingly, respondents ranked the preservation of Honey Creek's natural resources as essential with rankings above 60% (with the exception of shoreline preservation at 50%). When survey participants were asked to rank the three most important reasons residents live in Honey Creek, 72% indicated natural beauty as most important. When asked if the Town should support programs that purchase open space lands for preservation and open space purposes, 52% agreed.

Cultural resources commonly refer to the recognition of historic features such as buildings, landscapes and the traditional way of life for Honey Creek residents. When asked to rate the importance of historically significant features in the community, 39% of the respondents' felt that they are essential, 16% felt they are very important and 32% indicated they were important.

➤ **Transportation**

Survey participants were asked to consider both the adequacy and condition of transportation systems (primarily roads) within the Town. Overwhelmingly, 97% of the respondents' felt that the current road network meets the needs of citizens while 95% believe the condition of the

roads are adequate for their use. When asked if biking and walking were important modes of transportation results were split with 42% strongly agreeing or agreeing, while 43% disagreed or strongly disagreed.

➤ Land Use

Land Use is perhaps the one common element that both recognizes the interconnectedness of and ties all of the other elements of a comprehensive plan together. Land Use also addresses some of the larger issues in a community and a study of land use concerns can further give specific direction to a community to mitigate land use conflicts by posing standards and procedures that apply to everyone equally. To gain a broader perspective of some of the top land use issues in the Town, survey participants were asked to rank their top three land use issues. Through this ranking 67% of respondents were concerned with the loss of farmland, 43% placed scenic beauty as their second most important issue and the protection of water resources placed third at 44%. Interestingly, tied for fourth at 38% was a concern for too much housing development and a desire to preserve rural “look” character of the Town.

➤ General Opinions

In addition to specific questions asked of the survey participants, more ‘open-ended’ questions were also asked. Among these, participants were asked what they want Honey Creek to look like in 20 years. Overall, a large majority of respondents indicated that they wanted Honey Creek to look the same as it does today as perhaps best summed up by this particular response, “Pretty close to what it is now. This is my heaven on earth.”

2.2 Visioning Session

The Town held a Visioning Session Workshop on July 23, 2003. The purpose of the session was to involve residents and landowners in the Town of Honey Creek as well as officials from neighboring governments to take part in defining what they believe Honey Creek should be in the future. In total, 29 residents took part



while 4 attendees represented local neighboring governments including the Towns of Franklin and Sumpter, Sauk County Board and the Sauk Prairie School District.

The Vision Session was structured in such a way that participants had an opportunity to express their thoughts on the evolution of a future vision for Honey Creek. Participants also had an opportunity to identify what they perceive to be the Town’s Strengths, Weaknesses, Opportunities and Threats (SWOT’s) as related to the future vision as well as the nine elements defined in the comprehensive planning legislation.

Some of the more common responses included:

- **Strengths:** Natural beauty, rural character, strong agricultural economy, excellent schools, diversity of flora/fauna in Baraboo Bluffs and Town, people are involved in decision making, sense of community and friendliness of people.
- **Weaknesses:** Lack of economic opportunities, losing small farms (family farms), current land use rules (confusing, inadequate), not enough affordable housing, requiring 35 acres to build a house, land use rules not applied equitably.
- **Opportunities:** To plan for future residential growth, continued partnership with conservation groups, develop affordable housing, growth in dairying, preserve historical/cultural aspects, to shape a plan with all residents in mind – something that’s fair to everyone.
- **Threats:** Disappearance of small family farm operations, too many restrictions/rules on private lands, uncontrolled growth, exotic invasive plants, everyone wanting to live here, loosing farmland to development, distrust of government, increased property taxes.

Equally important to identifying the Town’s SWOT’s, participants had the opportunity to develop key Vision Elements. To develop the key Vision Elements, participants were asked to consider the following questions:

- How should we build on our key strengths, or make sure they remain strengths?
- How can we minimize or overcome our key weaknesses?
- How can we take advantage of our key opportunities?
- How can we avoid or deal with our key threats?



Once the key Vision Elements were identified, participants were asked to rank their top 5 Vision Elements. Once identified, these top 5 Vision Elements were then incorporated into the Town’s overall Vision with an expanded description under each key Vision Element. This expanded description, along with the top 5 key Vision Elements aimed to capture all of the key Vision Elements identified by participants.

The creation of the Vision Elements including the identification of the top 5 had a distinct impact on the development of the Town’s Plan in that they were utilized for more than just the creation of a Vision, but were also utilized to create the Towns goals and objectives. From a different perspective, the following connections between the Town’s Comprehensive Plan and the creation of Vision Elements have been identified:

- Vision Elements = Components to be incorporated into the Town of Honey Creek Vision (Vision Elements will become the Town's Vision).
- Vision Elements = The foundation for developing Goals.
- Vision Elements = The foundation for developing Objectives.

Once all of the Vision Elements were developed and the top 5 identified, the facilitators took participants through an exercise to begin creating strategies to achieve the top 5 Vision Elements. This exercise and creation of strategies represented the beginnings of policy development. The connection between strategies and policy development is as follows:

- Strategies = Plan Policies (strategies are to be developed into plan policies)

Overall, utilizing public input, the Vision Session aimed to create a Vision for the town as well as provide direction to the Comprehensive Plan Committee with the development of the plans goals, objectives and policies. The results and process utilized for the Vision Session can be noted in Appendix B.



2.3 Press Releases/Media Coverage

In July 2003 the Baraboo News Republic printed a front-page article summarizing the planning process while encouraging people to attend the Town's Vision Session. Additionally, the Sauk Prairie Star printed a press release to inform citizens of the Vision Session. Following the Vision Session, the Baraboo News Republic ran a front-page article summarizing the results of the Vision Session.

2.4 Town of Honey Creek Newsletter

A newsletter was incorporated into the survey document, which was sent out to all residents and landowners in Honey Creek. As part of this newsletter a brief description of the planning process was provided along with a sheet that could be filled out by survey recipients indicating where and how they wanted to be involved in the planning process.

2.5 Open House/Intergovernmental Forum

On May 26, 2004, the Comprehensive Plan Committee conducted an open house and intergovernmental forum to present the draft Town of Honey Creek Comprehensive Plan. Through oral discussion and submitted written comments, participants were given an opportunity to comment on the Committee's work and suggest changes.

2.6 Focus Groups

As part of this planning process, the Comprehensive Plan Committee developed focus groups to address seven of the nine elements of the comprehensive plan. The two elements not addressed under the focus groups included land use and implementation. Because of the importance and complexity of these two elements, it was decided that the full Committee should address them.

To develop the focus groups, each member of the Comprehensive Plan Committee was provided a brief description of each focus area. From that point, based on individual interest, each focus group member was assigned to one or more focus groups. Added to these focus groups were residents of Honey Creek who were not part of the Committee but had indicated interest in contributing to the process. These additional focus group members were primarily identified through the survey interest page or other means of promotion of the planning process such as press releases and official Town postings of monthly Comprehensive Plan Committee meetings.

Once the focus groups were established, they met during the fall and winter of 2003/2004, charged with utilizing back ground information inclusive of current conditions, statistics and projections, the Town's Vision, survey responses, and vision session results to develop an overriding goal for each focus area. Once the goals were developed, the focus groups developed objectives and then policies to implement these objectives all of which aim to meet the focus groups' goal as well as the Town's vision.

The results of each focus group's meetings, in terms of the development of goals, objectives and policies were continually brought to the Committee for review, comment and suggestions. This process both gave focus groups continued direction as well as assurance the focus group work recognized the needs and desires of all residents and landowners in Honey Creek.

The following includes the title of each focus group, members, and their focus group goal:

➤ **Agriculture Resources Focus Group**

Members: Patricia Boettcher, Maurice Enge, Duane Lins, Craig Raschein, Brent Albers, Cleo Wallsch, Bonnie Lins

↑ **Agriculture Resources Goal:** Preserve and enhance the farming occupation, future agricultural business and productive farmland while conserving natural resources.

➤ **Natural Resources Focus Group**

Members: LeAnn Accola, Dale Jaedike, Michael Mossman, Marcus Wenzel, Patricia Barrett

↑ **Natural Resources Goal:** Protect and enhance the Town's natural resources, including geology, soils, water, open space, forest, wetland and grassland, native plant-animal communities, wildlife, and endangered and threatened species, with special attention to the Baraboo Hills. Encourage wise and sustainable recreational, aesthetic, scientific and economic use of these resources.

➤ **Housing Focus Group**

Members: Carl Barrett, Katherine Bruckert, Michael Cody, Linda Hanefeld, Ruth Bender, Marilyn Sprecher, Tom Green, William Greenhalgh, Patricia Barrett, Chester Burckhardt, Zeke Dupee, Joe Anderson

↑ **Housing Goal:** Manage new and existing housing developments to maintain the rural character, preserve natural and agricultural areas and employ existing infrastructure while providing for varied housing opportunities.

➤ **Economic Development Focus Group**

Members: Brent Cook, Terry Wehler, Mike Wiley, Don Gieck

↑ **Economic Development Goal:** Promote economic success of residents and businesses as well as the agricultural, community and cultural character of Honey Creek.

➤ **Transportation Focus Group**

Members: Matt Joseph, Louise Troxel, Jennifer Evert, Robbie Hager, Duane Alt

↑ **Transportation Goal:** Preserve and enhance a safe and efficient transportation network that meets the needs of multiple users while encouraging development to occur near existing transportation infrastructure.

➤ **Intergovernmental Cooperation Focus Group**

Members: Carl Barrett, Katherine Bruckert, Michael Cody, Linda Hanefeld, Ruth Bender, Marilyn Sprecher, Tom Green, William Greenhalgh, Patricia Barrett, Chester Burckhardt, Zeke Dupee, Joe Anderson

↑ **Intergovernmental Cooperation Goal:** Identify and establish mutually beneficial relations with neighboring units of government and Sauk County.

➤ **Utilities and Community Facilities Focus Group**

Members: Jennifer Evert, Robbie Hager, Matt Joseph, Louise Troxel, Duane Alt

↑ **Utilities & Community Resources Goal:** Maintain and enhance utilities, facilities, services and cultural and historical resources consistent with the traditional quality of life.

➤ **Land Use Focus Group**

Members: Comprehensive Plan Committee

↑ **Land Use Goal:** Continue to recognize the delicate balance between community growth and the future of Honey Creek's natural, agrarian, historical and community resources while ensuring that decisions with future land uses serve to maintain and enhance these resources.

➤ **Implementation**

Members: Comprehensive Plan Committee

2.7 Formal Consensus Process to Establish a Density Policy

The planning committee utilized a formal consensus process to discuss the future density of homes that will be permitted in the Town's rural areas. This process was chosen over a vote of a majority by the Committee for the following reasons:

- First, it was the intent of the comprehensive planning process to incorporate the views of all the community's citizens. These views have been expressed in three primary ways, including the community wide survey, the vision session and the Comprehensive Plan Committee which was charged with representing all views in the community.
- Secondly, the consensus process is based on the premise that it is better to involve every person who is affected by a decision in the decision making process. This is true for several reasons. First, the decision would reflect the will of the entire group, not just the leadership or majority. Second, the people who carry out the plans will be more confident in their work. In that regard the plan will stand the test of time through its recognition of all interests.
- Lastly, the consensus process required active cooperation, disciplined speaking and listening, and respect for the contributions of every Committee member, all of which occurred under a defined structure. This structure aimed to ensure that everyone in the group had an opportunity to feel comfortable sharing their opinions and ideas and to explore resolutions with the hope that ideas build upon the next, generating new ideas until the best decision emerges.

2.8 Public Hearing

The Town of Honey Creek conducted a public hearing on July 13, 2004 and at that time the Town Board accepted a recommendation from the Town's Plan Commission to officially adopt the Town of Honey Creek Comprehensive Plan.

2.9 Town of Honey Creek Vision

Please see pullout on next page.

3.0 Purpose

The Population Inventory and Analysis Chapter of the Plan gives an overview of the pertinent demographic trends and background information necessary to develop an understanding of the changes taking place over time in the Town of Honey Creek. As part of this overview, one of the patterns considered is the population profile. The population profile includes features that affect community dynamics and processes such as regional trends in population, housing units and persons per household, as well as local trends of housing occupancy, population composition, age distribution and length of residency. Each of the elements contained within this plan inventory and analyzes related trends and resources, some of which relate back to the population inventory and analysis. This section primarily examines population changes and projections as well as housing occupancy rates.

3.1 Regional Population and Housing Trends

Looking at how the Town of Honey Creek is growing, both in population and housing units, as compared to the neighboring Townships, the County and the State can provide insight into the current trends as well as potential future trends.

➤ Population

As **Table P1 Regional Population Trends** indicates, the population in the Town of Honey Creek declined between the years 1970 and 1990 from 793 to 725. From 1990 to 2000 the population experienced an increase of 1.52% from 725 to 736 persons. Overall, between the years of 1970 and 2000, Honey Creek’s population declined by 57 persons, or at an average of -2.4% per 10 years. Comparing this to the neighboring Townships, Franklin experienced an average change of -4.26% per 10 years, Westfield an average change of -2.00% per 10 years. Prairie du Sac experienced an average increase of 19.13% per 10 years, Sumpter an average increase of 5.21% per 10 years, Freedom an overall increase of 4.042% per 10 years and Troy with an average increase of 2.31% per 10 years. From 1970 to 2000, Sauk County experienced an average increase of 13.8% per 10 years, and the State of Wisconsin averaged an increase of 7.3% per 10 years.

Table P1: Regional Population Trends

Regional Population Comparison																		
Year	Town of Honey Creek		Franklin		Westfield		Prairie du Sac		Sumpter		Freedom		Troy		Sauk County		State of Wisconsin	
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change
1970	793		798		650		723		883		371		723		39,057		4,400,000	
1980	774	-2.40%	747	-6.39%	633	-2.62%	1,010	39.70%	720	-18.46%	405	9.16%	799	10.51%	43,469	11.30%	4,700,000	6.82%
1990	725	-6.33%	668	-10.58%	578	-8.69%	1,271	25.84%	747	3.75%	422	4.20%	867	8.51%	46,975	8.07%	4,891,769	4.08%
2000	736	1.52%	696	4.19%	611	5.71%	1,138	-10.46%	1,021	36.68%	416	-1.42%	773	-10.84%	55,225	17.56%	5,363,675	9.65%
Overall Change 1970 - 2000	-57	-7.19%	-102	-12.78%	-39	-6.00%	415	57.40%	138	15.63%	45	12.13%	50	6.92%	16,168	41.40%	963,675	21.90%
Average Change Per 10 Years	-19	-2.40%	-34	-4.26%	-13	-2.00%	138	19.13%	46	5.21%	15	4.04%	17	2.31%	5,389	13.80%	321,225	7.30%

Source: US Census 2000

➤ Number of Housing Units

From 1990 to 2000, the Town of Prairie du Sac experienced both a decrease in population as well as a decrease in housing units. The Towns of Freedom and Troy experienced fewer numbers of people, but a greater number of housing units. The populations in most Towns have increased slightly, and the number of housing units in each Town has as well, including in the Town of Honey Creek. With only an 11-person increase from 1990 to 2000, there was an increase of 15 housing units. This trend is indicative of a reduction in the number of persons per household and can be noted in **Table P2 Regional Housing Unit Comparison**.

Table P2: Regional Housing Unit Comparison

Regional Housing Unit Comparison																		
Year	Town of Honey Creek		Town of Franklin		Town of Westfield		Town of Prairie du Sac		Town of Sumpter		Town of Freedom		Town of Troy		Sauk County		State of Wisconsin	
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change
1990	273		228		211		457		400		179		286		20,439		2,055,774	
2000	288	5.49%	267	17.11%	225	6.64%	428	-6.35%	458	14.50%	182	1.68%	300	4.90%	24,297	18.88%	2,321,144	12.91%

Source: US Census, 1990 and 2000.

➤ Average Household Size

Comparing the number of persons per household during 1990 to 2000 shows that all Towns, as well as the County and the State of Wisconsin experienced a decline in the number of persons per occupied house. The Town of Sumpter, however, experienced an increase, reaching 2.51 persons per household in 2000. Both the State and the County averaged approximately 2.5 persons per household. While the number of persons per household declined in Honey Creek, Troy, Freedom, Prairie du Sac, Westfield and Franklin, the averages were still above the County and State average in 2000. Honey Creek went from 2.96 to 2.79 persons per household during this time as noted in **Table P3 Regional Average Household Size Comparison**.

Table P3: Regional Average Household Size Comparison

Average Household Size - Persons Per Household									
Year	Honey Creek	Westfield	Troy	Franklin	Prairie du Sac	Freedom	Sumpter	Sauk County	Wisconsin
1990	2.96	3.11	3.28	3.18	2.89	2.81	2.42	2.61	2.61
2000	2.79	3.02	2.79	2.78	2.74	2.63	2.51	2.51	2.5

Source: US Census, 1990 and 2000

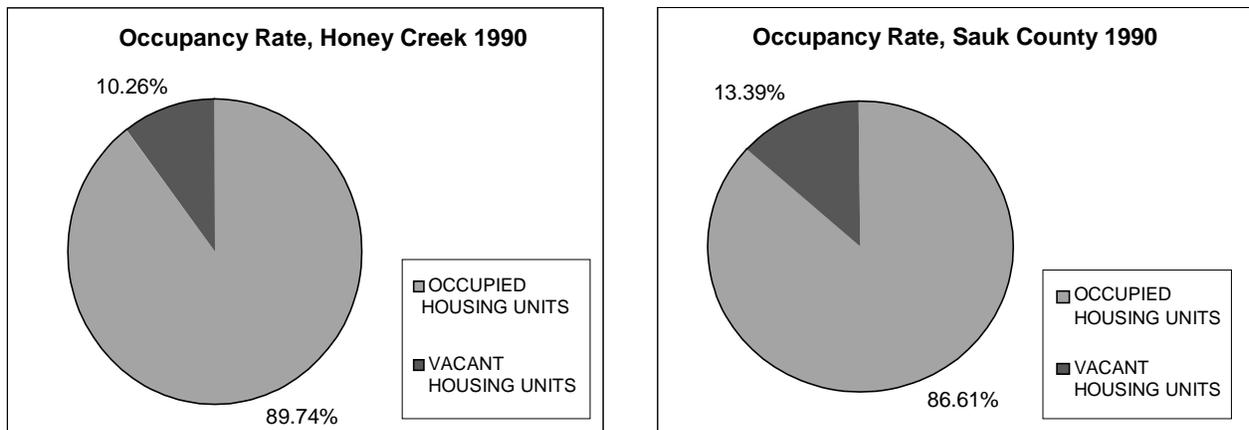
3.2 Local Population and Housing Trends

A look at local demographics profiles illustrates local trends and conditions, and provide insights as to the types of services required and commodities desired by the community. Local trends include an examination of occupied housing, population composition, population by age bracket, and length of residency.

➤ Occupied Housing

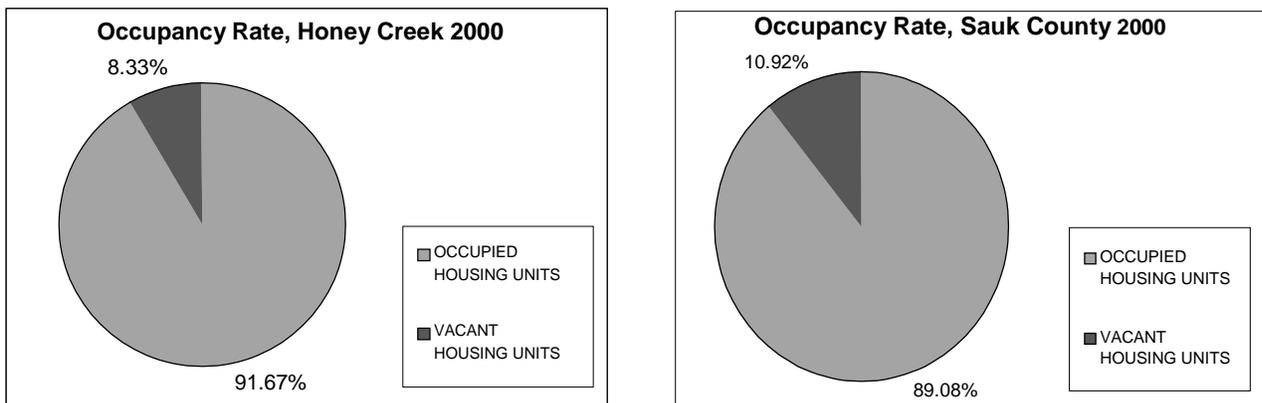
Through examination of the number of housing units, the number of these units occupied, and the number of persons per occupied household, insights into the population trends can be developed which in part utilize current and projected housing occupancy rates. In Honey Creek, the number of housing units increased from 273 in 1990 to 288 in 2000, with the number of housing units currently occupied also increasing from 89.74% in 1990 to 91.67% in 2000. Occupancy rate trends for both Honey Creek and Sauk County can be noted for the years 1990 and 2000 on charts P4 through P7 below.

Charts P4 and P5: Occupancy Rate Honey Creek vs. Sauk County 1990



Source: Wisconsin Department of Administration (DOA); US Census, 1990

Charts P6 and P7: Occupancy Rate Honey Creek vs. Sauk County 2000



Source: Wisconsin Department of Administration (DOA); US Census, 2000

➤ **Population Composition: Age, Gender and Race**

Median age is defined as the age which half of the population is above and the other half is below. **Table P8 Age and Gender, Honey Creek and Sauk County** shows the median age in Honey Creek at 37.6 during 2000. This is comparable to the median age of Sauk County at 37.3 for the same time period. From 1990 to 2000, the percent of the total population under the age of 18 decreases in both Honey Creek and Sauk County and the percent of those over age 65 increases in Honey Creek and decreases in Sauk County. In Both Honey Creek and Sauk County, there is a slight decrease in the percent of population that is female. **Table P9 Race, Honey Creek and Sauk County** shows that from 1990 to 2000, relative to the total population, there was a decrease in Caucasian population, and slight increases in the Hispanic, Native American, and African American and other populations.

Table P8: Age and Gender, Honey Creek and Sauk County

Year	Median Age		Percent Under 18		Percent Over 65		Percent Female	
	Honey Creek	Sauk County	Honey Creek	Sauk County	Honey Creek	Sauk County	Honey Creek	Sauk County
1990, per census	Not Available	34.2	29.93%	27.19%	11.59%	15.77%	46.90%	50.79%
2000, per census	37.6	37.3	26.90%	26.00%	12.60%	14.50%	46.10%	50.60%

Source: US Census, 1990 and 2000

Table P9: Race, Honey Creek and Sauk County

Year	Percent White		Percent Native American		Percent Hispanic		Percent Asian		Percent African American		Percent Other	
	Honey Creek	Sauk County	Honey Creek	Sauk County	Honey Creek	Sauk County	Honey Creek	Sauk County	Honey Creek	Sauk County	Honey Creek	Sauk County
1990, per census	98.62%	98.90%	0.00%	0.61%	0.14%	0.44%	1.24%	0.17%	0.00%	0.12%	0.14%	0.20%
2000, per census	97.70%	98.00%	0.70%	1.10%	1.90%	1.70%	0.10%	0.40%	0.70%	0.40%	1.80%	0.70%

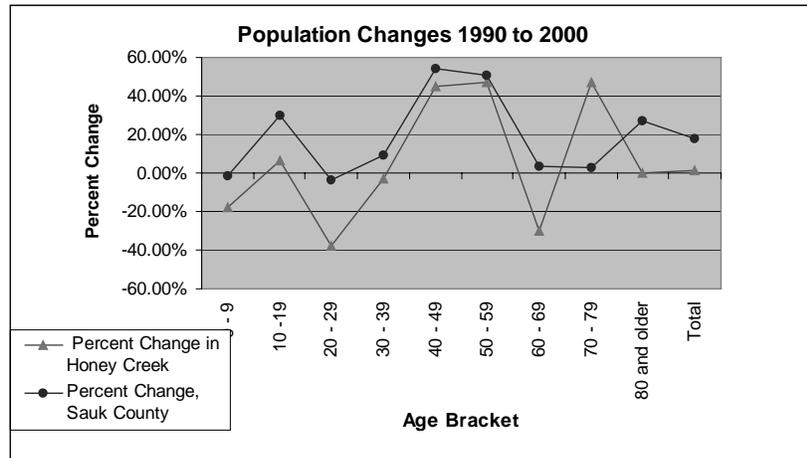
Source: US Census, 1990 and 2000

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➤ **Population per Age Bracket**

The age of the population in Honey Creek is broken down into 10-year age brackets. The number of persons in each age bracket is recorded for 1990 and 2000. Looking at the change in the number of persons, reflected by the percent change in **Chart P10 Change of Populations per Age Brackets**, in each age bracket from 1990 to 2000, Honey Creek has

Chart P10: Change of Populations per Age Brackets, 1990 to 2000



Source: US Census, 1990 to 2000

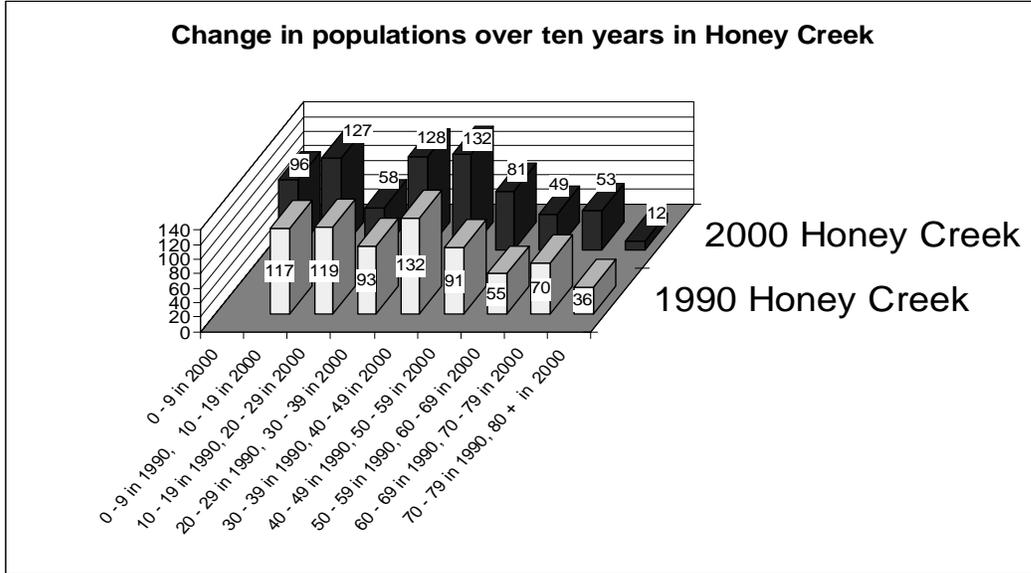
fewer persons, of the total population between age 0 and 9, 20 to 29 and 30 to 39, 60 to 69.

There has been an increase in the numbers, as reflected by the positive percent change in Chart P10, between ages 10 to 19, 40 to 49, 50 to 59, and 70 to 79. Sauk County experienced near level or increases in the numbers present in all age brackets, represented by the 0 or positive percent changes in Chart P10, except the 20 to 29 age bracket.

Chart P11 Comparison Honey Creek Populations of Age Brackets, from 1990-2000 considers the numbers of persons in these ten-year age brackets and how they aged from 1990 to 2000. In a static community, as one age group in 1990 ages to the next the next age group in 2000, the population numbers should remain relatively constant. However, in Honey Creek, as the population in age bracket 10 to 19 during 1990, ages to the 20 to 29 age bracket in 2000, the population numbers decrease from 119 to 58. As those in the age bracket 20 to 29 during 1990 age to the 30 to 39 age bracket in 2000, the population increases from 93 to 128. There are 106 people between the ages of 60 and 79 in 1990, yet only 65 people age 70 or older in 2000. Population in the newborn to age 9 bracket declined from 117 in 1990 to 97 in 2000.

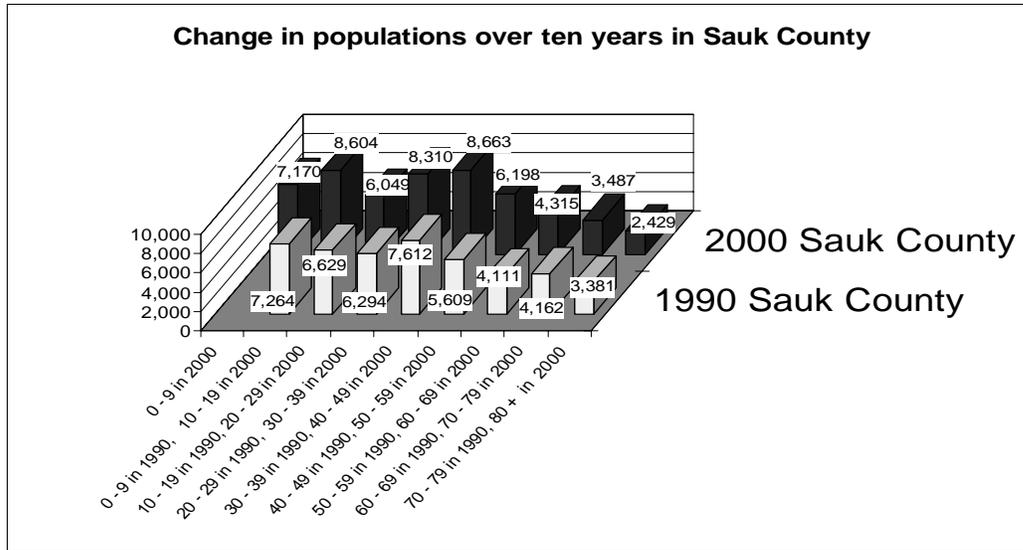
Based on these observations, Honey Creek appears to be experiencing emigration as the population ages from the 10 to 19 age bracket to the 20 to 29 age bracket of at least 61 persons. There also appears to be immigration of at least 35 persons in the 30 to 39 age bracket.

Chart P11: Comparison Honey Creek Populations of Age Brackets, from 1990 to 2000



Source: US Census, 1990 to 2000

Chart P12: Comparison Sauk County Populations of Age Brackets, from 1990 to 2000



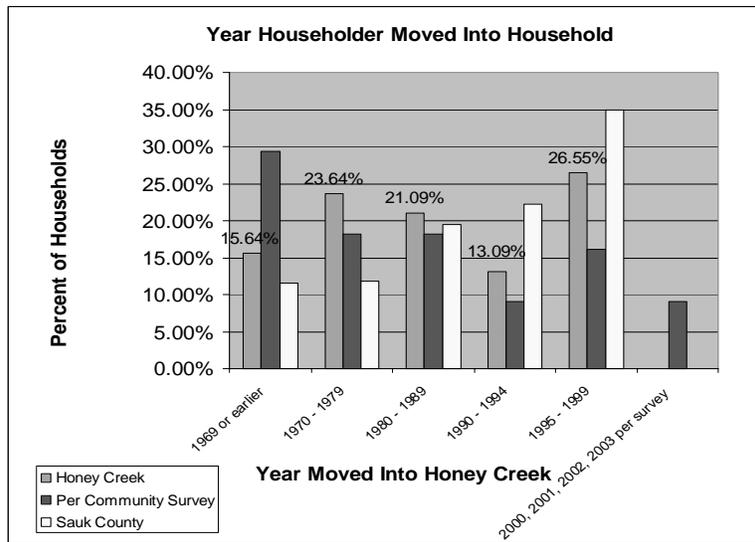
Source: US Census, 1990 to 2000

Chart P12 Comparison Sauk County Populations of Age Brackets, from 1990 to 2000 shows a corresponding decrease in the Sauk County population. In 1990, the bracket 10 to 19 counted 6629 in 2000, ages 20 to 29 counted 6046, as a decrease of 583 people in 10 years. As twenty-somethings age to thirty-somethings between 1990 and 2000, that population increased from 6294 to 8310. There are slight declines of populations in the 60 to 70 cohort from 1990 to 2000 While the Town of Honey Creek experienced a decrease in the newborn population, in Sauk County the newborn population increased from 7170 in 1990 to 7264 in 2000.

➤ **Length of Residency**

According to the sampling data of the 2000 census, of the residents in Honey Creek, 15.64% moved into Honey Creek before 1969. **Chart P13 Length of Residency** shows that an additional 39.64% moved in since 1990, making long-term residents and recent move-ins comprising over 55% of the population of Honey Creek. A recent community Survey, showed almost 10% of those who responded moved into the Town of Honey Creek during 2000, 2001, 2002 or the first half of 2003. Source: US Census, 2000

Chart P13: Length of Residency



As noted previously, there appears to be an immigration of approximately 38% in the 30 – 39 age bracket between 1990 and 2000, and those who moved to Town in 1969 or earlier comprised 15.64% of the population. In addition to the 39.64% of the Honey Creek population who moved into the Town since 1990, 21.09% moved in between 1980 and 1990, and 22.69% of the population is age 60 or older.

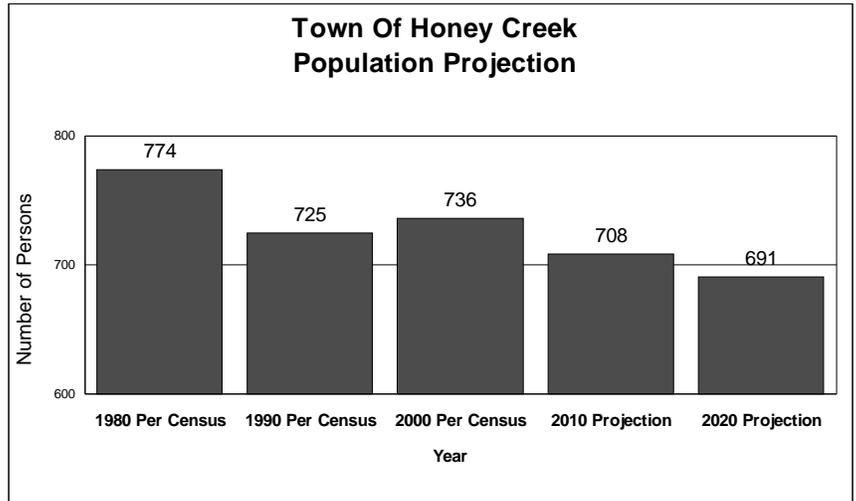
3.3 Interpretation of Population Data

After several years of negative growth, the Town of Honey Creek experienced a very slight increase in population from 725 in 1990 to 736 in 2000. The increase in housing units, as well as the increase of the percentage of housing units occupied implies the population should be increasing significantly. However, multiplying 245 (occupied housing units during 1990) by 2.96 (persons per household during 1990) equals a population of 725, the number of persons in Honey Creek during 1990. Multiplying 264 (occupied housing units during 2000) by 2.79 (persons per household during 2000) equals a population of 737, the number of persons in Honey Creek during 2000. The decrease in the number of persons per household accounts for the disparity between the relatively mild increase in population and the increase in occupied housing units during this time span. There are several possible explanations for the lower persons per household, including fewer extended families living together as well as fewer children per household. This is further supported in Sauk County in general, and specifically in the Town of Honey Creek, as there appears to be an emigration of youth (age bracket 10 to 19) as they reach college age and adulthood (age bracket 20 to 29) and immigration of those in between the ages 30 to 39. In Honey Creek, the lower population numbers in the 0 to 9 age bracket also implies there are fewer children per household, or that families are waiting longer to start their families than during the previous census. These possibilities are reflected in the persons per household data.

3.4 Population Projections

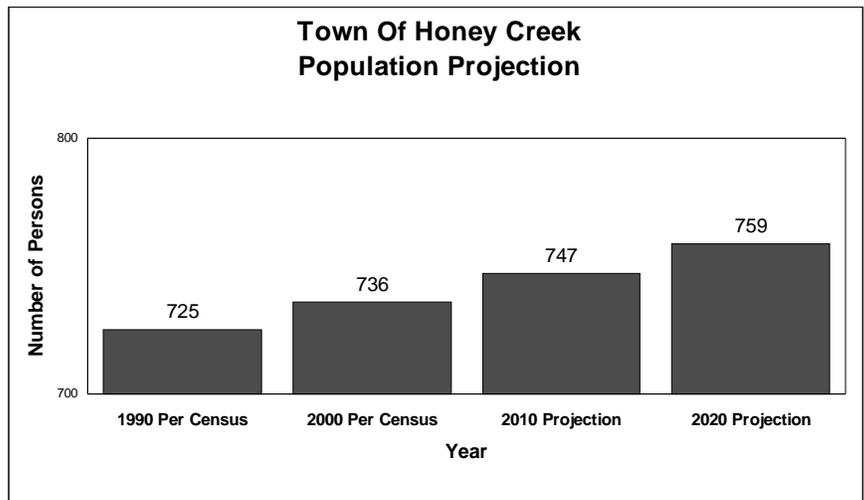
➤ Population Projection 1

The first population projection, a straight line projection growth model based solely on the population trend of the past twenty years, shows the populations declining from the current 736 to 708 in 2010 and 691 in 2020.



➤ Population Projection 2

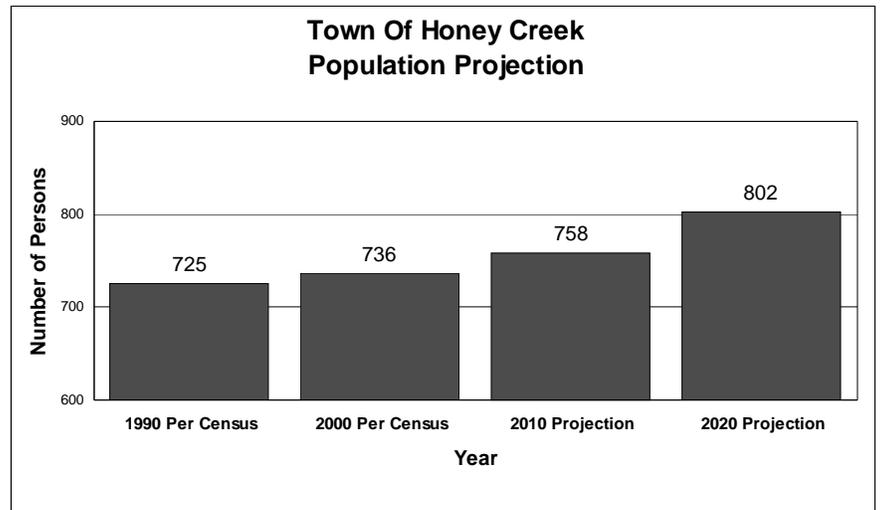
The second trend considers a straight line growth model based on the past 10-year trend. While this is not a standard approach, it is considered for several reasons. First, the population in the past ten years has begun to increase. Next, there is an apparent immigration of those between the ages of 30 and 39.



While there appears to be fewer children per household, immigration of this age bracket contains a higher likelihood of children than if the immigration was occurring in the 50 to 59 or 60 to 69 age brackets. Due to secondary impact of the Highway 12 expansion project and Honey Creek offering desirable place to live, the population may continue to increase at a slow to moderate pace. If this recent trend continues, the exponential population growth model has the population at 747 in 2010 and 759 in 2020.

➤ Population Projection 3

The third trend considers an exponential growth model based on the past 10-year trend only doubled for each ten year increment. While this is not a standard or a scientific approach, much like the second population projection, it is being considered for several reasons.



Like the second population projection, the population in the past ten years has begun to increase and there is an apparent immigration of those between the ages of 30 and 39. This age group will likely add children to household units. Additionally, due to secondary impacts of the Highway 12 expansion project and Honey Creek offering a desirable place to live, the population may continue to increase at a moderate pace.

Note that this projection is meant to preliminary recognize that Leland and Denzer will begin to develop into the traditional hamlets they once were as well as that the Town may have the option to cluster homes on lots of less than 35 acres, thus attracting new residents and residential building.

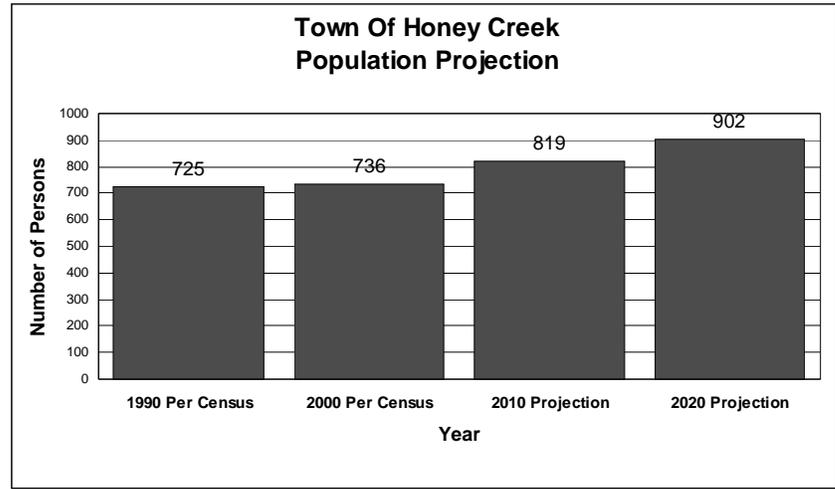
Until a density policy recognizing small lot options as well as development guidelines and related ordinances is developed for the Villages as guided by this Plan and until/if the market recognizes these areas as development areas, it is difficult predict their impact on the Town's overall population. If this recent trend continues as expressed in population projection 2, the exponential population growth model coupled with the compounding doubling effect has the population at 758 in 2010 and 802 in 2020.

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➤ Population Projection 4

The fourth projection considers a population based on the average number of new single family residents built per year in conjunction with both the trend in numbers of persons per household and the current household vacancy rate. As a general standard, this projection considers an occupancy rate of 2.5 persons per household (pph). Note that Honey

Creek's year 2000 pph was 2.79, down from 2.96 in 1990. It is assumed that this downward trend will continue. The year 2000 vacancy rate was 8.33% for Honey Creek while the average number of new single family homes built between 1990 and 2000 was 3.38. It is assumed that the average number of new single family homes will remain constant as will the vacancy rate. Given these assumptions, it is expected that 33 homes will be built between 2000 and 2010 resulting in a population increase of 83 people for a total population of 819. Assuming the same number of homes will be built between 2010 and 2020 it is expected that by the year 2020 the total population will be 902.



Of each of the population projections, Projection 4 provides the most complete and therefore may prove itself to be the most accurate way of projecting Honey Creek's population. This is especially true for three reasons. First, Honey Creek has historically not permitted any subdivision development and most likely will not see many large scale subdivisions in Leland and Denzer during this timeframe. Subdivisions have the potential to increase a population substantially over a short period of time. Second, Honey Creek has had a constant rate of growth of 3.38 in terms of new single family residences in the past 10 years (1990-2000). From 2001 through 2003 the number of single family homes has averaged 3 per year indicating that the rate of growth (in terms of new residences) since the year 2000 has actually declined slightly. Finally, one of the primary age groups both moving into and building homes in Honey Creek ranges from 30-50. Typically, this age group represents a demographic inclusive of kids which further adds validity to a projection of a stable but growing population in the Town.

With the recognition that the Town of Honey Creek is experiencing a 'comfortable' rate of growth coupled with an endorsement by the Comprehensive Plan Committee that this projection provides the best accuracy, Population Projection 4 has been utilized in this Plan to both recognize lands needed for additional residential growth as well as the total number of new homes that can be expected/desired during the Plan's 20 year timeframe (2020).

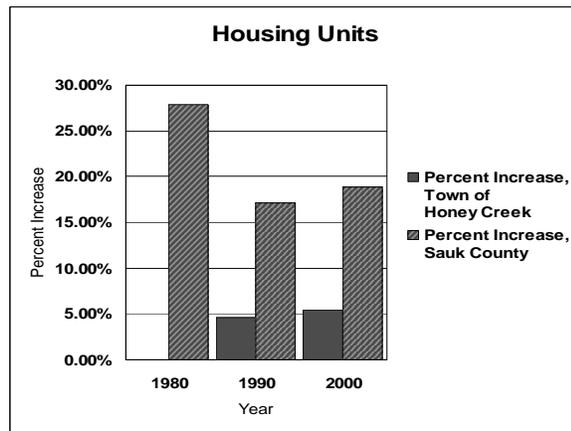
4.0 Purpose

Through the examination of household and housing stock characteristics, identifying the issues and opportunities of providing adequate housing supply and services for the residents of Honey Creek can be developed. This section of the Comprehensive Plan describes the Town’s predominate household and housing stock characteristics such as number of housing units, tenure, household type, age of housing stock, household income and expenses as well as value of housing and further provides an analysis of these housing trends.

4.1 Housing Unit Trends

Locally, between 1980 and 1990, the number of housing units in Honey Creek increased from 261 to 273, or an increase of 4.60%. From 1990 to 2000, housing units increased from 273 to 288, or an increase of 5.49%. This is less than Sauk County’s near steady increase from 1980 to 1990, at 17.10% and an 18.88% increase from 1990 to 2000. (Regional housing unit comparisons are available in **Chapter 3: Population Inventory and Analysis Chapter**). This overall increase of 27 housing units in the Town of Honey Creek occurred despite the decline in population of 49 persons between 1980 and 1990, and only an 11 person increase between 1990 and 2000 (See: **Chapter 3: Population Inventory and Analysis**, for a full account). This is, in part, explained by the average decline in the persons per occupied household during 1980s, 1990s and 2000.

Chart H1: Change in Housing Units



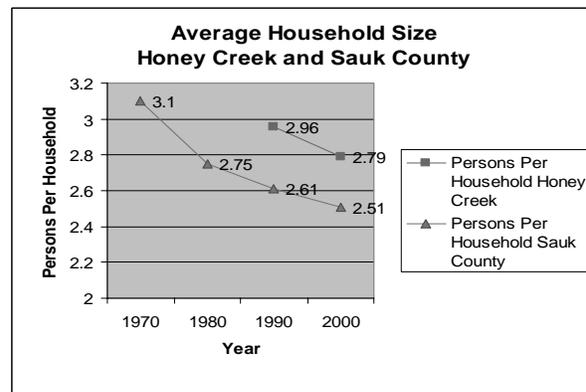
Sources: U.S. Census, 1990 and 2000,
Town of Honey Creek 1999 Land Use Plan

4.2 Average Household Size and Tenure

➤ Average Household Size

The average household size, or the persons per households in Honey Creek has dropped from 2.96 persons in 1990 to 2.79 in 2000. The Town of Honey Creek’s average household size was higher than Sauk County’s, which declined from 2.61 in 1990 to 2.51 persons per household in 2000. A comparison to regional average household size may be found in **Chapter 3: Population Inventory and Analysis**.

Chart H2: Average Household Size



Source: US Census, 1990 and 2000

➤ Tenure

According to the Department Housing and Urban Development (HUD), an overall vacancy rate of roughly 3% is ideal for providing consumers an adequate choice in housing. As cited in **Chapter 3: Population Inventory and Analysis**, during 1990, 89.74% or 245 of the 273 available housing units in the Town of Honey Creek were occupied compared to an 86.61% occupancy rate in Sauk County. During 2000, occupancy in the Town of Honey Creek increased to 91.67%, or 264 of the 288 available housing units, while Sauk County increased to an 89.08% occupancy rate. In both decades, the vacancy rate was well above the ideal of 3% cited by HUD, implying that consumers had many choices of housing.

4.3 Household Characteristics

Household characteristics may influence not only the type of housing stock needed, but also the types of services and commodities utilized. In Honey Creek, of the occupied housing units, those comprised of families and married households increased in numbers from 1990 to 2000, but decreased as a percentage of the population. Female householders decreased in both number and percentage of the population. Households with individuals over 65, and non-family households increased both in number, and in percentage of the population. There are no populations living in group quarters in the Town of Honey Creek. In comparison, from 1990 to 2000 Sauk County increased in raw numbers in all categories. However, as a percentage of the total population, families and married households declined. Female householders, households with individuals over 65, non-family households and those living in group quarters all increased in percentage of the total population.

Table H3: Households by Type

Households by Type	Honey Creek				Sauk County			
	1990	% of Occupied Houses, 1990	2000	% of Occupied Houses, 2000	1990	% of Occupied Houses, 1990	2000	% of Occupied Houses, 2000
Families	199	81.22%	207	78.41%	12,701	71.74%	14,863	68.67%
Married	175	71.43%	183	69.32%	10,906	61.61%	12,284	56.75%
Female Householder	27	11.02%	15	5.68%	1,307	7.38%	1,745	8.06%
With Individuals 65 or older	56	22.86%	66	25.00%	2,157	12.18%	5,361	24.77%
Non Family	46	18.78%	57	21.59%	2,156	12.18%	6,781	31.33%
Living in Group Quarters	0	0.00%	0	0.00%	684	3.86%	881	4.07%
Total Occupied Households	245	100.00%	264	100.00%	17,703	100.00%	21,644	100.00%

Source: US Census, 1990 and 2000.

4.4 Housing Stock Characteristics

During 2000, 275 of the 288 housing units in the Town, or 95.5% of the homes were single family and 13, or 4.5% of the housing units were mobile homes. Sauk County was comprised of 17,642 or 72.61% single-family homes and 2,090, or 8.6% mobile homes. The remaining 4,565 or 18.79% Sauk County Homes comprised a variety of types of multifamily housing units.

Table H4: Housing Units, Structural Types, 2000

	Total Housing Units	% Single Family Home	% Mobile Home	% two to four-units	% with five to nine units per structure	% with ten or more units per structure
Honey Creek, 1990	273	89.38%	9.89%	0.73%	0.00%	0.00%
Honey Creek, 2000	288	95.50%	4.50%	0.00%	0.00%	0.00%
Sauk County, 1990	17,703	83.10%	11.77%	12.40%	3.49%	1.63%
Sauk County, 2000	24,297	72.61%	8.60%	10.00%	4.10%	4.50%

Source: US Census Bureau, 2000

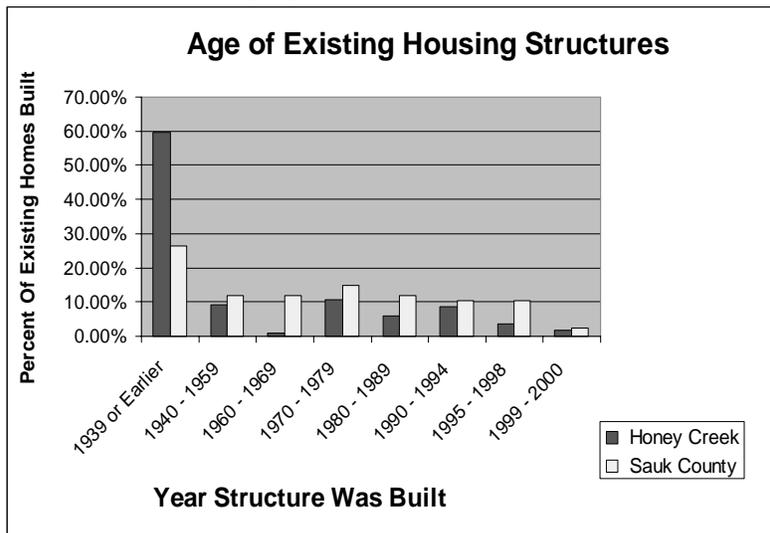
➤ **Age of Housing Stock**

The age of the community's housing stock can be used as a measure of the general condition of the community's housing supply. However, actual building quality at the time of initial construction is also an important factor. Generally, housing constructed prior to 1939 has reached an age where continued maintenance and major repairs may be needed. In comparison, housing built in the 1980's may need upgrading as well due to a decrease in construction and material qualities.



Chart H5: Housing Age

Chart H5: Housing Age shows that nearly 60% of the existing owner occupied housing were built prior to 1939 while 19.52% of owner occupied homes units were built after 1980. The percentage of existing homes in the Town of Honey Creek built prior to 1939 is significantly greater than that of Sauk County. The number of homes built after 1939, in any bracket, are less than those of Sauk County.



Source: US Census Bureau, 2000

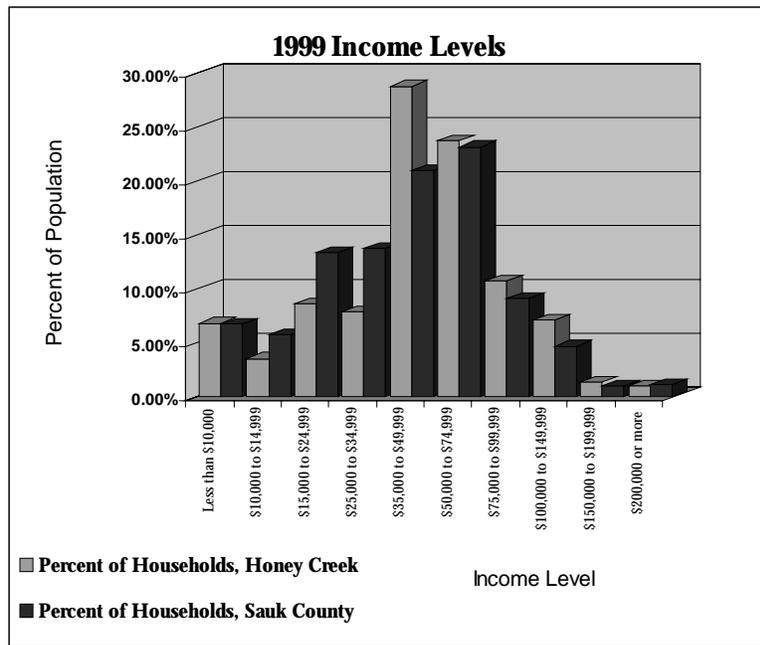
4.5 Household Income, Housing Expenses and Housing Values.

Looking at the household incomes, expenses and housing values provides insights into the types of housing structures that exist and thus, those that are needed in the community.

➤ **Income Per Household**

During 1999, the median household income for Honey Creek was \$46,923.00, which was above the median income for Sauk County at \$41,941.00. Of the 278 households in Honey Creek, 80, (28.78%) were in the \$35,000 to \$49,999 income bracket. Another 66 (23.74%) of the households were in the \$50,000 to \$74,999 income bracket. This is compared to Sauk County with 21.03% of the households in the \$35,000 to \$49,999 income bracket and 23.16% of the households in the \$50,000 to \$74,999 income bracket.

Chart H6: Household Income Levels, Honey Creek and Sauk County



Source: US Census, 2000

Affordable monthly housing expenses are considered to be 30% of the monthly gross income, or affordable monthly gross income = .3 * monthly gross income (where the monthly gross income is the annual gross income divided by 12). In order to determine if the gross annual income is considered to be in the low or moderate-income brackets, the following HUD definitions may be used. As Table H7 on the following page illustrates, extremely low income (ELI) is defined as less than 30% of the household median gross income (HMI) or ELI = .3 * HMI. Very low income (VLI) is 30% (the ELI) to 50% of the HMI, or VLI = ELI level up to .5 * HMI. Low income (LI) is 50% to 80% of the HMI, LI = VLI level to .8 * HMI, and moderate income (MI) is 80% to 100% of the HMI.

In order to determine if an income is considered to be in the low or moderate-income category, multiply the HMI by the standard percentage given with each category definition. Round these results to the nearest income brackets as listed in the US Census and this will give some idea of the percentage of households that fall in each range of income. Taking these income bracket limits and dividing by 12 will give an approximate income earned per month. Taking the

monthly income and multiplying by 30% will give the approximate total housing costs affordable per month.

Given the HMI for Honey Creek is \$46,923, the extremely low-income range is anyone earning less than \$15,000 per month. According to the 2000 census, 15.40% of the households in Honey Creek were in this range and could afford monthly housing expenses of \$375.00 or less. Nineteen point nine percent of the households in Honey Creek fell in the very low-income range and could afford monthly housing expenses of \$375.00 to \$625.00. Households in the low-income range comprised approximately 17.00% of the households in Honey Creek and could afford \$625.00 to \$875.00 in housing expenses each month. Households in the moderate-income range comprised 19.7% of the households in Honey Creek and could afford \$875.00 to \$1175.00 in monthly housing expenses.

Table H7: Affordable Housing Expenses per Income

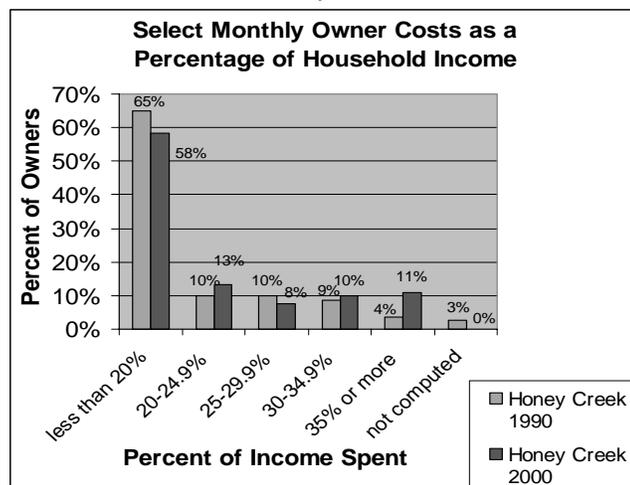
Honey Creek 1999			
Household Median Income \$46,923			
Household Income Category	Income Range*	Percent of the Households in Income Bracket*	Affordable housing expenses per month based on the 30% of income standard
Extremely low income (below 30% of HMI)	< \$15,000	15.4%	\$375 or less
Very low income (30% to 50% of HMI)	\$15,000-\$25,000	19.9%	\$375 - \$625
Low income (50% to 80% of HMI)	\$25,000-\$35,000	17.0%	\$625 - \$875
Moderate (80% to 100% of HMI)	\$35,000-\$50,000	19.7%	\$875 - \$1175

Source: US Census 2000, Housing Wisconsin.

*The income range is the calculated household income range rounded to the nearest income bracket as provided in the 2000 Census. Therefore, the percent of households in this income range is also an approximate number.

Chart H8: Monthly Owner Costs

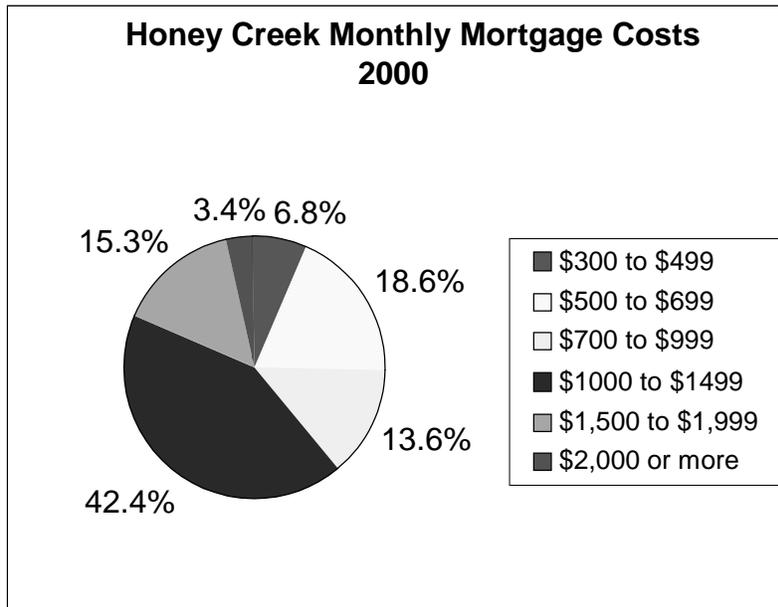
Another way to look at affordability is to look at the records from the 1990 to 2000 census with regard to percent of income spent towards mortgage or rent. The Census only considers these figures for a sampling of the population. The sampling taken for rental cost as a percent of income in 2000 was too small to provide an accurate picture reflective of the actual amounts. When considering the household costs as a percent of income for



homeowners, as per the 1990 census, 85% of the owner occupied households spent 30% or less of their household income on housing costs. **Chart H8: Monthly Owner Costs** shows that according to the sampling data in the 2000 census, 79% of the owner occupied households in Honey Creek spent 30% or less of their household income on housing costs.

The specific mortgage costs are but one of the monthly housing expenses. These are broken down for the Town of Honey Creek. Six point eight percent of the households spent \$300.00 to \$499 monthly mortgage costs. Eighteen point six percent of the households spent \$500.00 to \$699.00 on monthly mortgage costs and an additional 13.6% of the households spent \$700.00 to \$999.00 on monthly mortgage costs. A full 42.4% of the households spent from \$1,000.00 to \$1,499.00 on monthly mortgage costs, 15.3% spent \$1,500.00 to \$1,999.00 and the remaining 3.4% of households spent \$2,000.00 or more.

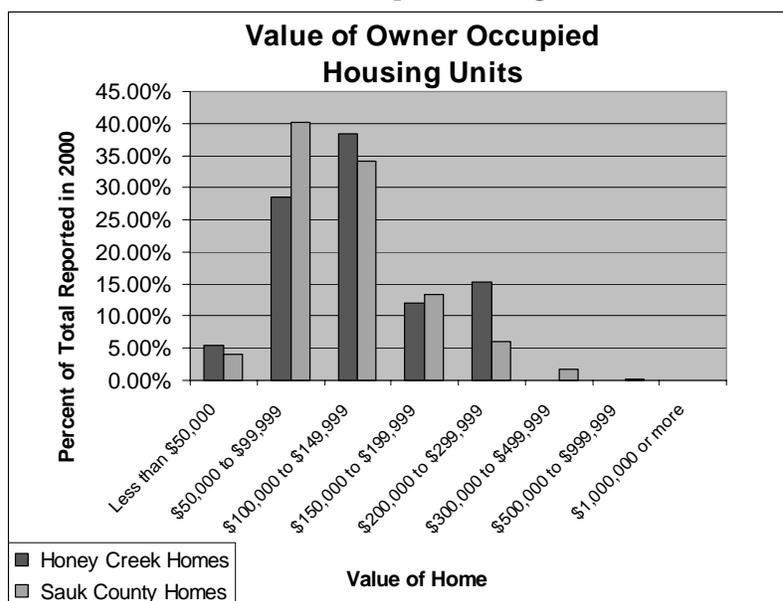
Table H9: Monthly Mortgage Costs in Honey Creek, 2000



Source: US Census, 2000

Values of homes in Honey Creek during 2000 ranged from less than \$50,000.00 to \$299,999.00. The median home value in Honey Creek was \$128,600.00 and the median value in Sauk County was \$107,500.00 According to the 2000, U.S. Census **Chart H10 Value of Owner Occupied Housing Units** compares the housing values for the Town of Honey Creek with those of Sauk County. Approximately 34% of the homes in the Town of Honey Creek are \$100,000 or

Chart H10: Value of Owner Occupied Housing Units



less whereas the percentage of homes valued between \$100,000 to 149,000 is 18.8% as compared to 44% and 34% respectively in Sauk County. There were approximately 12% of the homes valued between \$150,000 to \$199,999 in the Town as compared to Sauk County's almost 13.5%. 15.38% of the homes in Honey Creek were valued between \$200,000 and \$299,999, compared to 8.14% of the homes in Sauk County.

4.6 Description of Housing Hamlets

The majority of the households in Honey Creek are located in the rural sections of the Town. The two unincorporated Villages are the primary hamlets of Leland with 19 homesteads and Denzer with 16 homesteads. There are approximately 7 homes in the Irish Valley and Oschner Road vicinity, and 16 homes in the Highway C and Freedom Road vicinity.

➤ Denzer



Denzer, originally called Hope in the mid-19th Century got its name from the 'hoping' that the Village would expand in population and area. In the mid 1800s, a German settler by the name of Heinrich Denzer made a number of donations of his homestead on the east branch of Honey Creek for a Town Hall, school, church and cemetery. As a result of this activity, the population of Denzer reached about 100 at the turn of the century. Today the population of the Village

stands at approximately 30 people and is composed of 20 single family homes as well as Demar's Plumbing, Honey Creek's Town Hall and garage and the United Methodist Church and Cemetery. With the recognition that Denzer was once a traditional rural hamlet serving a rural agricultural community, the planning committee and community has identified through the process that this use should continue and be expanded where appropriate. This plan recognizes Denzer to be a development area for traditional-style single family homes, multi use structures that include a combination of living quarters and businesses in one building, as well as overall general business development.

The intent of this development effort is twofold. First, by recognizing housing development in Denzer, a more affordable level of housing may be achieved. Secondly, in recognition of the historical nature of this Village serving as a community hub and gathering area, the Plan recognizes an opportunity to continue and expand this type of use. As part of this approach, the Plan further sets policy guidelines and future action to be taken by the Town and residents of Denzer to ensure that new development aims to achieve traditional development patterns. These patterns may include, but are not limited to, the reintroduction of front porches for new homes, providing green space and considering traditional architecture complimentary to the current architecture found in the Village.

➤ **Leland**

The unincorporated Village of Leland, developed in the mid 1800s, reached a peak population in 1892 with 39 people. Today that population remains relatively unchanged. Leland is home to Honey Creek's Rod & Gun Club Community Park located on the Leland Mill Pond, and St. Johns Lutheran Church and Cemetery. Like Denzer, the planning process and community survey identifies Leland as a



development area inclusive of traditional-style single family homes, multi use structures that include a combination of living quarters and businesses in one building, as well as overall general business development. It is intended that the two-fold approach noted for Denzer will also apply to the future development of Leland.

4.7 Housing Density

Housing density can be defined in a number of ways. Density in its simplest definition is the number of housing units per total area of land. This numerical value is commonly referred to as gross density. Density policy, on the other hand, can be defined as the utilization of a credit system to determine both the total number of lots that can be created and the size of each lot. The density policy in effect can then yield a calculation of the total number of potential of future houses until an endpoint is reached.

The current gross housing density of the Town of Honey Creek stands at approximately 1 single family home per 105 acres in the rural areas. In Denzer the density is roughly 1 house per .68 acres while in Leland the density is 1 house per .48 acres. This level of housing density remains relatively unchanged from a historical perspective with the exception that more houses are appearing in the rural areas.

As part of this planning process, the Town may elected to implement a density policy as noted in **Chapter 11 Land Use** in conjunction with a cluster development option to create lots less than the current prescribed 35 acres under Exclusive Agriculture zoning. It is surmised that the combination of these two options will significantly increase the number of new homes that can be built in the rural areas in the short term, however, determining the number of new houses that may be built on an annual or other identified timeline cannot be determined as there are no comparatives for this area under such a program.

One component of a density policy that can be determined, assuming that the density policy does not become 'less restrictive' in the future is a definite end-point in terms of total number of houses that can be built in the rural areas.

4.8 Local Population and Housing Trends



To best describe the local population and housing trends, an examination of Population Projection 4 under the previous chapter can provide the best insight as to what the future population will be in Honey Creek. This projection is correlated to the average number of new homes built in between 1990 and 2000 and to some extent the average between 2000 and 2003. With the application of an average

of 4.15 houses being built per year the total number of additional houses needed by 2005 will be approximately 20 (note that between 2000-2003 11 homes have been built). For each five year increment it is also expected that the number of new homes being built will average about 4.15 per year. Thus by the year 2020 the total number of homes being built in the Town is expected to be about 84. When estimating the number of new homes needed, one factor to also consider is the annual or average occupancy rate. If the occupancy rate in the community increases, it can be assumed that the number of new homes needed will decline. Considering that the occupancy rate in Honey Creek has been relatively constant at 90% in 1990 and 92% in 2000, this component was not factored in to the calculation of total new homes needed.

4.9 Projected Housing Needs Based on Population Projections

In an effort to provide a starting point as to how many housing units will be needed relative to the first three population projections noted under the Population Chapter, this plan offers the following preliminary future housing projections:

➤ **Housing Projection 1** (fully noted under *Chapter 3: Population Inventory and Analysis*)

Based on Population Projection 1, the number of persons in Honey Creek could drop to 691 by the year 2020. The current average household size is 2.79 and the current occupancy is almost 92%. If the average household size of 2.79 and occupancy rate of 92% stays the same, the number of housing units needed declines from the current 288 units to 269. However, if the persons per household continues to decline, and approaches the standard number used of 2.5, and if the occupancy rate stays at 92%, then the number of housing units needed increases to 298 by the year 2020. Using this last approach, and with the consideration that the Town currently has 288 housing units, the Town would need to add approximately ten housing units by the year 2020.

➤ **Housing Projection 2** (fully noted under *Chapter 3: Population Inventory and Analysis*)

Based on Population Projection 2, the number of persons in Honey Creek could increase to 759 by the year 2020. The current average household size is 2.79 and the current occupancy is almost 92%. If the average household size of 2.79 and occupancy rate of 92% stays the same, the number of housing units needed by 2020 increases from the current 288 units to 294. However, if the persons per household continues to decline, and approaches the standard number used of 2.5, and if the occupancy rate stays at 92%, then the number of housing units

needed increases to 327 by the year 2020. Using this last approach, and with the consideration that the Town currently has 288 housing units, the Town would need to add approximately 39 housing units by the year 2020.

➤ **Housing Projection 3** (fully noted under *Chapter 3: Population Inventory and Analysis*)

Based on Population Projection 3, the number of persons in Honey Creek could increase to 771 by the year 2020. The current average household size is 2.79 and the current occupancy is almost 92%. If the average household size of 2.79 and occupancy rate of 92% stays the same, the number of housing units needed by 2020 increases from the current 288 units to 298. However, if the persons per household continues to decline, and approaches the standard number used of 2.5, and if the occupancy rate stays at 92%, then the number of housing units needed increases to 333 by the year 2020. Using this last approach, and with the consideration that the Town currently has 288 housing units, the Town would need to add approximately 45 housing units by the year 2020.

➤ **Housing Projection 4** (fully noted under *Chapter 3: Population Inventory and Analysis*)

Population Projection 4 is based on the projection that the number of houses in Honey Creek could increase to 66 by the year 2020. With an expected household size of 2.5 persons coupled with a stable occupancy rate as described under Section 4.5, the population in Honey Creek can be expected to be at approximately 902. Note that Population Projection 4 is a reverse from the previous three projections which based housing on population alone whereas as this projection uses the average number of new homes built per year and assumes that this average will remain constant as demonstrated by the number of new homes build between 1990 and 2000 and between 2001 to 2003 respectively. Thus under this scenario, the number of residential housing units is expected to reach 354 by 2020.

4.10 Projected Growth and Housing Needs Analysis

Based on the Population Projection 2 as further noted in *Chapter 3 Population Inventory & Analysis*, the Town of Honey Creek may experience approximately 39 new housing units in the next 20 years, or roughly an average of two new homes per year. When considering the fact that on average, there have been 4.15 house built per year in between 1990 and 2000 and an average of 3 homes per year between 2001 and 2003, this projection does not appear to be accurate. In addition to the comparison to past home building trends, a second fact to consider is that this value does not recognize the potential impacts of the reconstruction of USH 12 facilitating an easy commute to the Madison area. In light of this fact, it is conceivable that the number of new homes and demand for building sites will increase significantly and better reflect Population Projection 3 which proposes 35 new housing units in the next 20 years, or roughly 2 new homes per year. However, Population Projection 3 still falls short of recognizing the long term trend of 4.15 additional homes being build per year. Thus Population Projection 4 appears to be most accurate in terms of predicting the number of new homes by the year 2020 which is estimated at approximately 84.

In addition to additional housing demands in rural areas, it is important to also consider additional development in the Villages. As noted earlier, the Villages have historically gained population and over time the population has dropped significantly to finally stabilize. Because this plan specifically guides residential development to the Villages, it is conceivable that these areas will both increase in the number of housing units and population. However, there are already a number of vacant lots in both villages, some of which have been on the market for a number of years. If this trend is indicative of future growth to these areas, the expectation is that the number of new houses will not increase. On the other hand, once these areas are designated for development, as they have been in this plan, it is conceivable that a subdivision proposal may dramatically increase the number of housing units and the population in one or both villages.

Overall, projecting population and housing needs is a difficult process due to the many unknowns, including not being able to fully predict the impact of Highway 12 given the Towns' proximity to Madison, coupled with historically stable growth rates. One fact is certain: the population and number of housing units are expected to increase during this planning period and beyond. Thus, it is imperative that the Town prepare for this increase to ensure that the Town's Vision is achieved.

4.11 Housing Programs and Choices

Through this process, the Town of Honey Creek has identified the need for housing choices to meet the needs of persons of all income levels, age groups, and special needs. This subsection explains the efforts made to accommodate such needs.

➤ Density Policy

To accommodate both the desire and need for affordable housing and vacant lots for building purposes, the Town of Honey Creek has elected to allow for the creation of 'small' lots within the rural areas of the Town (versus the 35 acre lot size minimum). The designation of these lots is based on a specified density policy noted under ***Chapter 11 Land Use***. Essentially, a density policy coupled with small lot creation can have a twofold impact on the Town. First, the policy aims to protect farmland and open space through the option to sell smaller lots placed in appropriate locations. Secondly, the policy permits the designation of smaller lots which, depending on current market values of property are 'more affordable.'

➤ Subdivision Development and Appropriate Areas

The Town, through this planning process, has recognized two areas of the Town appropriate subdivision development (a subdivision being loosely defined as more than three lots clustered). These areas include the traditional hamlets of Leland and Denzer. Recognizing that defining affordable housing is difficult and that market demand and corresponding values affect affordability, it is assumed that lots in these areas will serve the need for low to moderate income opportunities in housing options as by their very nature they will be less expensive than lots in rural areas.

➤ **Housing Programs**

Listed below are some examples of housing assistance programs available to Town of Honey Creek residents:

- **U.S. Department of Housing and Urban Development (HUD)**

Section 811 – provides funding to nonprofit organizations for supportive housing for very low-income persons with disabilities who are at least 18 years of age

Section 202 – provides funding to private nonprofit organizations and consumer cooperatives for supportive housing for very low-income persons age 62 and older

Section 8 – major program for assisting very low income families, elderly and disabled individuals to afford housing on the private market. Participants are responsible for finding their own housing. Funding vouchers are distributed through Public Housing Authorities that deliver the vouchers to eligible applicants.

Section 8/SRO – provides funding to rehabilitate existing structures to create single room occupancy (SRO) housing for homeless individuals of very low income with shared spaces.

Hope VI – provides grants to Public Housing Authorities to destroy severely distressed public housing units and replace them with new units or dramatically rehabilitate existing units. It hopes to relocate residents in order to integrate low and middle-income communities. It also provides community and supportive services.

Public Housing – the goal is to provide rental housing for low-income families, elderly and disabled individuals. Rents are based on resident's anticipated gross annual income less any deductions.

HOME – provides formula grants to states and localities that communities use to fund a range of activities that build, buy, or rehabilitate affordable housing units for rent or ownership.

Section 502 – makes loans to low and very low-income households in rural areas to build, repair, renovate, or relocate houses, including mobile/manufactured homes. Funds can be used to purchase and prepare sites and to pay for necessities such as water supply and sewage disposal.

Section 515 – provides direct, competitive mortgage loans to provide affordable multifamily rental housing for very low, low and moderate-income families, and elderly and disabled individuals. It is primarily a direct mortgage program but funds can also be used to improve land and water and waste disposal systems.

Section 514/516 – loans and grants used to buy, build, improve, or repair housing for farm laborers, including persons whose income is earned in aquaculture and those involved in on-farm processing. Funds can be used to purchase a site or leasehold interest in a site, to construct or repair housing, day care facilities, or community rooms, to pay fees to purchase durable household furnishings and pay construction loan interest.

- **State of Wisconsin – Department of Administration (Bureau of Housing)**

Home Rehabilitation and Accessibility (HRA) – provides Federal HOME funds to participating agencies to make repairs and improvements needed to bring dwellings, owned and occupied by low-income households, up to appropriate housing quality standards and provide accessibility modifications.

Home Buyer Rehabilitation (HBR) – funds provided through local agencies for the lowest income households either in grant or loan formats for a wide variety of local affordable housing activities.

Rental Housing Development (RHD) – Provides additional information to HUD's HOME program for requirements on funding. These funds are used to provide direct competitive mortgages in order to establish affordable multi-family housing for very low, low and moderate-income families, and elderly and disabled individuals.

Rental Housing Development (RHD) – funds provided through HUD's HOME program to make repairs or improvements to rental units leased to persons who have low or very low incomes.

Housing Cost Reduction Initiative (HCRI) – funds set aside to assist low or moderate income persons or families to secure affordable, decent, safe and sanitary housing by defraying some of the housing costs.

Community Development Block Grants (CDBG) – funds made available to local units of government that are deemed most in need of assistance for housing rehabilitation and/or limited other housing activities. The funds are awarded to a local governmental unit, which in turn, provides zero interest, deferred payment loans for housing assistance to low to moderate-income homeowners.

Community Development Block Grant - Emergency Assistance Program (CDBG-EAP) - Funds are to be directed to eligible units of government throughout the State that are in need of assistance due to a natural or manmade disaster. Funds are to be used to provide housing assistance to low to moderate income homeowners to address the damage caused by the disaster.

Wisconsin Housing and Economic Development Authority (WHEDA) – There are two specific programs offered by WHEDA to assist individuals with their homeownership needs, HOME and Home Improvement Loans. The HOME program provides competitive mortgages to potential homeowners with fixed below-market

interest rates to qualified candidates. The Home Improvement Loan program provides funding up to \$17,500 to qualified candidates for rehabilitation and other various housing activities. These funds are provided at below-market fixed interest rates for up to 15 years with no prepayment penalties. The properties must be at least 10 years old and the applicants must meet the income limits established by WHEDA for the county they reside within.

Other Programs – Other programs that may be considered for housing assistance are provided by various agencies throughout the State, including Rural Development components of the U.S. Department of Agriculture and Sauk County.

4.12 Housing Goal, Objectives and Policies

Housing Goal: Manage new and existing housing developments to maintain the rural character, preserve natural and agricultural areas and employ existing infrastructure while providing for varied housing opportunities.

Housing Objectives:

HO-1 Direct residential growth to existing developed areas.

HO-2 Direct new home sites to areas not suitable for agriculture.

HO-3 Direct new home sites away from ecologically sensitive areas.

HO-4 Ensure that new housing developments utilize appropriate sanitary systems that protect water resources.

HO-5 Allow for varied housing lot size options.

HO-6 Limit the use of trailer homes to extenuating circumstances only.

HO-7 Maintain the Town's rural character.

HO-8 Support efforts which provide for affordable housing and which meet the requirements of people with different needs.

HO-9 Provide for varied, density-based residential development.

HO-10 Encourage residential housing designs and locations that aim to balance the protection of natural resources and rural character and which utilizes existing transportation routes.

HO-11 Encourage the use of quality construction materials consistent with the rural character.

HO-12 Encourage home siting in areas that will not result in property or environmental damage, or impair rural character or agricultural operations.

HO-13 Encourage neighborhood designs and locations that protect residential areas from infringement by incompatible land uses, promote connectivity of road and environmental systems, and preserve rural character.

HO-14 Encourage new development which occurs in Leland and Denzer to be mixed use and interconnected both from a transportation and walk-able standpoint.

Housing Policies:

HP-1 Utilize clustering techniques for rural non-farm development of up to 3 residences utilizing appropriate zoning options (Planned Unit Development) developed by Sauk County and utilize any options/provisions noted in the *Chapter 11 Land Use*.

HP-2 The Town shall establish, utilize and enforce any density policy as noted under the *Chapter 11 Land Use* related to the establishment of new lots for purposes of new residential development.

HP-3 The Town shall investigate the development of an “in-town” or “between town and village” Transfer of Development Rights program and identify lands suited as sending areas and land as receiving areas and work together with neighboring Towns and Sauk County with the development and implementation of such program.

HP-4 Guide residential housing to and plan for a sufficient supply of developable land in Leland and Denzer for housing. Planning shall include an evaluation of housing demand and community input for each proposed housing development/land division, particularly from those living in Leland and Denzer.

HP-5 Every resident and/or landowner in Leland or Denzer shall be notified of any subdivision, Planned Unit Development, Board of Adjustment hearing or rezone proposal in their community and shall be offered an opportunity to take part in a town sponsored public forum to review such proposals and offer suggestions and feedback to ensure that proposals are consistent with the character of these communities. The Town shall be responsible for said notification.

HP-6 Direct any and all subdivision development as defined by this Plan and the Sauk County Land Division and Subdivision Regulations Ordinance to Leland and Denzer only.

HP-7 For all new subdivision developments encourage the utilization of community septic systems placed in such a fashion to have minimal impact on groundwater quality. For assistance utilize staff from Sauk County.

HP-8 Utilizing the pictorial policies under *Chapter 11 Land Use* and other policies within this plan, direct all new rural housing in such a fashion to have a minimum impact on agricultural fields, the Baraboo Bluffs, and environmentally sensitive areas. Note: Agriculture fields are defined as those areas currently cropped, the Baraboo Bluffs are defined on *Map 6-3 Community Resources* as the BRNNL boundary and environmentally sensitive areas as defined on *Map 9-1 Environmentally Sensitive Areas*.

HP-9 Support Sauk County Planning & Zoning with the development and adoption of a Rural Community Zoning District which will recognize Leland and Denzer as traditional rural community centers that includes a mix of residential, commercial and farming uses which service the surrounding community as well as provide varied housing options.

HP-10 At such time that the Rural Community Zoning District becomes an official zoning district in the Sauk County Zoning Ordinance, the villages will then need to develop a village 'master plan' or other means to properly direct the location and types of new development along with architectural and open space guidelines. This process is further explained under **Chapter 11 Land Use**. Once master plans have been developed and adopted, the Town will rezone Leland and Denzer and appropriate lands adjacent to the villages to this District which will be expressed on an officially adopted zoning map to be kept on file with Sauk County and incorporated into the Town's Comprehensive Plan as an update to **Map 11-6 Zoning Districts**.

HP-11 Encourage the proper siting of residences so as to minimize the demand for infrastructure improvements and where practical require shared driveways. In the Villages of Leland and Denzer, require Planned Unit Development conservation subdivision design that clusters residences closer together thereby reducing infrastructure improvements while preserving open space and environmentally sensitive areas.

HP-12 Direct elderly and varied income housing opportunities to the Villages of Leland and Denzer, a process which will in part be aided by the adoption of the Rural Community Zoning to be applied to both Villages. Also identify low income housing grant opportunities both through this Plan and through a repository of information provided at the Town Hall.

HP-13 Work with Sauk County to develop zoning options for accessory living units to a primary residence in the rural areas of the Town which will permit elderly independent or interdependent living arrangements.

HP-14 Actively support the preservation and maintenance of homes on the historical register including those in the Honey Creek Swiss Rural Historic District by including information in an annual Town newsletter which educates the community about the history of these properties as well as about sources of funding for historic property upkeep and refurbishing. **Map 6-3 Community Resources** shows the boundary of this historic district.

HP-15 For all new non-farm residential housing, maintain the greatest distance feasible between new homes and agriculture feedlot operations or trench silos of adjacent landowners to minimize conflicts between agriculture operations and rural residences. Further ensure that adjacent landowners with feedlots and trench silos are notified of any residential building proposals as part of the Town's building permit process.

HP-16 Farmers owning land adjacent to residential uses/lots shall maintain the greatest distance feasible between any new feedlot or trench silo from said adjacent residence.

HP-17 Support Sauk County with the development of a Planned Unit Development Ordinance which will allow the Town to pursue development options such as rural home clustering and conservation subdivision design in the Villages of Leland & Denzer and will allow for the preservation of agriculture and ecologically sensitive areas.

HP-18 Permit cottage industries in areas zoned Exclusive Agriculture so long as they abide by regulations set forth by the Sauk County Zoning Ordinance.

HP-19 After the adoption of the Rural Community District, The Town's Plan Commission and Town Board will work with the residents of Leland and Denzer to develop an addendum to this Comprehensive Plan to provide individual village master plans which set guidelines for each Village addressing preferred types of businesses, possible village themes based on each village's history, types of residential development desired etc. The addendum or ordinance will include strategies to attract the desired types of development and/or businesses.

5.0 Purpose

Historically, farming and agrarian activities have been a primary way of life for Honey Creek residents and landowners. While only small portions of its residents are employed in farming, most of the total land cover in the Town of Honey Creek is farmland. Throughout history farmland and farming operations have been passed down to succeeding generations, a tradition that continues today. However, in the last 10 to 15 years, the agricultural community has faced many challenges. Because of its location, the Town of Honey Creek has begun to experience rural residential development pressures. Along with this, increases in property value assessments, increasing health care costs, and farm prices that have remained relatively stagnant have compounded the challenges recently. Despite these issues, farming has remained a viable employment opportunity and lifestyle for many in Honey Creek. The goal of this comprehensive plan is to address how to preserve valuable agricultural lands while still allowing for some growth within the Town.

5.1 Regional and Local Trends in Agriculture

From 1987 to 1997, the estimated number of farms in Sauk County decreased from 1,502 to 1,452 (by 3.33%). The average size for farms in Sauk County also decreased, 246 acres in 1987 and 229 acres in 1997. During the same time period, the estimated number of farms in the State of Wisconsin decreased from 75,131 to 65,602, (by 12.68%), while the average size for farms increased from 221 acres to 227 acres.

Table A1: Trends in Average Size of Farms

Sauk County Farms				Wisconsin Farms			
Year	Approximate Number of Farms	Average Size of Farm in Acres	Percent Change in Average Size	Year	Approximate Number of Farms	Average Size of Farm in Acres	Percent Change in Average Size
1987	1,502	246		1987	75,131	221	
1992	1,383	243	-1.22%	1992	67,959	228	3.17%
1997	1,452	229	-5.76%	1997	65,602	227	-0.44%

Source: Wisconsin County Agricultural trends in the 1990's, Prepared by PATS, UW Madison, August 2001

From 1990 to 1997, the estimated number of farms in Honey Creek increased from 84 to 91, while the number of dairy farms decreased from 45 to 33. In Sauk County, both the estimated farm numbers of farms and dairy farms have decreased. The estimated farms per square mile during 1997 are the same for the Town and the County, while dairy farms per square mile are nearly equivalent at .7 dairy farms per square mile in the Town and .6 dairy farms per square mile in the County.

Table A2: Trends in Farm Numbers

	Estimated Farm Numbers				Dairy Farm Numbers			
	1990	1997	% change	Estimated Farms per square mile	1989	1997	% change	Dairy Farms per Square Mile, 1997
Honey Creek	84	91	8.30%	1.9	45	33	-26.70%	0.7
Sauk County	1597	1507	-5.60%	1.9	687	475	-30.90%	0.6

Source: Wisconsin Town Land Use Databook, Prepared by the Program on Agriculture Technology Studies (PATS), UW Madison, September 1999 – Wisconsin Agriculture Statistics Service in cooperation with the WI Department of Agriculture

The estimated number of farms for Sauk County illustrated in the *Charts A1 Trends in Average Size of Farm and A2 Trends in Farm Numbers*, differs. This is due to different methodologies used between the methodology for estimating the number of farms in Sauk County prepared by the Program on Agricultural Technology Studies (PATS), UW Madison, and Census of Agriculture.

5.2 Land in Agriculture Use

Land sales in the Town of Honey Creek, Sauk County, and State of Wisconsin, indicate that 2,490 acres of farmland were sold in the Town of Honey Creek from 1990-1997. Of the acreage sold, 444 acres were diverted out of agricultural uses. The dollar per acre, at \$993.00, was an average value of land sold between 1990-1997.

Table A3: Agriculture Land Sales, Town of Honey Creek, Sauk County, and State of Wisconsin

	Agriculture Land Continuing in Agriculture Use			Agricultural and Being Diverted to Other Uses			Total of all Agriculture Land		
	Number of Transactions	Acres Sold	Dollars Per Acre	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars Per Acre
Town of Honey Creek 1990-1997	N/A	2,046	\$932	N/A	444	\$1,066	46	2,490	\$1,091
Sauk County 1990-1997	N/A	50,947	\$914	N/A	16,130	\$1,124	1,103	67,077	\$979
Sauk County 2001	33	2,017	\$2,511	19	642	\$2,712	52	2,670	\$2,560
State of Wisconsin 2001	1,974	126,404	\$2,060	993	49,337	\$3,448	2,967	175,741	\$2,450

Source: Wisconsin Town Land Use Databook, Prepared by the Program on Agriculture Technology Studies (PATS), UW Madison, September 1999 – Wisconsin Agriculture Statistics Service in cooperation with the WI Department of Agriculture

5.3 Production Trends

During 1999, the average yield for field corn for Sauk County differs by only 1 bushel per acre from that of the State. The average difference for corn silage is 1 ton per acre. Alfalfa yield in Sauk County was .3 tons per acre less than the State, .5 tons per acre forages harvested, and .2 tons per acre more for soybean yields.

Tables A4 & A5: Production trends: Sauk County & State of Wisconsin

Farm Production Trends, 1999	Forage/Feed							
	Alfalfa		Other Forages	All Forage Harvested		Soybeans		Small Grains (oats,barley,wheat)
	Acres	Yield	Acres	Acres	yield	acres	yield	acres
Sauk County	715	4.1	8,100	79,600	4.6	24,500	48	7,300
State of Wisconsin	3,000,000	4.4	600,000	3,600,000	4.1	1,300,000	46	485,000

Farm Production Trends, 1999	Corn				
	Field Corn		Corn Silage		Total Corn
	Acres	Yield	Acres	Yield	acres
Sauk County	66,000	144	15,100	16	81,100
State of Wisconsin	2,850,000	143	730,000	17	3,580,000

Source: Wisconsin County Agricultural trends in the 1990's, Prepared by PATS, UW Madison, August 2001

The number of dairy cows, the total milk produced by them, and the number of dairy herds decreased for both the County and the State from 1991-1999, while the productivity of the herds did increase from 1991 to 1999 for both the County and the State.

Table A6: Dairy Production trends: Sauk County & State of Wisconsin

	Dairy Trends, Sauk County and Wisconsin							
	Net Change, 1991 – 1999				Percent Change, 1991 – 1999			
	Number of Cows	Total Milk Produced	Herd Productivity	Number of Dairy Herds	Number of Cows	Total Milk Produced	Herd Productivity	Number of Dairy Herds
Sauk County 1991 – 1997	-6,300	-4,060	2,800	-233	-17.10%	-0.80%	19.70%	-35.00%
State of Wisconsin 1991 – 1997	-388,000	-1,329,000	2,983	-12,103	-22.10%	-5.40%	21.40%	-37.20%

Source: Wisconsin County Agricultural trends in the 1990's, Prepared by PATS, UW Madison, August 2001

These statistics are reflective of the agriculture industry throughout the State of Wisconsin. Despite these changes, agricultural productivity has increased. Sauk County remains one of the State's leaders in terms of production and revenue generated according to a recent study completed in August, 2001 by the University of Wisconsin- Madison entitled, "Wisconsin County Agricultural Trends in the 1990s".

5.4 Local Farm Numbers and Types

Farming and related agriculture activities are the primary economic activity in the Town. Farmers in the Town of Honey Creek produce a variety of agriculture commodities including dairy, beef production, animal feed such as corn, alfalfa and soybeans as well as a number of cash crops. Honey Creek currently has approximately 19 Dairy Farms, 13 Beef, 3 Hog Farms.

5.5 Farmland Preservation Program

The Farmland Preservation Program was established by the State of Wisconsin and was designed to help local governments that wish to preserve farmland through local planning and zoning, by providing tax relief to farmers who participate. In the late 1970's, Sauk County produced a Farmland Preservation Plan as a requirement to enter into the program. In 1987, the Town of Honey Creek adopted Exclusive Agriculture Zoning qualifying the Town's farmers to take part in this program. As a result of this action, the Town had 83 participants, averaging 89.12 acres each, in the program during 2002 and 15,697.07 acres total.

Both of these numbers are the highest yet for the Town of Honey Creek. This level of participation once again appears to be indicative of a strong farming economy and agriculture community wishing to continue farming as a way of life.

Table A7: Exclusive Agriculture Participation in Honey Creek

Exclusive Agriculture Zoning Certification				
Honey Creek	Number of Certificates	Acres of Exclusive Agriculture Participating And Certified	Percent Change In Acreage Per Year	Average Farm Size
1989	55	13,157.07		239.27
1990	70	14,600.84	10.97%	208.58
1991	66	14,953.80	2.42%	226.57
1992	62	13,824.60	-7.55%	222.98
1993	65	14,133.09	2.23%	217.43
1994	63	14,028.24	-0.74%	222.67
1995	64	13,505.60	-3.08%	212.43
1996	62	12,942.17	-4.81%	208.74
1997	64	13,601.09	5.09%	212.52
1998	70	14,329.12	5.35%	204.70
1999	67	13,902.40	-2.98%	207.50
2000	68	13,517.41	-2.77%	198.78
2001	78	15,501.05	14.67%	198.73
2002	83	15,697.07	1.26%	189.12

Source: Sauk County Department of Planning and Zoning.

5.6 Land Capability Classification

Soil suitability is a key factor in determining the best and most cost-effective locations and means for agricultural practices in the Town of Honey Creek. The USDA-NRCS groups soils suitable for agriculture based on the most suitable land for producing food, feed, fiber, forage and oilseed crops. When classifying into groups, considerations are given to the limitations of the soil, their risk of damage, and response to treatment. In general, the fewer the limitations, the more suitable the soil is for agriculture use. **Map 5-1 Land Capability Classification/Atrazine Prohibition Areas** depicts the soils by classifications for the Town of Honey Creek.

Approximately 43.11% of the soils in the Town of Honey Creek are Class I, II, or III soils. Class one soils have few limitations that restrict their use. Class II soils have some limitations such as wetness, erosion, or droughtiness that require conservation practices. They are cultivated with a few simple precautions. Class III soils have many limitations with special management practices required.

Table A8: Soil Class and Acreage of in the Town of Honey Creek

Town of Honey Creek Land Capability Classification		
Soil Class	Acres	Percent of Total Land Area
Class I	968.35	3.15%
Class II	6,852.09	22.30%
Class III	5,423.05	17.65%
Class IV	3,280.43	10.68%
Class V	0.00	0.00%
Class VI	7,426.17	24.17%
Class VII	918.28	2.99%
Class VIII	5,624.16	18.31%
Total	30,492.53	99.26%
Total Acreage in Honey Creek	30,720.00	100.00%

Approximately 34.85% of the soils in the Town of Honey Creek are Class IV, V, and VI soils. Class IV soils have severe limitations that require careful management. Class V soils are suited mainly to pasture due to permanent limitations such as wetness or stoniness. Class VI soils have limitations that make them generally unsuited for cultivation and limit use to pasture, woodland or wildlife.

Source: Sauk County Department of Planning and Zoning

Approximately 21.30% of the soils in the Town of Honey Creek are Class VII, VIII soils. Class VII soils have very severe limitations that restrict their use to pasture, woodland and wildlife. Class VIII soils, with very severe limitations, have use restricted to recreation and wildlife. The remaining approximately .74% or 227.47 acres is open water and is not classified.

As a general reference, **Map 5-2 Prime Farmland – Slope Delineation** defines prime farmland as being comprised of Class I and Class II soils. Approximately 25.46% of the soils on this map are indicated as prime farmland. Soils that require other management practices to be considered prime farmland are also indicated as such on the map.

In addition to soil classes, the Town of Honey Creek currently has two atrazine restricted areas as shown on **Map 5-1 Land Capability Classification/Atrazine Prohibition Areas**. Atrazine has (for

the past 25 years) and continues to be a popular corn herbicide used to control weeds in corn fields and commonly enters groundwater resources through field application. Although consumption of atrazine by drinking groundwater does not have an acute (immediate) health effect, low level consumption over time may cause health problems. As a means to protect residents in rural areas from excessive atrazine consumption, the Wisconsin Department of Agriculture, Trade and Consumer Protection has established Atrazine Prohibition Areas. These areas are established through a 7-step process that initially involves groundwater testing, investigation and the drafting of a proposal to add new lands to the prohibition area. The area is not approved until after a public hearing, approval by the Board of Agriculture, Trade and Consumer Protection, legislative review and finally publication of the newly affected area. Generally, an area is added to the prohibition area if the groundwater tests at a minimum of 3 parts per billion either in atrazine or one of three breakdown products of atrazine namely ethyl atrazine, deisopropyl atrazine or diamino atrazine.

5.7 Agriculture Infrastructure



Photo courtesy Sauk County

The agricultural industry in the Town of Honey Creek is supported by a diverse agricultural infrastructure within the area. Although most agricultural supporting enterprises are not located within the Town, they can be easily accessed in the nearby trade centers of the Villages of Sauk City, Prairie du Sac and Spring Green.

5.8 Alternative Agricultural Opportunities

Despite the changes in the number of farmers, farm size and the price of farmland, agricultural productivity has increased. According to a recent study completed in August, 2001 by the University of Wisconsin-Madison entitled "Wisconsin County Agricultural Trends in the 1990's", Sauk County remains one of the State's leaders in terms of agricultural production and revenue generated.

Overall, changes to technology, machinery and agricultural practices have resulted in the industry becoming more efficient. In addition, it is more common for farms to concentrate their efforts on certain niche markets such as the production of organic, and non-traditional products such as unique meats and cheeses and varied forest products. These factors, coupled with the opportunity for direct marketing to the public as well as local restaurants, school districts, cooperatives and retail grocery cooperatives, promotion of the purchase of locally produced products and Community Supported Agriculture opportunities have and continue to produce positive results for the industry.

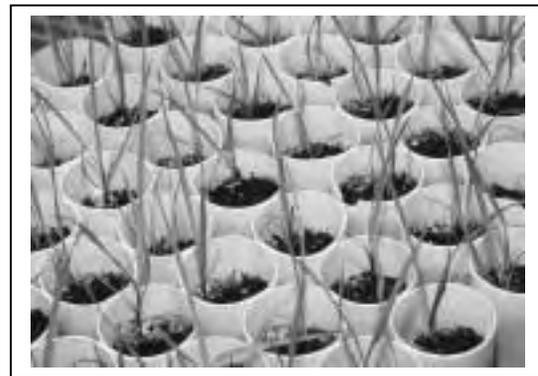


Photo courtesy USDA NRCS

Agri-tourism/bed and breakfast establishments, recreational opportunities and agriculture related cottage industries are other examples of alternative agriculture opportunities. The Sauk County UW

Extension office recently published “Sauk County Farm Connect Guide, 2003”. This guide lists area farmers who directly market their products and/or provide consumers an opportunity to learn firsthand about agriculture today.

5.9 Federal, State and Local Programs and Resources



Photo courtesy USDA NRCS

There are numerous programs and resources available through federal, state and local agencies that can provide assistance to farmers to help ensure agricultural sustainability. These programs should not be looked at individually, as a possible solution to ensure the viability of agriculture, but rather as small components of the collective system aimed at preserving all scales of farming operations.

➤ The Sauk County Preservation Program

The Sauk County Preservation Program is designed to protect important natural resources and agricultural land in Sauk County by the direct public acquisition of development rights from willing private landowners. The Purchase of Development Rights (PDR) is a concept employed in communities across the country in which a public agency (in this case, Sauk County) or a private non profit conservation organization compensates private landowners who voluntarily agree to permanently convey the right to develop their property for residential or commercial use. The rights are then “extinguished” by the acquiring agency, preventing any future development of the protected property. The purchase price for the development rights equals the “fair market value” (FMV) as determined by a professional appraisal that compares estimates of the unrestricted market value of the subject property against the restricted use value of similar, but otherwise undevelopable land (i.e., land which cannot be developed because of physical or legal constraints on its use). The difference between those two estimated values is the “fair market value” of the development rights, which Sauk County can legally offer to the landowner. For example, the following is an actual example of a Sauk County development rights acquisition:



The estimated unrestricted (“before”) value of a 78 acre wooded property is appraised at \$213,000. The estimated restricted use value of the property is \$135,000. The difference between the unrestricted value and the restricted use value is \$78,000 (\$1,000/acre). This is the value of the development rights which Sauk County is able to offer the landowner.

The purpose and terms of the agreement, including the respective rights of Sauk County to enforce the agreement and of the landowner to use the land, are detailed in a legal instrument called a Conservation Easement which is signed by the parties and recorded with the Register of Deeds as part of the permanent land record for that property. Agriculture, forestry, recreation and other traditional uses of the land are typically permitted, within the parameters of approved soil and water conservation plans and/or forestry stewardship plans.

Sauk County has already implemented the Baraboo Range Protection Program (BRPP), to purchase development rights from willing sellers whose land lies within the boundaries of the Baraboo Range National Natural Landmark (BRNNL), as it existed in March of 1999. The BRPP is funded by a \$5M grant from the Wisconsin Department of Transportation. The BRPP is administered by the Sauk County Department of Planning and Zoning with oversight by the Baraboo Range Commission, a nine-member commission of the Sauk County Board of Supervisors.

The county wide Sauk County Preservation Program is proposed for implementation in 2004, primarily for the protection of important agricultural and other important natural resource areas throughout Sauk County outside the boundaries of the BRNNL. This effort will be partly funded by a WisDOT grant, partly by Sauk County, and partly by federal, state or private non-profit grants. Sauk County's Land Preservation Program is intended to support the County's Comprehensive Plan and local Comprehensive Plans by providing local towns with the means for permanently preventing the development of landscapes designated in these plans for agricultural, open space, wildlife conservation or recreational use.

➤ **Federal Programs and Resources**

Below are some examples of federal programs and resources, administered by the U.S. Department of Agriculture (USDA) that can provide assistance to farm operators in the Town of Honey Creek. The Farm Service Agency (FSA) and Natural Resource Conservation Service (NRCS) are agencies within the USDA that provide consultation and local administration of these programs and resources within Sauk County. In addition, these agencies also provide technical assistance and staffing to develop farm conservation plans and other management tools.

- **Farmland and Ranch Land Protection Program (FRPP)** provides matching funds to help purchase development rights to keep productive farm and ranchland in agricultural uses. Working through existing programs, USDA partners with State, tribal or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners. USDA provides up to 50 percent of the fair market easement value.
- **Conservation Reserve Program (CRP)** is a voluntary program available to agricultural producers to help them safeguard environmentally sensitive land. Producers in CRP plant long-term, resource conserving covers to improve the quality of water, control soil erosion, and enhance wildlife habitat. In return, FSA provides participants with rental payments and cost-share assistance. Contract duration is between 10 and 15 years.
- **Conservation Reserve Enhancement Program (CREP)** is a voluntary land retirement program that helps agricultural producers protect environmentally sensitive land, decrease erosion, restore wildlife habitat, and safeguard ground and surface water. Like CRP, CREP is administered by the USDA's FSA.
- **Wetlands Reserve Program (WRP)** is a voluntary program that provides technical and financial assistance to eligible landowners to address wetland, wildlife habitat, soil, water, and related natural resource concerns on private lands in an environmentally beneficial and cost effective manner. The program provides an opportunity for landowners to receive financial incentives to enhance wetlands in exchange for retiring marginal land from agriculture. The

program offers three options inclusive of a permanent easement, 30-Year Easement or a Restoration Cost Share Agreement.

- **Environmental Quality Incentives Program (EQIP)** provides a voluntary conservation program for farmers and ranchers that promotes agriculture productions and environmental quality as compatible national goals. EQIP offers financial and technical help to assist eligible participants install or implement structural and management practices on eligible agricultural land. EQIP offers contracts with a minimum term that ends one year after the implementation of the last scheduled practices and a maximum term of 10 years.
- **Wildlife Habitat Incentives Program (WHIP)** is a voluntary program that encourages creation of high quality wildlife habitats that support wildlife populations of National, State, Tribal, and local significance. Through WHIP, the NRCS provides technical assistance to landowners and others to develop upland, wetland, riparian, and aquatic habitat in areas on their property.

➤ **State and Local Programs and Resources**

In addition to the federal programs, several state and local programs and resources are available to aid in the sustainability of agricultural operations in the Town of Honey Creek. These programs are supported by the Wisconsin Department of Commerce, Department of Agriculture, Trade and Consumer Protection (DATCP), University of Wisconsin Extension and local organizations such as the Sauk County Development Corporation and the Sauk County Land Conservation Department. A few examples of these programs and resources include:

- **Farmland Preservation Program** which provides tax credits to farms of 35 acres or more under Exclusive Agriculture Zoning, having a farm income of not less than \$6000 for each of the last three years, and which operations are in compliance with county soil and water conservation programs.
- **Wisconsin's Use Value Tax System** provides tax relief to agricultural landowners by assessing property on its value in terms of crop production and agricultural market prices, not current real estate market trends or non-farm development potential.
- **Agriculture Development Zone (South-Central)** is a new agricultural economic development program in the State of Wisconsin that provides tax credits to farm operators and business owners who make new investments in agricultural operations. These tax incentives are offered for three basic categories of investment including job creation, environmental remediation, or capital investments in technology/new equipment. The Wisconsin Department of Commerce administers this program.
- **Wildlife Abatement and Claim Program** is a county-administered program to assist landowners that have excessive levels of agriculture crop damage from deer, bear, geese, or turkey.
- **SavorWisconsin.com** is a program offshoot of Governor Doyle's "Grow Wisconsin" initiative designed to enhance the state's economy. To help accomplish this, several steps have been

taken to emphasize the purchase of locally grown, produced, and manufactured products to support Wisconsin's local producers and businesses. With this, SavorWisconsin.com started in late 2002 and is guided by DATCP, UWEX and the Wisconsin Apple Growers Association. The web site highlights and promotes many of Wisconsin's smaller and independent agriculture producers as well as agriculture related events state-wide.

5.10 Agriculture Goal, Objectives and Policies

Agriculture Goal: Preserve and enhance farming as an occupation, future agricultural business and productive farmland while preserving natural resources.

Agriculture Objectives:

ARO-1 Support appropriate opportunities for farmers to obtain non-farm income.

ARO-2 Preserve productive farmlands and areas not currently farmed for continued and future agriculture uses.

ARO-3 Improve, protect and promote the economic position of the Town of Honey Creek.

ARO-4 Promote the conservation of soil and water resources for agricultural uses.

ARO-5 Maintain existing drainage ditches as permitted by law.

ARO-6 Promote new desirable agriculture business development areas such as a feedmill, cheese factory, cooperative etc.

ARO-7 Preserve productive farmland for continued agricultural use by restricting the introduction of incompatible land uses.

ARO-8 Discourage new development around areas of potential agriculture business development, prime agriculture soils, and environmentally sensitive areas.

ARO-9 Require the implementation of educational opportunities for new and existing Town residents on farm life, farm noises, smells and operational requirements prior to granting permits for the construction of new rural residences.

ARO-10 Direct new home sites to smaller lots and among other home sites in agricultural areas.

ARO-11 In agricultural areas, limit the amount of non-farm uses, and guide the siting of allowable houses on individual sites.

ARO-12 Promote the development of specialty types of crops such as hops, hazelnut, use of organic methods etc.

ARO-13 Support programs which promote the preservation of farmlands and farming as an occupation.

Agriculture Policies:

ARP-1 Actively work with Sauk County to develop new zoning districts and other options which will allow for innovative farming income opportunities that are consistent with the rural character.

ARP-2 Allow the inception of cottage industries and home occupations in Exclusive Agriculture zoned areas that are consistent with County Ordinances.

ARP-3 In order to preserve agricultural lands, utilize and enforce the Town's (siting standards) to guide decisions of non-farm development and land division as described by the pictorial policies under ***Chapter 11 Land Use***.

ARP-4 Support farmland tax credits, use value assessment, reform in federal farm laws, and other programs that encourage the continued use of land for farming.

ARP-5 Support and encourage Sauk County to develop and adopt the Sauk County Preservation Program which will offer farmers an option to sell development rights from agriculturally productive lands and adjacent lands to agriculture fields to help maintain a viable farming economy.

ARP-6 Encourage the development and utilization of cluster development methods for rural, non-farm housing development which aims to reduce conflict between farm and non-farm land uses.

ARP-7 The Town shall support requests for rezones of lands in Denzer and Leland for the purposes of small retail and service businesses that are compatible with surrounding land use and that support the needs of residents, farmers and tourists.

ARP-8 Through the Town's newsletter, written information will be given to all residents regarding their rights and responsibilities of living in an agricultural area.

ARP-9 Written information will be given to new residents regarding their rights and responsibilities of living in an agricultural area as part of the issuance of the Town's Building Permit. The new resident will be required to sign a disclaimer, as part of the issuance of the Town's Permit, indicating that they are aware that they may experience conflicts with living in an agricultural area.

ARP-10 For all new non-farm residential housing, maintain the greatest distance feasible between agriculture feedlot operations of adjacent landowners to minimize conflicts between agriculture operations and rural residences. Ensure that adjacent landowners are notified of any residential building proposal as part of the Town's building permit process.

ARP-11 Maintain drainage ditches as permitted by law and do not become more restrictive at the local level.

ARP-12 Establish a Town/Landowner collaborative to promote and implement good agriculture land stewardship practices, and seek funding for private land stewardship projects.

ARP-13 Utilize expertise provided by the Town/Landowner collaborative noted under ARP-12 and agencies such as the USDA, Sauk County Land Conservation Department, UWEX, representatives from various buying cooperatives and others to both explore the feasibility of and provide resources

to farmers who may be considering the production of alternative agricultural products, markets and growing methods. Alternative crops and growing methods may include, but are not limited to, the production of hazelnuts, hops, fruits, unique cash crops, rotational grazed cattle, organic products and other methods which will produce a final product that may command a higher market price.

ARP-14 The Town's Plan Commission and Town Board should include recognition of good or unique agriculture practices in a Town newsletter and highlight the experiences of that landowner.

6.0 Purpose

The Town of Honey Creek supports and utilizes an effective array of utilities (such as phone and Internet service) and public facilities (including parks, churches and an elementary school). The Town also supports and utilizes services provided by both the County and School District. In addition to utilities and services, many historic attributes can be found in Honey Creek. These attributes, which provide insight into the Town's past, serve to ground the community as it builds upon its future. This section of the Plan summarizes the Town's utilities, public facilities and significant community resources.

6.1 Water Supply and Private On-site Waste Disposal Systems

All residents in the Town of Honey Creek are served by private wells. Sauk County is currently working with the Wisconsin Geological Survey office on a groundwater study. The study will include information pertaining to volumes and quality as well as typical movement patterns, wellhead protection areas, and contamination issues. According to information obtained from Wisconsin and neighboring states, a low probability of significant groundwater pollution from private on-site sewage treatment systems occurs in housing developments with a density less than one house per two acres. There is a high probability of groundwater pollution where homes are located at a density greater than one house per acre. Given the soil types in the region coupled with the mix of agricultural fields with forested areas, it is assumed that groundwater contamination is at a minimum.

Overall, the disposal of domestic wastewater in the Town is handled through the use of individual Private On-Site Wastewater Treatment System (POWTS) or septic systems, which generally collect solids in a septic tank and discharge gray water to a drain field. Based on the requirements set forth by the State of Wisconsin COMM 83 and in Sauk County, all residential units with running water and plumbing fixtures must have an approved means of wastewater disposal. Because the Town of Honey Creek is not served by a sanitary sewer system, the only current means of service is via POWTS systems.

The Wisconsin Department of Commerce in conjunction with the Sauk County Department of Planning & Zoning regulates the siting, design, installation, and inspection of all POWTS systems in the Town of Honey Creek. In 2000, the State adopted a revised private sewage system Code commonly referred to as Comm 83. This new requirement permits the continued use of conventional systems as well as alternative systems, such as those that employ the use of biological or aerate treatment. It also stipulates system inspections every three years to ensure compliance with installation and operation requirements.

Typically, these alternative systems permit development of land areas, which previously would not support a conventional system. A comparison of lands that previously could not support a POWTS under conventional technologies to those that can support alternative systems can be noted by comparing **Map 6-1 Septic Suitability** and **Map 6-2 Alternative Septic Suitability**. In early 2003, Sauk County revised its Private Sewage System Ordinance to allow the use of alternative systems.

As a general explanation, **Map 6-1 Septic Suitability** shows soil suitability for conventional POWTS in the Town of Honey Creek. The suitability classifications, ranging from very low to high suitability, are determined based on information obtained from the Sauk County Land Conservation Department's Land Evaluation System, as monitored by the NRCS office. These classifications are based on average slope, depth to soil saturation, average depth to bedrock, and flooding potential. As a general observation, soils that fall within or near the category of most suitable are best suited for conventional POWTS. Soils that fall within or near the category of least suitable may be candidates for alternative POWTS, or may not be structured to support any POWTS.

Caution should be advised that while areas of sandy soils most commonly appear to be most suitable for POWTS, there is a danger of groundwater contamination with nitrates and bacteria, particularly when a cluster of homes are proposed and wells are placed down groundwater flow from POWTS. Generally, however, Honey Creek does not exhibit a high occurrence of sandy soils.

6.2 Solid Waste Disposal/Recycling

Solid waste disposal sites, or landfills, are potential sources of groundwater pollution in Sauk County. In 2000, the Sauk County Department of Planning & Zoning conducted an inventory to verify the number of active versus inactive or abandoned landfill sites. According to that process, it was determined that Sauk County has 16 active landfill sites throughout the County, including sites for brush disposal to a fully operational solid waste disposal site. In addition, more than 40 sites were identified as abandoned sites. Of those 40 sites, two are located in the Town of Honey Creek.

Many of these abandoned sites are the result of the passage of more stringent federal regulations in the mid 1980's. Due to the fact that many of these landfills were located in abandoned sand and gravel pits, low lying areas, or hillsides, the potential for groundwater contamination is much greater due to poor location and the absence of liners and leachate collection systems.

Currently, there are no active landfill sites in the Town of Honey Creek and the Town is contracted through December 31, 2006 with Waste Management of Wisconsin, Inc which provides solid waste and recycling services on a bi-weekly basis to Town residents, the cost of which is assessed at a monthly rate of \$7.14 per unit/house. This solid waste is then deposited into the Sauk County Landfill located in the Town of Excelsior. With the expectation that this facility will close in 2005, it is unknown where future waste streams from the Town will be diverted, however it is expected that a transfer site will be located at the current site of the Sauk County Landfill and from there the waste stream will be diverted to a municipal landfill located in the Janesville area.

6.3 Septage Waste Disposal

Sauk County requires that homeowners pump their septic tanks on a 3 year basis which can in effect prolong the life of a POWTS and ensure optimal efficiency and protection of groundwater. Disposal methods of septage vary from deposition into a licensed municipal sewage treatment plant to land spreading. Land spreading applications require special permits

issued by the Wisconsin Department of Natural Resources. Part of this permitting process examines a land area and soil types as well as crops grown to ensure that natural resources in the area will be protected from such activity. Additionally, the permitting process ensures the protection of human health from viruses and pathogens contained in the septage.

6.4 Town Hall/Garage



The current Town Hall/Garage is located on the north side of County Road C in the Village of Denzer at the intersection of County Road C and Denzer Road. This facility is currently utilized for all Town meetings and related functions. Additionally, the Town Hall can be rented for community or private functions for a fee of \$50.00, some limitations and restrictions apply.

6.5 Law Enforcement

The Sauk County Sheriff's Department serves as the primary law enforcement agency to Town residents. Patrol officers are assigned general service areas within the county. These law enforcement services are considered adequate.

6.6 Emergency Services

The western portion of Honey Creek, including Leland is served by the Plain Fire and Ambulance Service while the eastern portion of Honey Creek is served by the Sauk City Fire Department and the Sauk Prairie Ambulance Service. Actual jurisdictional boundaries of these respective services can be noted on *Map 1-2 Jurisdictional Boundaries*.

6.7 Library

The Town of Honey Creek and surrounding communities are served by the South Central Wisconsin Library System through Sauk County. There are three primary libraries utilized by Town residents which includes the Sauk City and Prairie du Sac library located in the Villages of Sauk City and Prairie du Sac and the Kraemer Library and Community Center located in the Village of Plain. Each library hosts a collection of general-purpose books, periodicals, historical memorabilia of the area, Internet access, periodic book discussion groups and rooms that are available for meetings and community events.

6.8 Telephone/Internet and Electric Utilities

Telephone and e-mail service is provided by Verizon throughout the Town. The Town is also serviced entirely by Alliant for electrical service. Since there are no natural gas lines in the Town, heating fuel is primarily provided through contracts with independent fuel dealers or from wood and other biomass sources. Wireless communication facilities are becoming increasingly popular in the area, but service is difficult due to the diverse terrain of the driftless area coupled with the need for a large investment in a tower with little return (i.e., few customers). Currently there are

no wireless communication towers for cell service in the Town. The primary tower servicing the eastern portion of the Town is located in the Town of Sumpter off of US Highway 12. A second tower servicing the far southwestern portion of the Town is located in the Town of Franklin near the intersection of Paulus Road and State Road 23. The construction of additional wireless communications towers to provide better phone service is an issue both for the Town as a whole and as expressed in the policies of this Plan.

6.9 Medical Facilities

The Town of Honey Creek is served by two primary care medical facilities, St. Clare Hospital in Baraboo and the Sauk Prairie Memorial Hospital and Clinic in Prairie du Sac. Both hospitals feature acute care facilities, emergency and urgent care services, and a full array of outpatient services. St. Clare also offers long-term care services and assisted living areas within the hospital. Specialized care is available in the City of Madison.

6.10 Educational Facilities

➤ Primary Educational Facilities

• Sauk Prairie School District

With the exception of home schooling options, parochial schools, and the River Valley and Reedsburg School Districts, the majority of the school age children in the Town of Honey Creek attend the Sauk Prairie School District, which had a total of 2,669 students for the 2001-2002 school year. Parochial schools serving the Town include St. Aloysius in Sauk City, St. James in Prairie du Sac, and St. Luke's in the Village of Plain. Pleasant River, a non-religious school is also located in Sauk City.



According to the last available school census (2003), there were 60 students of Kindergarten through 8th grade age attending Sauk Prairie School District who also live in the Town of Honey Creek, 30 middle school age students (ages 11-15/grades 6-8) and 57 high school age students (ages 14-18/grades 9-12). Both the middle school and high school are located in the Village of Prairie du Sac.

Honey Creek is also host to one of the district's rural satellite schools, Tower Rock Elementary School, with an attendance of 30 students who also live in Honey Creek (ages 8-11/grades 3-5). As well, 29 students living in Honey Creek also attend Blackhawk Elementary School (ages 5-9/grades K-2), a second satellite school located in the unincorporated Village of Blackhawk in the Town of Troy.

Improvements that have been made recently to the Sauk Prairie Schools include additions and remodeling to the High School and Middle School in 1995-96, and an auditorium addition in 1998-99. A needs assessment completed in October 2000 shows that the High School and Middle School have sufficient space to meet the needs of the District in the near future. However, the Elementary School facility (which includes two separate facilities in the Villages of Sauk City and Prairie du Sac as well as three outlying buildings in the Village of Merrimac and the Towns of Honey Creek and Troy) has been experiencing overcrowding issues in virtually all areas. The Sauk Prairie School District is currently investigating future facility needs.

The Sauk Prairie School District offers a wide variety of services for all ages through their Community Education Center. Youth programs include aquatics, sports, clubs and organizations, preschool, after school, and summer school. Adult programs include basic education including GED and HSED classes, exercise, educational and social day trips and tours, and hobby computer, and personal improvement classes.

- **Reedsburg School District**

The Reedsburg School District has located all of its schools in the City of Reedsburg. The Reedsburg High School located at 1100 S. Albert Avenue, Webb Middle School located at 707 N. Webb Avenue; Pineview Elementary School located at 1121 8th Street; South Elementary School located at 420 Plum Avenue; and Westside Elementary School located at 401 Alexander Avenue. A small portion of the school age children in the Town of Honey Creek attend school in the Reedsburg School District. The public schools in this district serves approximately 2,486 students in grades K-12.

According to Reedsburg School Administration, due to the construction of the new high school and the addition to Westside Elementary School, the school system has no current overcrowding issues. South Elementary School remains the oldest structure in the district, but will remain in use for the foreseeable future.

- **River Valley School District**

The River Valley School District incorporates the far southwestern part of the Town. As of December 2003, the River Valley School District had an enrollment of 1,447 students in grades K through 12. The staff includes 130 teaching staff, 8 administrative staff, 6 specialists, and 91 support staff. The annual budget of the District is set at approximately \$13,000,000. Based on the December 2003 numbers, the district had an enrollment of 533 students at its high school located at 600 Varsity Avenue, 343 students at its middle school located at 600 West Daley Street, and 222 students at its Spring Green Elementary School located at 830 W Daley Street.

- **Parochial Schools**

Peace Lutheran School located at 1400 8th Street; Sacred Heart Catholic School located at North Oak Street; and St Peter's Lutheran School at 346 N. Locust Street are three private schools located in the City of Reedsburg and together serve approximately 393 students in grades K-11.

St. Luke's, which is located in the Village of Plain, provides education opportunities for ages K-8 and has an enrollment of approximately 124 students.

St. John's, which is located in the Village of Spring Green, serves grades K-5 and has an approximate enrollment of 76 students.

Exact boundaries of each school district can be noted on ***Map 1-2 Jurisdictional Boundaries***.

- **Secondary Educational Facilities**

The Town of Honey Creek is within commuting distance of a number of two and four year college campuses including:

UW-Baraboo/Sauk County offers freshman/sophomore-level university instruction leading to an Associate of Arts degree. With 2001-2002 enrollments at approximately 450, the average class size is approximately 20. After building an academic foundation at UW-Baraboo/Sauk County, students can continue their work towards a bachelor's degree at a UW campus or other school of their choice. UW-Baraboo has a continuing education program that offers a variety of non-credit seminars, workshops and short courses. The programs range from computer applications and communication to theater and art field trips.

UW-Richland Center/Richland County offers freshman/sophomore-level university instruction to an Associate of Arts degree.

Madison Area Technical College / Reedsburg has over 4,000 students served annually. MATC Reedsburg provides technical and workplace skills training. The college awards associate degrees, technical diplomas, certificates and apprenticeships, and offers classes that transfer to four-year degree programs. Programs are offered in accounting, administrative assistance, business mid-management, business software application, childcare education, farm and production management, nursing and supervisory management. The college offers apprenticeships in electrical and machine maintenance, and tool and die. MATC also offers customized labor training for local businesses.

Madison Area Technical College / Madison is a two year technical and community college serving the greater Madison area. MATC provides training for over 100 careers, offering associate degrees, diplomas and certificates. The comprehensive curriculum includes technical, liberal arts, sciences, college transfer courses, basic and continuing education adult classes, as well as customized training courses. Class sizes are small, with many courses available online and through distant learning programs.

University of Wisconsin / Madison currently enrolls 41, 219 students. UW-Madison is the flagship research campus of the University of Wisconsin system. The world-class university offers 137 undergraduate programs, 157 Masters degree programs and 133 Doctoral degree programs. UW-Madison also has professional degree programs in law, medicine, pharmacy and veterinary medicine.

Edgewood College in Madison is a private College, which currently enrolls approximately 15,000 undergraduate students and 500 graduate students. Edgewood offers more than 40 majors and 32 Minors, plus opportunity for individualized programs. 65% of all classes have less than 20 students. Programs for Master's degrees are offered in Business, Religious Studies, Education, Nursing, and Marriage and Family Therapy. The adult accelerated degree programs allow working adults to earn an undergraduate degree in 3 years, completing both their general education and major requirements. Edgewood College also offers a Doctoral of Education degree.

6.11 Recreational Facilities

- **Snowmobile Trail System**



Part of the larger Sauk County Trail snowmobile trail system includes an east/west segment running parallel to County Road C and Leland Road. This trail takes the rider past Natural Bridge State Park and through Leland and Denzer. The trail eventually connects to a north-south segment in the Town of Franklin, which runs parallel to State Road 23 and to a segment that runs northeasterly along State Road 78 in the Town of Merrimac. All lands utilized for snowmobile trails in Honey Creek are privately owned and have been established between an agreement between the private landowner and the Association of Sauk County Snowmobile Clubs, Inc. An approximate location of the snowmobile trail can be referenced on ***Map 7-1 Transportation***.

- **Honey Creek Rod & Gun Club**



The Honey Creek Rod and Gun Club is a non-profit, private sportsman's club that was established in 1952. The club owns approximately 48 acres in the Leland area, most of which surrounds the Leland Mill Pond. The club has the sole responsibility of monitoring water levels in the pond and for maintenance of the dam that creates the pond. There are several improvements on the property including a clubhouse, an open sided shelter, pit toilets and two buildings associated with trap-shooting. The club also maintains a small park, handicap fishing pier and parking lot for fishermen.

The Rod and Gun Club has weekly open trap-shooting from May through September, and sponsors two annual fundraising merchandise shoots. The annual fall shoot serves as the community's 'annual picnic' as the club provides games, food and music for shoot participants, their families and the community at large. In the winter, the club has been holding an annual fisheriee as another fund-raising activity. The clubhouse and open sided shelter can be rented by the public. The club also sponsors annual hunters' safety course.

6.12 Cemetery's and Churches

(locations of each are identified on *Map 6-3 Community and Cultural Resources*)

- **United Methodist Church**, previously recognized as the Denzer Church, is located in Denzer and was erected in 1883 under the guidance of the Evangelical Association of North America. Prior to 1883 the church consisted of a log cabin. The church is currently used today.
- **Andrew Roll Cemetery**, also known as the Freethinker's is located off of Slotty Road.
- **St. Loreta Church and Cemetery** is currently owned and managed by the Sauk Prairie Area Historical Society and is located off of County Road C west of Denzer.
- **St. Johns Lutheran Church and Cemetery** is located in Leland. The church was originally built of logs in 1868. The present church was built in 1898.

6.14 Historical and Cultural Structures and Areas

(locations of each are identified on *Map 6-3 Community and Cultural Resources*)

- **Irish Valley School House**, located near the intersection of Irish Valley Road and Oschner Road was built in 1891 to serve the influx of Irish families from Canada. location, brief history. The school house was later vacated in 1956.
- **School House on PF**, located near the intersection of County Road PF and Leland Road served the rural population around Leland in the mid-1800's until 1956 when it was converted to a residence.
- **Little Prairie School House**, located at the intersection of County Road C and Elm Road was utilized from 1855-1955 was part of the Honey Creek Joint District No.2 serving parts of the Towns of Honey Creek and Troy. The school ceased use during a school consolidation effort to be replaced by Blackhawk elementary, currently utilized today.
- **Rural Historic Swiss District** was an area originally settled in the 1840's and 1850's by Swiss immigrants. Comprising approximately 12 square miles, the district includes 46 farms. The district's physical identity is derived from the fact that it is bounded wooded hills and is centered on the rolling lands of Honey Creek. The Honey Creek Swiss Historic District was entered in the National Register of Historic Places in April 1990. *Map 6-3 Community and Cultural Resources* shows the boundaries of this District.
- **Wisconsin Society of Ornithology** was established in 1958 to preserve habitat for birds. Currently the WSO has approximately 300 acres.



- **Head Rock** is a natural wonder along County Road PF near Leland. Formed with sandstone, it is estimated to be 200 feet high.

6.15 Historical and Cultural Programs and Resources

- **Sauk County Historical Society** protects and maintains the history of the county by collecting and preserving historic artifacts, photographs and documents. The Historical Society has many community outreach programs, acts as a resource and research facility for local history and assists other Sauk County historical societies in pursuing their goals.
- 
- **Sauk County Arts, Humanities and Historic Preservation Committee** provides funding through grant programs to community organizations and local governments seeking supplementary funds for local arts and history projects.
 - **Sauk Prairie Area Historical Society** protects and maintains the history of the Sauk Prairie, including its geological and settlement histories, in an effort to promote their importance and sense of place in today's society. This includes outreach opportunities, research, presentations, and other public forums.
 - **State of Wisconsin Historic Preservation Programs** provide several opportunities for cost sharing through grant and subgrant programs, through the Wisconsin Historical Society. These programs are dependent on variable annual funding sources. Check with contact agency for current status of programs and include:
 - **Historic Preservation Subgrants** are available to governments and non-profit organizations for surveys to identify and evaluate historical, architectural and archaeological resources for nominating properties and districts to the National Register of Historic Places.
 - **Historic Preservation Tax Credit for Income-Producing Historic Buildings** is available to those who apply for and receive project approval before beginning physical work on projects that rehabilitate such buildings.
 - **Historic Home Owner's Tax Credits** are available to those who apply for and receive project approval before beginning work on rehabilitating non-income personal residences.
 - **Archaeological Sites Property Tax Exemption Program** provides tax exemption for owners of archaeological sites listed in the National or State Register of Historic places.
 - **Jeffris Family Foundation** provides funding for bricks and mortar rehabilitation projects in Wisconsin's smaller communities.

- **Save America's Treasures** is a federal grant program for governments and non-profit organizations.

6.16 Utilities and Community Resources Goal, Objectives and Policies

Utilities & Community Resources Goal: Maintain and enhance utilities, facilities, services and cultural and historical resources consistent with the traditional quality of life.

Utilities and Community Resources Objectives:

UCRO-1 Maintain existing park facilities and natural areas at Natural Bridge State Park at their present level.

UCRO-2 Work with others to plan for a new park, open space, or other recreational opportunities.

UCRO-3 Maintain and improve existing and future community facilities and resources through cooperation with other entities to provide for local needs.

UCRO-4 Modernize, where appropriate, utility infrastructure to provide reliable and cost effective service to residents.

UCRO-5 Encourage the placement and maintenance of Private On-Site Wastewater Treatment Systems (septic systems) in a way that protects public health and environmentally sensitive areas.

UCRO-6 Provide opportunities for alternative energy resources that are compatible with the Town.

UCRO-7 Enhance telecommunication facilities that are compatible with present and future needs of the Town.

UCRO-8 Recognize Leland and Denzer as community gathering areas and promote community activities and events.

UCRO-9 Protect archeological and historic structures and the overall rural character of the Town.

UCRO-10 Continue to provide proper disposal and recycling of solid waste.

UCRO-11 Maintain the current state of emergency services in a cost-effective manner.

UCRO-12 Set base standards and a process for the placement and construction of new driveways relative to providing emergency services

UCRO-13 Monitor and manage water levels and water quality to preserve the integrity and historic value of the Leland Millpond.

Utilities and Community Resources Policies:

UCRP-1 The Town Board shall designate a Town liaison to work with landowners and preservation groups such as The Nature Conservancy, Sierra Club, Honey Creek Road & Gun Club, Sauk County, State of Wisconsin, USDA, Baraboo Range Preservation Program, etc. to cooperatively preserve open space for future opportunities.

UCRP-2 Encourage and enhance dedication of open space in subdivisions through the application of Planned Unit Development design.

UCRP-3 As expressed in the Plan, work with the Sauk Prairie School District to ensure the continuance of the Tower Rock school for educational and community gathering and fellowship purposes.

UCRP-4 Work with telecommunication providers to bring modern, state-of-the-art telecommunication facilities that will allow for reliable service to the entire Town and encourage the inception of satellite capabilities to be utilized in Honey Creek.

UCRP-5 For all new subdivision developments encourage the utilization of community septic systems placed in such a fashion to have minimal impact on groundwater quality. For assistance utilize staff from Sauk County.

UCRP-6 Promote Town involvement, through cooperation with Sauk County, for proper siting of and community education for the maintenance of Private On-Site Wastewater Treatment Systems (septic systems).

UCRP-7 Require Sauk County to follow the provisions of the Sauk County Tower Siting Ordinance to require removal of towers within 6 months of cessation of use and further require the tower site be restored to its original natural condition. The Town shall notify Sauk County of any towers that may no longer be utilized.

UCRP-8 Actively support the preservation and maintenance of homes on the historical register including those in the Honey Creek Swiss Rural Historic District by including information in an annual Town newsletter which educates the community about the history of these properties as well as sources of funding for historic property upkeep and refurbishing.

UCRP-9 Actively identify and support the preservation of significant historical and archeological areas and work with specific landowners (both owners of the area and neighbors) with regard to preservation and further evaluate proposed changes in land use to ensure that these areas are fully protected. Utilize **Map 6-3 Community and Cultural Resources** to identify areas to be protected.

UCRP-10 Promote the use of the Town Hall as a facility that can be used by the Community for public events or for use by private function. Additionally, recognize that Leland and Denzer are community gathering areas and build upon the gathering tradition by redeveloping the villages into the traditional hamlets they once were inclusive of community based and patronized businesses such as a food and variety stores, restaurants, bars etc. Utilize the policies under the ***Chapter 8 Economic Development*** for additional direction to the redevelopment of these areas.

UCRP-11 Acknowledge that this plan recognizes Tower Rock School as a vital component to the community in Honey Creek and beyond its borders as fellowship and gathering area for both educational and community events. This plan further acknowledges that Tower Rock represents an ideal educational setting (out side of urban-like areas) as well a slice of history maintained through the concept of utilizing satellite schools versus consolidation of schools to villages and cities.

UCRP-12 Revise the Town of Honey Creek Driveway Ordinance and Driveway Permit Objectives Checklist to be consistent with all provisions of this Comprehensive Plan.

UCRP-13 In order to provide for reasonable and safe access to emergency service providers and their vehicles, the Town should request a review from the respective fire and ambulance district of any proposed driveway project. If the project is deemed acceptable, request that such emergency district generate a letter of acceptance, which will become an addendum to the driveway permit issued by the Town. Considering adding any costs of such review to the driveway permit application.

UCRP-14 The Town's Plan Commission and Town Board will set base standards relative to establishing a procedural process to site new driveways as well as develop specific construction standards with the intent of ensuring safe emergency service access. Once developed, the procedures and construction standards will be part of an updated driveway ordinance.

UCRP-15 Work with Sauk County to develop zoning options for temporary accessory living units to a primary residence which will permit elderly independent or interdependent living arrangements.

UCRP-16 The Town's Plan Commission and Town Board will work with the residents of Leland and Denzer to develop an addendum to this Comprehensive Plan in the form of village master plans which set guidelines for each Village addressing preferred types of businesses, possible village themes based on each village's history, types of residential development desired etc. The addendum will include strategies to attract the desired types of development and/or businesses.

UCRP-17 Investigate the benefits / problems with various lake water level management strategies for improving the Leland Pond / Honey Creek fishery, migrant waterfowl habitat and emergent vegetation, and work with the State of Wisconsin, universities and others to implement solutions.

UCRP-18 When locating alternative energy proposals within the Town, Town Board review and approval will be required.

7.0 Purpose

Transportation networks are important components affecting development patterns in a community. Effective systems allow people and goods to flow productively for employment, market reasons, and provide a first opportunity for many tourists to view the scenic landscapes and history of an area both locally and regionally.

Transportation options within the Town are primarily limited to Town and County roads, which are utilized by the automobile, farm machinery and occasional bike traffic. As rural non-agriculture homes are built, the use of transportation routes for residential purposes has increased. Other transportation options both within and outside of the Town are varied and include airports, special service transportation, recreational transportation, and trucking. This section summarizes existing transportation options available to Town residents as well as conditions of Town and County roads. *Map 7-1 Transportation* shows the location of all transportation options located within the Town.

7.1 Principal Arterial, Collector Roadways and Local Roads

➤ Principle Arterials

According to the Wisconsin Department of Transportation, principal arterials serve longer intra-urban trips and traffic traveling through urban areas. They carry high traffic volumes and provide links to major activity centers. Although there are no principle arterials in the Town of Honey Creek, the nearby principle arterials of U.S. Highway 12 and State Road 23 do impact the Town from a development and land use perspective.

- **U.S. Highway 12.** U.S. Highway 12 serves as the principal arterial road to the Town and runs north and south through the Towns of Prairie du Sac and Sumpter. It serves as the principal arterial of access between the Cities of Madison and Wisconsin Dells and finally connects to the I-90-94 corridor. According to Wisconsin Department of Transportation traffic counts, the average daily traffic volumes for USH 12 through the Town of Sumpter were 10,4000 south of the Badger Army Ammunition Plant (BAAP) and 12,500 north of the BAAP in 2000. It can be extrapolated that these counts are influenced by traffic volumes generated on County Road C and PF which both run through Honey Creek. It is expected that the expansion of USH 12 between Sauk City and Middleton to a 4-lane divided highway, which is to be completed by the end of 2005, will have an impact on residential growth in the Town. Resurfacing of USH 12 from the Baraboo area to the Village of Sauk City was completed in 2002. It is expected that upon completion of the USH 12 highway project, the time of travel between Sauk County communities and the cities of Middleton and Madison will be reduced.
- **State Road 23.** State Road 23 runs north to south through the Towns of Franklin and Westfield and connects the City of Reedsburg to the Villages of Loganville, Plain and Spring Green and finally U.S. Highway 14 providing a second access route to the City of Madison. During the summer of 2002, State Road 23 was reconstructed and paved. Average daily traffic counts on State Road 23 north of the Village of Plain were 2900 vehicles in 1999 while southbound volumes were 2200 vehicles. According to the Wisconsin Department of

Transportation, there are no current plans for the reconstruction or re-paving of U.S. Highway 14.

➤ **Collector Roadways**

Collector roadways provide both land access service and traffic circulation within residential neighborhoods, commercial areas, and industrial areas and in the case with Honey Creek the villages and rural areas. These facilities collect traffic from local streets (town roads) and channel it onto an arterial system. The Town of Honey Creek has three collector roads being County Roads C, PF and E.

- **County Road C.** County Road C extends east/west through the Villages of Denzer and Leland from U.S. Highway 12 to State Road 60. From a bicycling perspective, County Road C is considered to be in Best or Moderate Condition for Bicycling according to the Wisconsin Bicycle Transportation Plan 2020 published by the Department of Transportation. According to the Sauk County Highway Department, the section of County Road C from Freedom Road to Denzer Road will be resurfaced in 2004 and the section from Denzer Road to County Road PF will be resurfaced in 2005. Due to budget constraints, resurfacing projects may be postponed.
- **County Road PF.** County Road PF **travels** both east/west and north/south through the rural areas of the Town. The segment west of Swiss Valley Road is considered to be in Best or Moderate Condition for Bicycling according to the Wisconsin Bicycle Transportation Plan 2020 published by the Department of Transportation. According to the Sauk County Highway Department, County Road will be resurfaced in 2004.
- **County Road E.** County Road E travels north/south into the Town of Troy for a distance of about one mile. Once in Troy it travels for an additional mile through the unincorporated Village of Witwen where it connects to County Road O.

➤ **Local Roads**

Local roads typically provide primary access to land and access to the road order systems. Local roads offer the lowest level of mobility. Through traffic movements on this system is usually discouraged. As with Honey Creek, local roads are also defined as Town Roads. Resurfacing of these roads is guided by the Town's PASER system.

7.2 Rustic Roads The Rustic Road System in Wisconsin was created by the 1973 State Legislature in an effort to help citizens and local units of government preserve what remains of Wisconsin's scenic, outstanding natural features along its borders such as rugged terrain, native vegetation, native wildlife, or include open areas with agricultural vistas which singly or in combination uniquely set this road from other roads.

These roads are preferably, a minimum length of 2 miles and, where feasible, should provide a completed closure or loop, or connect to major highways at both ends of the route. They are lightly traveled local access roads for the leisurely enjoyment of bikers, hikers and motorists as well as the adjacent property owners. A Rustic Road may be dirt, gravel or paved road. It may

be one-way or two-way. It may also have bicycle or hiking paths adjacent to or incorporated in the roadway area.

Unique brown and yellow signs mark the routes of all officially-designated Rustic Roads. A small placard beneath the Rustic Roads sign identifies each Rustic Road by its numerical designation within the total statewide system. To avoid confusion with the State Trunk Highway numbering, a letter "R" prefix is used such as R50 or R120. The Department of Transportation pays the cost of furnishing and installing Rustic Roads marking signs.

Any officially designated Rustic Road shall continue to be under local control. The maximum speed limit on a Rustic Road has been established by law at 45 mph. A speed limit as low as 25 mph may be established by the local governing authority. The county, city, village or town shall have the same authority over the Rustic Road as it possesses over other highways under its jurisdiction. A Rustic Road is eligible for state aids just as any other public highway.

The Town of Honey Creek contains portions of Rustic Road 21. Located just off County PF, the 8.6 mile road follows portions of Schara Road, Orchard Drive, and Slotty Road.

The rustic roads wind through rolling, rugged terrain, near Natural Bridge State Park where the Raddatz rock shelter is located, the oldest documented site of human occupation in the upper-midwest. Schara Road extends along a ridge bordered by oaks, maples, basswoods and hickories. Remains of an old barn and home foundation are visible from the road. A walk during the spring and summer reveals many wildflowers along the roadside and in the open fields.

7.3 Airports

Although there are no airports located in the Town of Honey Creek, three area airports are available for small passenger and freight service: The Tri-County Airport and the Reedsburg Municipal Airport and Baraboo-Dells Municipal Airport.

The Tri-County Airport, located off County Road JJ is jointly owned and operated by the Counties of Richland, Iowa and Sauk and provides passenger and cargo service.

The Reedsburg Municipal Airport is paved with lighted runways of 4,900 and 2,650 feet in length. It is designated as a "Transport/Corporate" airport facility intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service and small airplanes used in commuter air service.

The Baraboo Dells Municipal Airport is located about 13 miles away from the Town of Reedsburg near the intersection of Highway 33 and US Highway 12. It offers small passenger and freight service. It is jointly owned and managed by the Cities of Baraboo and Wisconsin

Dells, the Village of Lake Delton, and the Town of Delton. Improvements to the terminal building and hangars were recently completed with additional expansion planned for the future.

The airport is equipped with paved and lighted runways suitable for recreational and small business aircraft. It also offers privately owned hangars on site, hangar lots for lease, outdoor airplane parking and airplane maintenance facilities.

The Dane County Regional Airport located on the east side of the City of Madison provides larger air carrier and passenger service and is approximately 1 hour from the Town.

7.4 Elderly, Disabled and Veteran Transportation

Sauk County offers several specialized transportation assistance programs for persons who are elderly, disabled or veterans within the Town of Honey Creek.

Persons who are elderly and disabled that are unable to transport themselves and who do not have family members or friends to drive them can take advantage of the Volunteer Driver Program by contacting the Sauk County Commission on Aging. This service is provided for medical, nutritional and personal business reasons. Individuals available for driving are encouraged to call.

Veterans in need of transportation assistance to a Veteran's Hospital or Clinic should contact the Veterans Service Office.

7.5 Other Transportation Options

➤ Trucking

Trucking service is accommodated through the region's transportation network. There are several privately owned trucking operations within this area that meet the needs of the residents. These include Skinner Transfer out of Reedsburg and Fuchs trucking from the Town of Roxbury in Dane County. Cook's trucking also provides manure waste hauling services to many farmers in Honey Creek.

➤ Rail

The Wisconsin and Southern rail line begins in the Village of Rock Springs at the Rock Springs Quarry and goes through Baraboo and finally through the Village of Merrimac.

➤ State of Wisconsin

The State of Wisconsin provides for vanpooling opportunities with the requirement that at least two State employees are part of the pool. Once this criteria is met, any individual may become part of the vanpool.

7.6 Review of State, Regional and Other Applicable Plans

The following is a review of local, state and regional plans and studies relevant to the Town that may affect the overall transportation system. The Town of Honey Creek's transportation element incorporates these plans into the comprehensive plan in varying degrees to ensure an accurate reflection of the overall transportation system.

➤ **USH 12 Corridor Growth Management Plan (October, 2003)**

The *Highway 12 Corridor Growth Management Plan* includes an overall vision and detailed recommendations for the entire 24-mile Highway 12 corridor in Sauk County. The Plan's recommendations are focused on identifying areas for development, preserving natural areas and farms, protecting community appearance and views, promoting appropriate economic development, and making the most of transportation improvements. The Highway 12 Plan also includes potential tools and techniques which may be adopted by local governments to implement the recommendations of the Highway 12 Plan.

Although the Highway 12 Plan primarily focuses on communities directly adjacent to the corridor, it also includes recommendations which can be utilized by secondary communities, which are those communities adjacent to the 'primary' communities. Honey Creek has been recognized as one of the secondary communities that will be impacted by the overall upgrades to and expansion of the Highway 12 corridor.

➤ **Translinks 21: A Multimodel Transportation Plan for Wisconsin's 21st Century (November, 1995)**

This plan provides a broad planning 'umbrella' including an overall vision and goals for transportation systems in Wisconsin for the next 25 years. The Plan recognizes U.S. Highway 12 as a 'Corridors 2020 Connector' route that is vital to the economic prosperity of the State. It also provides grant funding for local governments to develop transportation corridor management plans to deal with growth issues, provisions of State funding to assist small communities with transportation services for the elderly and disabled, and provides for a statewide assessment program for local road improvements.

➤ **LRIP: Local Roads Improvement Program (1991)**

One component of the LRIP is the Town Road Improvement Program (TRIP) which aids local town governmental units with improving seriously deteriorating town roads. A reimbursement program, TRIP pays up to 50% of total eligible costs with local governments providing the balance.

➤ **Wisconsin State Highway Plan (February, 2000)**

This plan focuses on the State Trunk Highway routes in Wisconsin (State Roads). Although the plan does not identify specific projects, it does set forth broad strategies and policies to improve the State's highway system. The plan also includes three main categories of emphasis: Pavement and bridge preservation, traffic movement, and safety.

➤ **2002-2006 Sauk County Highway Improvement Plan**

The Highway Improvement Program for Sauk County identifies and prioritizes specific county road improvement projects for the next five years. Road improvement projects for Honey Creek are under Section 7.1.

➤ **Wisconsin Bicycle Transportation Plan 2020 (1998)**

The Wisconsin Bicycle Transportation Plan 2020 sets forth three initiatives for bicycle transportation in Wisconsin: 1) a plan for improving conditions of bicycling, 2) clarification of the Wisconsin Department of Transportation's role in bicycle transportation, and 3) establishes policies for further integrating bicycling into the current transportation system. The Department of Transportation State Bicycle Plan does not currently identify any Priority Routes in the Town of Honey Creek.

➤ **Wisconsin Pedestrian Policy Plan 2020 (March, 2002)**

This is a policy document created by the Wisconsin Department of Transportation that presents statewide and local measures to increase walking and promote pedestrian safety. The goals of the Plan are to increase the number and improve the quality of walking trips, reduce the number of pedestrian crashes and fatalities, and increase the availability of pedestrian planning and design guidance for state and local officials and citizens. The key State objective identified in the plan is to work with local governments and other interested stakeholders to increase accommodations for pedestrian travel to the extent practicable along and across State highways. There are no recommendations specific to Sauk County.

7.7 Analysis of the Existing Transportation Systems and Plans

As previously described, the Town of Honey Creek's local transportation system consists of primarily local and county roads. It has been suggested that while these road systems are adequate, improvements to accommodate bicycle transportation should be considered along County Roads. Additionally, this plan recognized Leland and Denzer as multi-use growth areas, both areas of which are located along County Roads. Thus, development in these areas will be more than adequately served through the use of County Roads which will, by their location, prevent additional traffic on local town roads. One exception will be Slotty Road which serves as a connector to County Road PF to the south.



7.8 Transportation Goals, Objectives and Policies

Transportation Goal: Preserve and enhance a safe and efficient transportation network that meets the needs of multiple users while encouraging development to occur near existing transportation infrastructure.

Transportation Objectives:

TO-1 Continue to improve and maintain high quality roads to meet the needs of current and future land uses.

TO-2 Coordinate future transportation growth with adopted land uses.

- TO-3** Encourage recreation transportation opportunities for local and regional use.
- TO-4** Utilize driveway siting techniques that preserve road edges and enhance safety.
- TO-5** Identify alternative transportation opportunities for the elderly or those who are disabled.
- TO-6** As the Villages of Leland and Denzer develop consider connectivity for function and recreation between developments and between the two villages.
- TO-7** Address safety issues relative to blind driveways and 3-way intersections.
- TO-8** Coordinate road improvement projects with State designated bike routes and work with biking groups to identify future events and routes to ensure the safety of bikers and residents.
- TO-9** Address safety concerns with regard to multi-use of roads for farm machinery and trucking and recreational uses such as biking.
- TO-10** Address the protection of private and public lands relative to the use and placement of ATV and snowmobile trails.
- TO-11** Consider establishing uniform standards for inter-Town road usage relative to traffic amounts, multi-use, widths and weight limits.
- TO-12** Consider lowering speed limits on Town roads as appropriate to ensure safety for people, wildlife resources, and for greater compatibility with farming operations.

Transportation Policies:

- TP-1** Continue to maintain road quality by utilizing the Town Road Improvement Program.
- TP-2** Through intergovernmental coordination and the comprehensive planning process, work with neighboring towns to establish uniform standards for inter-town roads (roads that connect at town borders) relative to providing the same standards for weight limits, bike routes and related safety features, road width and road upgrades and other issues as identified.
- TP-3** Consider and if deemed appropriate, develop and implement a road impact fee process as part of new residential and business development that is reviewed and enforced by the Town Board and which applies to new development that directly impacts road infrastructure.
- TP-4** Direct new development to utilize existing road infrastructure so as to minimize road expansion.
- TP-5** Coordinators of recreational (bike) races that utilize town roads should establish a working relationship with the Town Board to ensure safety measures are taken to protect both bikers and town residents. This may be accomplished through correspondence with the Wisconsin Department of Transportation and/or the Bicycle Federation of Wisconsin.

TP-6 Consider working with the State of Wisconsin and/or the Bicycle Federation of Wisconsin to provide funds when roads are repaved to include a wider shoulder for a bike lanes. For safety purposes, bikers are encouraged to utilize County Roads.

TP-7 Consider working with the State of Wisconsin and/or the Bicycle Federation of Wisconsin to determine who would be interested in providing funds for the purchase of signage to be used on designated bike routes so as to provide a cautionary notice to drivers.

TP-8 So as to prevent damage to private lands and to connect trail heads (when/if an ATV trail system is developed), consider allowances that ATV's use existing roadways between trail heads, but not to exceed ½ mile. Also ensure that designated routes are deemed safe in terms of visibility on roadways and speed limits etc.

TP-9 Encourage the use of shared driveways for clustered development to maintain rural character and to protect road edge conditions.

TP-10 Enhance safety and sight lines by keeping rights-of-way clear in areas where visibility may be hampered. The Town Board and patrol person shall evaluate any known 'problem' areas. Consideration should also be given to maintaining sight lines with regard to row crops.

TP-11 Enhance the Town's driveway sighting ordinance to encourage safety and preserve the rural character with regard to driveway placement, steep slopes, steep ditches and emergency access.

TP-12 Where deemed appropriate, the Town shall require the submittal of a professionally engineered driveway plan to ensure compliance with the Town's Driveway Ordinance and which is meant to ensure and enhance safety. The Town of Honey Creek shall not be liable for any costs incurred to complete a professionally engineered driveway plan.

TP-13 For new mineral extraction operations, require the development of a legal agreement whereby the extraction firm will upgrade any Town road to meet the needs of additional traffic and weight requirements as defined through an unbiased engineering study and further as part of final reclamation that the Town road be returned to pre-extraction standards or better.

TP-14 Relative to the requirement under TP-13, ensure an opportunity for input from neighboring Towns whose roads may be impacted as well as Sauk County and further work with both entities to ensure that their roads are adequate and will not be negatively impacted.

8.0 Purpose

As part of the planning process, the Town of Honey Creek has identified agriculture and agriculture related businesses to be the foundation of the area's economic activity. To maintain and build upon this activity, this chapter recognizes the importance of exploring innovative ways to agriculture production, sales of agriculture products, as well as on-farm educational opportunities for consumers. Apart from agriculture economics, the Town has identified a desire to redevelop Leland and Denzer into the traditional hamlets that once served the rural community. A component of this redevelopment includes provisions to bring in small scale business, whether they be businesses that serve agriculture industry or businesses that serve the overall community and tourists such as restaurants, general stores and the like.

In addition to targeting specific means of economic development in the Town, this Chapter also provides an overview of economic activity both in the Town and overall for Sauk County. It also provides a listing of local and state programs aimed at economic development.

8.1 Area Employment and Economic Activity

An overall look at commuting patterns, regional employment and income characteristics, tourism economic impacts and agriculture economic impacts provides insight to the county's economic vitality.

➤ Commuting Patterns

In terms of commuting patterns, the 2000 Census indicates that 18.92% of Honey Creek residents work at home. It is assumed that the majority of these residents are involved in the farming occupation. For those who commute to their jobs, 68.24% drive alone while 8.78% carpool. The average commuting time to work is approximately 30 minutes.

➤ Employment Characteristics in Sauk County

Sauk County provides many employment opportunities as is reflected in the unemployment rates, occupation type and major employers in the area.

According to the State of Wisconsin Department of Workforce Development (DWD), the Sauk County Annual Average Unemployment Rate for 2002 was 4.4%. Unemployment for Sauk County since the start of 2003 has fluctuated from a high of 6% in February and March to a low of 3.7% in May. Posted in the DWD's Workforce Observations June and July of 2003, the trade sector, which includes the retail and wholesale trade industries, began to regain jobs that were lost from August of 2002 to February 2003, but is still below the job levels of most of 2002. The hospitality and leisure industries in Sauk County continue to show substantial job growth over the month and over the year.

➤ **Area Economic Viability and Employment Opportunities**

The potential for economic opportunities within commuting distance of Honey Creek continues to improve. The Sauk Prairie Area has many service, retail and tourism industries as well as the two Business/Industrial Parks, both with water, sewer electric and gas service in place. The Industrial Park in Prairie du Sac is fully developed, but existing building sites may be available. Sauk City's industrial park has been recently expanded and has room for additional growth. Prairie du Sac has recently completed downtown streetscape improvements. Sauk City is looking at ways to enhance the riverfront and continue to revitalize the downtown area. The Sauk Prairie Area Chamber of Commerce will be embarking on an Economic Development Study for the Sauk Prairie Area.

Baraboo and West Baraboo contain many service, retail and tourism industries and attractions as well as four industrial/business parks. All have water, sewer electric and gas service in place. The City of Reedsburg is host to a number of Tax Increment Finance Districts (TIF) to aid the facilitation of industrial tax base as well as high-end manufacturing jobs. The City has also established a Business Center Redevelopment District aimed at promoting industrial development to the City's business Center. The agricultural, retails sales and services sectors of the economy are strong. Tourism is playing an increasing role in this area with the 400 Trail, and historically maintained downtown area. Spring Green's Industrial Park contains many growing businesses. The park is currently full but may expand in the future. Artistic, historic and recreational activities make tourism a source of economic vitality for Spring Green.

The major county employers provide diverse employment opportunities that residents in the Town of Honey Creek may take advantage of. **Tables E1 and E2** show the top 20 employers during 2002 divided into Manufacturers /Distributors, and Non-Manufacturers. While most of the County is within commuting distance of Honey Creek, the major employment areas of Baraboo, Sauk Prairie, and Spring Green and Reedsburg are within the average commute time of 30 minutes from Honey Creek. In the top 20, the Baraboo area contains Baraboo Sysco Foods, Perry Judd's, Flambeau Plastic, Sauk County Government, Baraboo School System and St Clare Hospital together employing 3,587 persons. In the Sauk City, Prairie du Sac area, Milwaukee Valve, Sauk Prairie School District and Sauk Prairie Memorial Hospital together employ 1,395 persons. In the Spring Green area, Cardinal IG and Cardinal CG employ 850 persons. Edward Kraemer and Sons Inc. in Plain, while not on the top-ten list, employs 110 persons at the headquarters in Plain, and 600 persons total. Of the top 20 in the Reedsburg area are Land's End, Grede Foundries, Seats Inc., Gerber Products Plastics, and Reedsburg School Systems, together employing 3035 persons. The Town of Delton has Ho-Chunk Casino, Hotel and Convention Center with 1670 employees and the Village of Lake Delton has Kalahari Resort and Convention Center, Noah's Ark and Wilderness Lodge together with 1883 employees.

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Table E1: Sauk County Top 10 Manufacturers/Distributors by Employment

Employer	Product	Employees	Location
Lands' End	Clothing/Distribution & Telemarketing	1,100	Reedsburg
Grede Foundries, Inc.	Ductile Iron Castings	885	Reedsburg
Flambeau Plastic Co.	Plastics	700	Baraboo
Baraboo Sysco Foods	Wholesale Food Distribution	675	Baraboo
Perry Judd's, Inc.	Commercial Printing	550	Baraboo
Cardinal IG	Insulated Glass	500	Spring Green
Milwaukee Valve Co. – PDS Division	Brass Foundry	500	Prairie du Sac
Cardinal CG.	Coated Glass	350	Spring Green
Seat's Inc.	Seats	350	Reedsburg
Gerber Products Plastics	Baby Supplies	310	Reedsburg

Source: Sauk County Development Corporation, 2003

Table E2: Top 10 Sauk County Non-Manufacturers by Employment

Employer	Product	Employees	Location
Ho-Chunk Casino, Hotel & Convention Center	Gaming, Hotel, Convention Center	1,670	Town of Delton
Wilderness Lodge	Hotel/Resort	820	Village of Lake Delton
Sauk County	Government	662	City of Baraboo
Kalahari Resort & Convention Center	Hotel/Resort/Convention Center	543	Village of Lake Delton
Baraboo School System	Education	530	City of Baraboo
Noah's Ark	Water Park	520	Village of Lake Delton
Sauk Prairie Memorial Hospital & Clinics	Health Care	470	Villages of Prairie du Sac/Sauk City
St. Clare Hospital	Health Care	470	City of Baraboo
Sauk Prairie School District	Education	425	Villages of Prairie du Sac/Sauk City
Reedsburg School System	Education	390	City of Reedsburg

Source: Sauk County Development Corporation, 2003

➤ **Area Income Comparison**

According to the Census, the median income for residents in Honey Creek was \$46,923.00. **Table E3 Regional Income Comparisons**, shows that compared to the neighboring Towns, the County and the State, only the Town of Prairie du Sac, the Town of Freedom, and the State as a whole had a higher median income.

Table E3: Regional Income Comparisons

Household Income in 1999	Honey Creek	Prairie du Sac	Freedom	Wisconsin	Franklin	Westfield	Sauk County	Troy	Sumpter
Less than \$15,000	10.43%	5.69%	3.09%	6.56%	8.88%	8.88%	12.55%	6.32%	15.36%
\$15,000 to \$24,999	8.63%	8.17%	11.11%	9.14%	10.42%	13.55%	13.35%	18.96%	19.95%
\$25,000 to \$49,999	36.69%	26.98%	29.01%	30.22%	37.84%	40.65%	34.83%	34.20%	36.66%
\$50,000 to \$74,999	23.74%	29.70%	38.27%	27.58%	23.17%	21.03%	23.16%	28.62%	15.90%
\$75,000 to \$99,999	10.79%	17.08%	7.41%	14.09%	14.67%	8.41%	9.13%	6.32%	8.09%
\$100,000 or more	9.71%	12.38%	11.11%	12.40%	5.02%	7.48%	6.98%	5.58%	4.04%
Total Households	278	404	162	1,395,037	259	214	21,647	269	371
Median Household Income	\$ 46,923.00	\$ 56,667.00	\$ 55,000.00	\$ 52,911.00	\$ 45,982.00	\$ 42,188.00	\$ 41,941.00	\$ 39,432.00	\$ 31,806.00

Source: US Census, 2000.

➤ **Agriculture Economic Activity**



The most recent compiled data for agriculture economic characteristics was in 1997 and is broken down by county. This information is provided in Tables E4 and E5 as indicators of the important economic impact agriculture has on communities. Table E4 indicates that from 1992 to 1997, Sauk County farms increased the number of hired workers by 22.30%. The annual payment indicates that most are seasonal employees.

Table E4: Characteristics of Hired Farm Labor, Sauk County and the State of Wisconsin 1997

Characteristics of Hired Farm Labor by Wisconsin Counties, 1992 - 1997						
	Percent of farms with any hired labor	Number of hired farm workers	Change in hired farm workers net change 1992 - 1997	Change in hired farm workers, percent change 1992 - 1997	Hired farm worker payroll (dollars)	Average annual payment per worker (dollars)
Sauk County	35.40%	1,764	322	22.30%	\$9,195,000.00	\$5,213.00
State of Wisconsin	38.40%	96,482	-12,962	-11.80%	\$409,009,000.00	\$4,239.00

Source: USDA Census of Agriculture, Wisconsin County Agriculture Trends in the 1990's, Program on Agriculture Technology Studies, UW Madison, August 2001

Table E5: Farm Receipts, Capital, and Income Sauk County vs. State of Wisconsin, 1997

Average Value of all Farmland and Buildings - 1997						
	Value of all farm receipts	Percent of receipts from Dairy sales	Per Farm	Per Acre	Average value of machinery and equipment per farm	Average net farm income per farm
Sauk County, 1997	\$121,224,000.00	50.00%	\$285,633.00	\$1,212.00	\$46,411.00	\$17,953.00
State of Wisconsin, 1997	\$5,579,861,000.00	49.20%	\$282,135.00	\$1,244.00	\$66,731.00	\$20,110.00

Source: Wisconsin County Agriculture Trend in the 1990's, UW Program on Agriculture Technology Studies, 2001

Percent of Farms by Value of Sales - 1997							
	Percent of farms with positive net income	Value of total government payments	Percent of farms receiving government payments	under \$10,000	\$10,000 to \$49,999	\$50,000 to \$99,999	\$100,000 Plus
Sauk County, 1997	48.10%	\$3,235,000.00	62.90%	39.10%	24.00%	12.30%	24.60%
State of Wisconsin, 1997	54.20%	\$137,274,000.00	56.30%	38.60%	23.90%	13.40%	22.70%

Source: Wisconsin County Agriculture Trend in the 1990's, UW Program on Agriculture Technology Studies, 2001

Table E5: Farm Receipts, Capital, and Income Sauk County vs. State of Wisconsin, 1997 shows that in Sauk County, half of all farm receipts (the gross market value of all agriculture products sold) came from dairy sales (sale of milk and milk products) during 1997. The average value of farmland buildings, and the value of machinery and equipment, is based on market value. The fact that 63.10% of the farms having a sales value of less than \$50,000 per year, indicates that many of the farms in Sauk County are relatively small family farm operations. Many of these farms depend on off-farm work or investments for their main source of income. Overall, economic development strategies for agriculture include looking at opportunities for diversification in products produced, producing for niche markets, direct marketing, and agri-tourism and participating in grower cooperatives.

➤ **Tourism Economic Impact and Opportunity**

According to the 2003 Wisconsin Department of Revenue report on tourism, Sauk County is the third most popular tourism destination in the State, behind Milwaukee and Dane Counties. The overall statewide economic impact of travelers is broken down in several ways. Direct impacts, the employee wages and taxes paid from establishments where travelers purchase goods or services, and indirect impacts, the money spent by these employees on goods and services in the area, add up to the total economic impact.

Looking at the traveler expenditures by category, travelers spend more than half of their total expenditures on shopping and recreation (including event and entertainment fees, wagering, sightseeing and cultural events) expenditures. Food expenditures represent 25% and lodging expenses represent 13% of the total estimated traveler expenditures. Six percent of Wisconsin

traveler expenditures were spent on transportation within the State (Wisconsin Department of Tourism, 2002). Forty-six percent of traveler expenditures occurred in summer, 29% percent of expenditures were in the winter/spring season and 24% of expenditures were during the fall season.

Table E6: Travel Expenditures and Economic Impact, shows that the Wisconsin Department of Tourism estimated traveling expenditures at approximately \$856 million dollars during 2002, up 3.35% from 2001 for Sauk County. This supported 14,783 jobs, and created local revenues of over \$25 million dollars, up 13.05% from 2001.

Table E6: Travel Expenditures and Economic Impact

Travel Expenditures and Economic Impact							
	2002 Expenditures	2001 Expenditures	Percent Change	Full-Time Job Equivalents	Resident Income	State Revenues	Local Revenues
Sauk County	\$856,181,017	\$828,423,253	3.35%	24,532	\$530,631,384	\$66,666,331	\$65,527,817
State of WI	11,676,615,166	11,446,492,521	2.01%	323,759	\$6,602,720,000	\$1,077,135,000	\$777,910,000

Source: Wisconsin Department of Tourism, 2002

The southwestern portion of Sauk County has many opportunities for recreational, cultural, historical and nature based tourism. Some of the sites visited in or near the Town of Honey Creek include: Hemlock Draw, Wisconsin Society of Ornithology, Natural Bridge State Park, Tuck-a-way Campground, Honey Creek Historic District, Lady Loretto Church, Maple Hill Apple Orchard, North Freedom Train Rides, the Wisconsin River, Cedar Grove Cheese, Devil’s Lake State Park, Ski Hi Apple Orchards, Baxter’s Hollow, and a variety of other campgrounds, horseback riding stables as well as nearby hunting grounds, snowmobile, hiking and biking trails.

With the Town of Honey Creek’s proximity to so many tourism locations, the potential for the Town to add to its economic base in this category is substantial. Providing eating establishments and shopping opportunities (more than 50% of travelers expenditures) and lodging facilities (13% of travelers expenditures) which reflect the Town of Honey Creek and the nearby attractions can bring a portion of the Sauk County tourism revenue (\$625 million dollars in 2000) to the Town of Honey Creek.

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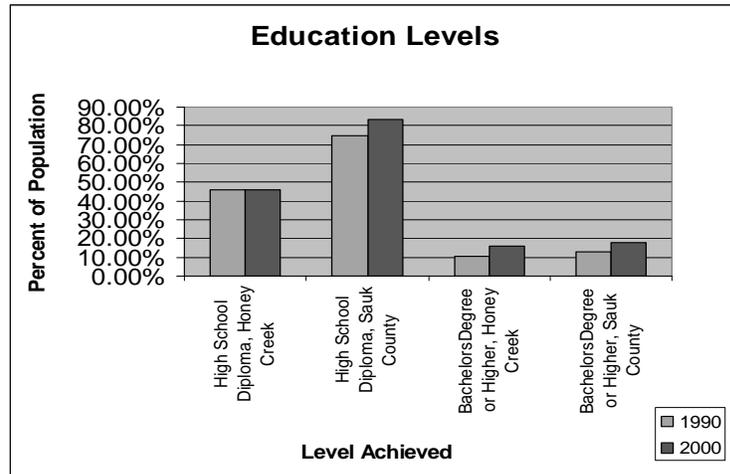
8.2 Local Employment and Economic Activity

The Town of Honey Creek and Sauk County provide many local employment opportunities as is reflected in the education levels, labor force and occupation characteristics of the Honey Creek.

➤ **Education, Income Levels and Employment Activity**

Chart E7: Education Levels Honey Creek and Sauk County

Chart E7: Education Levels Honey Creek and Sauk County shows that the percentage of Honey Creek residents with a high school diploma remained the same during 1990 and 2000, while the percentage of Sauk County residents with a High School Diploma increased. The percentages of those with a Bachelors Degree increased for in both Honey Creek and Sauk County from 1990 to 2000.



Source: US Census, 2000

➤ **Income Levels**

As detailed in the Housing Chapter, of the 278 households in Honey Creek, 80 (28.78%) were in the \$35,000 to \$49,999 income bracket. Another 66 (23.74%) of the households were in the \$50,000 to \$74,999 income bracket. This is compared to Sauk County, at 21.03% of the households in the \$35,000 to \$49,999 income bracket and 23.16% of the households in the \$50,000 to \$74,999 income bracket.

Another tool in the assessment of income distribution is the comparison of the median household income with the average household income for a particular year. A median value represents the middle value in an ordered list of data values. It divides the values into two equal parts with one half of the values falling below the median and one half falling above the median. Therefore, the median household income is the income value at which half of the other income values are above and one half are below. An average value is found by dividing a sum of values by its total number of values. Average household is calculated by dividing aggregate household income by the number of households in a given geographic area for a given year. Aggregate household income is the sum of the incomes of a sample of households in a given geographic area.

Table E8 Distribution of Household Income, 1990 shows that in 1990, the median household income for the Town of Honey Creek was \$27,386, while the average household income was \$33,822. The ratio of the average to the median income is 1.24.

Table E8: Distribution of Household Income, 1990

Distribution Household Income - 1990	% of Households	% of Households	% of Households
	Town Of Honey Creek	Sauk County	Wisconsin
Less than \$10,000	14.1%	14.1%	14.0%
\$10,000 to \$14,999	10.0%	11.3%	9.4%
\$15,000 to \$24,999	21.7%	22.0%	18.7%
\$25,000 to \$34,999	18.5%	18.4%	17.4%
\$35,000 to \$49,999	22.1%	20.5%	20.2%
\$50,000 to \$74,999	6.4%	10.0%	14.1%
\$75,000 to \$99,999	2.0%	2.2%	3.6%
\$100,000 to \$149,999	2.4%	0.9%	1.7%
\$150,000 or more	2.8%	0.6%	1.0%
Median Household Income	\$27,386	\$26,217	\$29,442
No. of Households	249	17,801	1,824,252
Aggregate Household Income	\$8,421,732	\$545,406,221	\$64,177,987,519
Avg. Household Income	\$33,822	\$30,639	\$35,180
Ratio of mean to median HH Income	1.24	1.17	1.19

Source: US Census 1990

Table E9: Distribution of Household Income, 2000

Distribution Household Income - 2000	% of Households	% of Households	% of Households
	Town Of Honey Creek	Sauk County	Wisconsin
Less than \$10,000	6.8%	6.7%	3.5%
\$10,000 to \$14,999	3.6%	5.8%	3.0%
\$15,000 to \$24,999	8.6%	13.4%	9.1%
\$25,000 to \$34,999	7.9%	13.8%	11.6%
\$35,000 to \$49,999	28.8%	21.0%	18.7%
\$50,000 to \$74,999	23.7%	23.2%	27.6%
\$75,000 to \$99,999	10.8%	9.1%	14.1%
\$100,000 to \$149,999	7.2%	4.7%	8.5%
\$150,000 to \$199,999	1.4%	1.1%	1.9%
\$200,000 or more	1.1%	1.2%	2.0%
Median Household Income	\$46,923	\$41,941	\$43,791
No. of Households	278	21,647	2,086,304
Aggregate Household Income	\$16,130,900	\$1,076,409,500	\$112,374,261,000
Avg. Household Income	\$58,025	\$49,726	\$53,863
Ratio of mean to median HH Income	1.24	1.19	1.23

Source: US Census 2000

Table E9 Distribution of Household Income, 2000 shows that in 2000, the median household income for the Town was \$46,923 while the average household income was \$58,025. The ratio of these two values is also 1.24. In both 1990 and 2000, this means that the average income is 24% greater than the median income. There are more outlying values on the upper end of the spectrum, meaning that more money exists above the median income than below, and this has been case fairly consistently over the past decade.

From 1990 to 2000, both Sauk County and the State of Wisconsin saw the ratio of average income to median income increase slightly, the County from 1.17 to 1.19, the State from 1.19 to 1.23. This implies that the number of values on the upper end of the spectrum has increased slightly during the past decade.

➤ **Employment**

Table E10: Labor Force and Employment shows that of the 736 persons in Honey Creek during 2000, 453 persons, age 16 or older, are in the labor force, and an additional 139 persons, age 16 or older that are not in the labor force. Of those, in the labor force, 448 are employed, 5 or 1.10% are unemployed. This is lower than the unemployment rate for Sauk County of 3.0% according to the 2000 Census.

Table E10: Labor Force and Employment

Category	Town of Honey Creek, 2000	Sauk County, 2000
Civilian Labor Force	453	30,374
Unemployed	5	1,266
Unemployment Rate	1.10%	3.0%
Employment	448	29,108
Not in Labor Force	139	12,085

Source: US Census, 2000

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Table E11: Employment by Occupation, Town of Honey Creek

Occupation	Town of Honey Creek, 1990	Town of Honey Creek 1990, Percent of Employed Population	Town of Honey Creek, 2000	Town of Honey Creek 2000, Percent of Employed Population	Town of Honey Creek Percent of Employed Population Change 1990 to 2000
Management, professional, and related occupations *	34	8.67%	174	38.41%	342.85%
Service occupations**	57	14.54%	67	14.79%	1.72%
Sales and office occupations***	63	16.07%	87	19.21%	19.50%
Farming, fishing, and forestry occupations	139	35.46%	24	5.30%	-85.06%
Construction, extraction, and maintenance occupations****	55	14.03%	41	9.05%	-35.49%
Production, transportation and material moving occupations*****	35	8.93%	55	12.14%	35.98%
Occupation Total	383		448		16.97%

Source: US Census, 1990 and 2000

* Listed as 'Executive, administrative, and managerial' and Professional specialty occupations in 1990 census.

** Listed as 'Service occupations', 'protective services', 'household occupations' and 'technicians and related support occupations' in 1990 census.

** Listed as 'Sales' and 'Administrative support occupations, including clerical' in 1990 census.

**** Listed as 'Precision production, craft, and repair occupations' and 'Handlers, equipment cleaners, helpers, and laborers' in 1990 census.

***** Listed as 'Machine operators, assemblers and inspectors' and Transportation and material moving occupations' in 1990 census.

Table E11: Employment by Occupation, Town of Honey Creek shows that the major occupations of persons in Honey Creek have changed from 1990 to 2000. Management, professional and related occupations saw the biggest increase in numbers and percentage of employment. Employment of Honey Creek residents in the farming, fishing and forestry occupations saw the greatest decrease.

➤ **Local Employment Opportunities**



Within the Town of Honey Creek several small businesses exist. The two largest are Cooks Countryside Trucking, a slurry hauling business with approximately 16 FTE employees and Demars Plumbing and Excavating with 8 to 10 FTE employees. Other Trucking services include Pat Pickarts, with 1 FTE and Roman Slotty with 1 FTE. Other Excavating businesses include Allan Yanke, with 3 FTE's and Jack Fenske, with 1 FTE. Ag related businesses in town include Prairie Ag Ventures, a custom harvesting business with 3

FTE's, River Valley Livestock, a stock removal company with 3 FTE's, Walking Right Hoof Care, specializing in Hoof Trimming with 1 FTE, Brent's Custom Farming, a harvesting

business with 1 FTE, Andy Hagak a general Ag Service with 1 FTE and Barbara Henwood, a horse stable and training facility with 1 FTE. Other services include Gravagols meat cutting and taxidermy, with 3 to 6 FTE's, Todd Disk cement with 2 FTE's, Greg Westend, Welding with 1 FTE, Frank Stotes fencing business with 1 FTE, and 3 Taverns: Stormy's, JR;s and Georks each with one to two FTE's.

8.3 Opportunities to Attract and Retain Business

While there are existing areas of Commercial use in Leland and Denzer, most of the Town of Honey Creek is zoned Exclusive Agriculture. Permitted uses in this district includes general farming, greenhouses, nurseries, orchards, beekeeping, forest and game management, home occupations, and professional offices conducted within an accessory to a permitted residence, following the requirements of the County's Ordinances. Special Exceptions may be granted only after the consideration of several factors including:



compatibility with adjacent land uses, productivity of lands involved, need for public services created by the use, need for use in the proposed location, availability of alternative locations, and the effect of the proposed use on water or air pollution, soil erosion and rare or irreplaceable natural areas.

The Town of Honey Creek has a strong labor force. With a relatively low unemployment rate, the Town can continue to pursue employment opportunities in neighboring communities as well as at home. As was previously noted, the Town is in close proximity to many tourism destinations. With this recognition, there are many opportunities for residents to capitalize on the Town's location relative to community character, including outdoor recreation, eco-tourism, agriculture related tourism service and sales industries.

8.4 Other Programs and Partnerships

➤ **Sauk County Development Corporation**

Sauk County Development Corporation's mission is to promote and retain the diverse economic vitality of Sauk County and its individual communities.

➤ **Wisconsin Department of Commerce**

Provides a broad range of financial resources to help businesses and communities undertake economic development. These programs include:

- **Community Development Block Grant (CDBG) – Economic Development Program**
Provides grants to communities to promote local job creation and retention.

- **CDBG – Public Facilities** helps eligible local governments upgrade community facilities, infrastructure, and utilities to benefit lot to moderate income residents
- **Rural Economic Development Program** offers low-interest loans for businesses with fewer than 25 employees.
- **US Small Business Administration (SBA)** provided loan guarantees that are used in conjunction with bank financing to improve loan terms.
- **Wisconsin Housing and Economic Development Authority (WHEDA)** a program that buys down commercial interest rates, enabling Wisconsin lenders to offer short-term, below market rate loans to small, minority or women owned businesses.
- **Industrial Revenue Bonds (IRDs)** are municipal bonds whose proceeds are loaned to private persons or to businesses to finance capital investment projects. All Wisconsin municipalities – cities, villages, and towns are authorized to issue IRDs.
- **Major Economic Development Program (MED)** is designed to provide financial assistance for Wisconsin business startup or expansions.
- **Customized Labor Training Program (CLT)** encourages businesses to invest in the retooling and upgrading of equipment in order to increase the productivity of its labor force by providing a grant of up to 50% of the cost of a workforce training program.
- **Technology Development Fund Program (TDF)** is designed to provide assistance to businesses embarking on technical research projects aimed at developing new products or processes, or improving existing products or processes.
- **Forward Wisconsin** is a non-profit economic development-marketing corporation for the State of Wisconsin. This organization creates marketing strategies aimed at luring businesses and industry from other states within the United States and other countries through out the world to improve the corporate climate in Wisconsin. Facilitation is provided to help match company needs with possible locations throughout the State. Assistance is available to aid with community development projects and marketing.
- **Agriculture Development Zone (South-Central)** is a new agricultural economic development program in the State of Wisconsin which provides tax credits to farm operators and business owners who make new investments in agricultural operations. These tax incentives are offered for three basic categories of investment including job creation, environmental remediation, or capital investments in technology/new equipment. This program is administered by the Wisconsin Department of Commerce.

8.5 Economic Development Goal, Objectives and Policies

Economic Development Goal: Promote economic success of residents and businesses as well as the agricultural, community and cultural character of Honey Creek.

EDO-1 Encourage the maintenance and development of cottage industries, farming and farm related businesses which compliment the agrarian community and which fully comply with Sauk County Ordinances.

EDO-2 Promote the development of programs with the agrarian community that can provide additional opportunities for economic gain and which are related to farming as an occupation.

EDO-3 Promote the development of programs with forest land owners that can provide additional opportunities for economic gain and which are part of a sustainable forest management plan.

EDO-4 The Town should assist in the promotion and retention of small-scale commercial, retail and tourism industries to the Leland and Denzer areas.

EDO-5 Prevent unplanned commercial development.

EDO-6 Prevent unplanned association and rental housing.

EDO-7 Promote alternative forms of energy for the community.

EDO-8 Allow small businesses that are compatible with existing land uses.

EDO-9 Allow only one mineral extraction endeavor at a time to take place under stringent conditions as permitted by applicable law.

EDO-10 Encourage restoration and maintenance of all structures including the preservation of historic sites.

EDO-11 Explore economic opportunities and programs for small business development.

EDO-12 Promote bicycle and other outdoor recreation opportunities.

EDO-13 Promote careful placement of wireless and electronic communication facilities so that it allow for better coverage for Honey Creek.

EDO-14 Consider the location of and prevent potential future conflicts of new residential development that occurs near areas that have a value for future mineral extraction operations.

EDO-15 Encourage intergovernmental communications with regard to the placement of new businesses, especially those that serve the agriculture community beyond the Towns borders.

EDO-16 As new business structures are built in the Town, utilize materials that compliment rural character.

EDO-17 Support mixed use buildings that include a mix of business areas and living quarters in one single building.

EDO-18 Include lighting standards for non-agricultural commercial development so as to prevent light glare from trespassing onto neighboring properties and into the night sky.

Economic Development Policies:

EDP-1 Support Sauk County with the development and adoption of a Rural Community Zoning District which will recognize Leland and Denzer as traditional rural community centers that include a mix of residential, commercial and farming uses which service the surrounding community as well as provide varied housing options.

EDP-2 Only small businesses will be permitted in the Villages of Leland and Denzer and which shall be defined as employing up to 20 year round Full Time Equivalents.

EDP-3 Actively work with Sauk County to develop new zoning districts and other options which will allow for innovative farming income opportunities that are consistent with the rural character such as small agriculture related sales, camping, Community Supported Agriculture Activities etc.

EDP-4 Allow the inception of cottage industries and home occupations in Exclusive Agriculture zoned areas that are consistent with County ordinances.

EDP-5 Work with Sauk County to develop appropriate new zoning districts, overlay districts, or other options which will allow for small businesses that support agriculture and tourism enterprises along County Roads C, PF and E and that do not conflict with the surrounding land use, and that follow established land use policies.

EDP-6 The Town shall allow the placement of alternative energy production such as solar and wind production in open agricultural fields. Landowners may utilize this energy on the premises or sell in to the electric grid.

EDP-7 The Town shall work to provide resources and information which will assist interested persons in the areas of cultural preservation and/or economic development that reflects the Town's needs and character. Topics of information may include preservation and maintenance of historic buildings and sites, maintenance of homes and buildings, starting or expanding small business in the Town etc. These resources will be compiled and be available at the Town Hall.

EDP-8 Implement policies ARP-13 and ARP-14 so as to both educate and provide farmers with opportunities of alternative agriculture production to remain economically viable and competitive.

EDP-9 After the adoption of the Rural Community District, The Town's Plan Commission and Town Board will work with the residents of Leland and Denzer to develop an addendum to this Comprehensive Plan to provide individual village master plans which set guidelines for each Village addressing preferred types of businesses, possible village themes based on each village's history, types of residential development desired etc. The addendum or ordinance will include strategies to attract the desired types of development and/or businesses.

EDP-10 Allow only one mineral extraction endeavor at any single time. This policy does not apply to short-term mineral extraction operations as defined by the Sauk County Zoning Ordinance and regulations defined by NR 135.

EDP-11 The Town shall determine the boundary lines for the Villages of Leland and Denzer as part of the planning process expressed under EDP-9 and *Chapter 11 Land Use*.

EDP-12 Inform new development of potential gravel deposits as part of the permitting process.

EDP-13 Encourage the use of brick, wood stone and other natural materials for business building facades while avoiding large, blank, unarticulated walls, metal siding, and concrete block on visible building facades.

9.0 Purpose

The Town of Honey Creek is home to abundant amounts and types of natural resources that contribute to the overall make up of the Town. These resources include the overall viewshed of the Town inclusive of its agriculture fields, scattered-forested hills and Baraboo Bluffs. The Town is also host to significant and critical wildlife habitat, numerous endangered species, as well as outdoor recreational and educational opportunities. A summary of the natural resources found in Honey Creek provides insights and a basis for the establishment of preservation programs and guidelines, growth management practices and siting standards for proposed development.

9.1 General Soils Information

Soil suitability is a key factor in determining the best and most cost efficient locations for new development. Problems that limit development and the placement of Private On-Site Wastewater Treatment Systems (septic systems) on certain soils may include poor drainage, erosion, steep slopes or high water tables. Soil suitability is also a key factor in determining agriculture productivity and suitability. Honey Creek is dominated by two major soil groups: Ettrick-Fluvaquents, wet-Curran and LaFarge -Norden -Gale, with some LaFarge -Norden -Gale and Valton soils present. General soils information can also be noted on *Map 9-2 General Soils Map*.

- **Ettrick-Fluvaquents, wet-Curran** soils are nearly level to gently sloping, somewhat poorly drained to very poorly drained, mostly medium textured soils underlain by outwash sand or stratified loamy and sandy deposits. Ettrick and Curran soils are used mainly for cultivated crops and pasture. Some small areas are wooded. Fluvaquents, wet, are used mainly for pasture and woodland. Some small areas are used for cultivated crops. In this map unit, flooding and wetness are the main limitations for cultivated crops. If drained and protected from overflow, these soils have good potential for crops. Curran soils have fair potential for trees, but the Ettrick soils and Fluvaquents, wet, have poor potential. The potential for residential development on these soils is limited, with flooding and wetness severely limiting standard septic systems absorption fields.
- **La Farge-Norden-Gale** soils are gently sloping to very steep, well-drained, medium-textured soils; sandstone bedrock is found at a depth of 20 to 40 inches. These soils are found on ridge tops, side slopes and valley floors in the unglaciated sandstone uplands. The steeper slopes are mainly woodland. Erosion is the main hazard in cultivated areas of steeper slopes. Sloping and moderately steep slopes have fair potential, the gently sloping soils have good potential for cultivated crops and pasture. The potential for residential development is fair. Depth to rock is a severe limitation for standard septic tank absorption fields.
- **Dickinson-Gotham-Dakota** soils are nearly level to steep, somewhat excessively drained and well-drained, medium-textured to coarse-textured soils underlain by outwash sand found on broad outwash plains and stream terraces. Most Dakota and Dickinson soils have good potential for cultivated crops if irrigated and protected from erosion and soil blowing.

Gotham soils have fair potential for cultivated crops. Dickenson and Gotham Soils have fair potential for trees, and Dakota soils have poor potential. The potential for residential development is good, but ground water pollution from septic tank absorption fields is a hazard.

- **Valton soils** are gently sloping to steep well-drained, medium textured soils; dolomite below a depth of 60 inches, found on ridge tops and upper side slopes of unglaciated uplands. All slopes have good potential for trees and woodlands. Gently sloping soils have good potential for cultivated crops and pasture, moderate slopes have fair potential and steep slopes have poor potential for crops and pastures mainly due to erosion. The potential for residential development is medium. Slow permeability is a severe limitation for traditional septic tank absorption fields. Soils lack sufficient strength and stability to support foundations and vehicular traffic.

9.2 Topography and Slope

The examination of topography is necessary to help determine areas where development should be avoided, or where potential constraints may exist. Honey Creek lies in the unglaciated or driftless area of southern Sauk County. Its topography is diverse and dramatic, dominated on the north by the south face of the Baraboo Range and interspersed throughout with sheer Cambrian limestone, sandstone and quartzite bluffs. Elevations range from 754 feet above sea level in the southeastern marshlands to a height of 1,436 feet above sea level in the northern bluffs. The upland topography is characterized by heavily dissected bedrock ridges and steep valleys, with slopes often in excess of 20%.

- **The Baraboo Bluffs**, also known as **The Baraboo Hills** and **The Baraboo Range**

The steep slopes of the western, unglaciated end of the Baraboo Bluffs provide a diverse range of climatic conditions and “micro-habitats” that support a variety of species co-existing within a relatively confined area. The Baraboo Bluffs are a regionally and nationally significant ancient mountain range containing one of the largest upland hardwood forests in the upper Midwest. More than 8,000 acres of dense forest and steep slopes characterize the Bluffs portion of Honey Creek, with its unique contingent of rare species of flora and fauna. Twenty-eight different types of forests, wetlands and prairies have been identified in the Bluffs, providing habitat for 23 federal or state listed threatened or endangered species. The harsh soil conditions atop the quartzite bedrock have prevented a viable agriculture and until recently discouraged widespread residential development.

In recognition of its outstanding geological and ecological significance, 50,700 acres of the “South Range” were designated as the **Baraboo Range National Natural Landmark (BRNNL)** by the Secretary of the Interior in 1980, and one of the Earth’s “Last Great Places” by The Nature Conservancy in 1995.

In 1999, Sauk County adopted The Baraboo Range Protection Program (BRPP) Plan. Under the Protection Plan, the county purchases conservation easements from willing sellers to protect the forest from development. Funding to purchase the easements comes from the settlement regarding the expansion of US Hwy 12 from Middleton to Lake Delton. The Wisconsin

Department of Natural Resources, the Nature Conservancy, and the Baraboo Preservation Association also work with willing sellers to protect forest land within the Bluffs through land and conservation easement acquisitions.

9.3 Environmentally Sensitive and Significant Resources

The Town of Honey Creek has identified environmentally sensitive areas as areas of land having slopes greater than 12%, lands within the Baraboo Range National Natural Landmark, surface waters, floodplains, wetlands, hydric soils, groundwater recharge areas, areas of contiguous forest cover, and areas that harbor endangered species. The Town has further recognized that any land use proposed will have an impact on these areas and should be minimized as much as possible utilizing a combination of site evaluations by the Town's Plan Commission as well as the objectives and policies in this Plan. *Map 9-1 Environmentally Sensitive Areas* shows the location of the aforementioned components of this subsection with the exception of floodplain which is shown on *Map 9-3 General Floodplain Areas*.

➤ Woodlands



Thirty-four percent of the private land in Honey Creek Township is covered by forest, in addition to the 530 acres of state-owned forest in Natural Bridge State Park. Much of this forest is located in the Baraboo Bluffs, but a significant amount of local forest covers the limestone and sandstone uplands cutting across the center and southwestern corner of the township. Once dominated by great stands of white oak and sugar maple, logging, land clearing and livestock grazing have altered these

forests. Red oak is now the predominant species, along with black cherry and hickory. Fragmentation of forests into smaller units by clear-cutting, development and grazing threatens wildlife species that rely on unbroken expanses of forest cover. This plan incorporates specific policies that aim to protect these significant woodlands through private stewardship and the promotion of forest management plans.

➤ Threatened and Endangered Species

As previously noted, the Baraboo Range provides habitat for 23 federal or state listed threatened or endangered species. The wintering Bald Eagle may also find critical roosting areas in around Honey Creek. The DNR's Natural Heritage Inventory program maintains data on the general location and status of rare, threatened or endangered plant and animal species. This data is obtained through field inventories. *Map 9-1 Environmentally Sensitive Areas* shows general areas in Honey Creek that were identified as containing rare plant or animal species.



➤ **Drainage Basins**

The Town of Honey Creek is located in the Lower Wisconsin River Basin, which drains approximately 4,940 square miles of south central and southwestern Wisconsin. The Town encompasses portions the Honey Creek Watershed within the Wisconsin River drainage basin.

➤ **Floodplains**

The Federal Emergency Management Agency (FEMA) designates floodplain areas. These general floodplain delineations represent the areas adjacent to navigable waters potentially subject to the 100-year flood event (1% chance of occurring in any year). All areas subject to flooding are not necessarily reflected in mapped floodplains. The State requires County regulation of development in floodplains. Development is strongly discouraged in floodplains, to avoid both upstream and downstream property damage as well as reduced governmental costs in relation to disaster relief. Floodplain areas in the Town of Honey Creek are located along Honey Creek. The FEMA maps should be referenced for official delineation and elevations of floodplain boundaries. General Floodplain boundaries can be noted on *Map 9-3 General Floodplain Areas*.

➤ **Wetlands**

Wetland areas are important for aquifer recharge, flood control, groundwater and surface water quality improvement, and wildlife habitat. In Honey Creek, wetlands are located primarily along the branches of Honey Creek and Gallus Slough.

Significant amounts of land in and around Honey Creek were historically sedge meadow and wet prairie, or hardwood and tamarack swamp. Today, of the 30,400 acres of assessed property in the Town of Honey Creek, only 3% (1,084 acres) remains classified as “swamp and waste” About 652 acres of land adjacent to the township branches of Honey Creek were considered “wetlands” according to the 1971 Surface Waters of Sauk County report.

➤ **Groundwater Resources**

As elsewhere in Sauk County, groundwater remains the major source of fresh water supply. In Honey Creek groundwater is supplied by the sandstone and dolomite aquifer prevalent in western Sauk County, which yields a reliable average of 400-500 gallons per minute. In the Baraboo Bluffs, groundwater flows are limited by the non-porous quartzite to only 20 gallons per minute. Well-drilling in the Baraboo Quartzite is expensive, although recently developed “hydro-cracking” technology could improve water yields enough to make well-drilling worthwhile. Springs are not common in the Baraboo Bluffs, but are found in the limestone and sandstone regions of the township. The North Branch of Honey Creek above Leland is a good local example of a limestone spring-fed stream.

➤ **Surface Waters of Honey Creek**

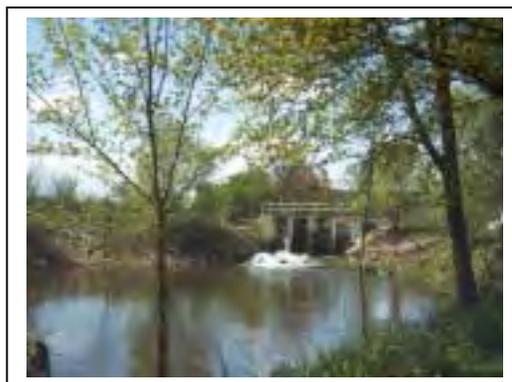
• **Honey Creek**



The Town of Honey Creek lies entirely in the 197 square mile Honey Creek watershed that drains much of the southern portion of Sauk County. The headwaters of the main branch and the east branch of Honey Creek begin in the Town of Honey Creek or just over its borders. The south slopes of the south range of the Baraboo Range, containing unique sub-ecosystems with rare plant species, are partially within the watershed. The actual stream surface area of the nearly 11.4 miles combined length of the various branches within the township is about 5.82 acres.

The North (Leland Branch) is impounded at the 12.5 acre Leland Millpond, and joins the main branch of Honey Creek south of the Town line. The East Branch flows past Denzer before joining mainstream Honey Creek south of the Town line in the marshlands of the Witwen Wildlife preserve in the Town of Troy. Continuing its passage through the Town of Troy and east into the Town of Prairie du Sac, Honey Creek enters the Wisconsin River near Ferry Bluff.

Until 1954 the three branches of Honey Creek were managed as trout streams. Since then, within the Town only the upper reaches of the Leland Branch have been judged capable of supporting trout. Numerous surveys of the Town's stream branches document a steady degradation of conditions resulting from agricultural practices that negatively affect habitat values and water quality. Dredging and channeling have reduced long stretches of the Denzer branch to little more than a drainage ditch. Farm feedlot runoff above Leland has also greatly deteriorated the fish habitat of the Leland branch. The North and East Branch lie within an atrazine management area designated by DATCP. Recently implemented voluntary conservation practices demonstrate visible improvements in the condition of the streambank and adjacent riparian buffer areas. Maintenance of healthy wetlands is particularly important in Honey Creek to prevent further groundwater contamination.



According to the 1994 Lower Wisconsin River water quality management plan, the Creek is host to a native trout population as well as a warm water sport fishery and diversity of aquatic insect life. At that time, it was noted that stream straightening, grazing and cropping up to the banks edges, bank erosion and wetland drainage have resulted in sedimentation and challenges to the aquatic life.

➤ Hilltops and Ridges

The planning process has identified the preservation of hilltops and ridgetops as an important natural feature which defines the horizon of the Town. Large structures constructed on top of them tend to be visually prominent—especially when these structures do not blend into the overall landscape in terms of color, material or style. To maintain a viewshed consistent of hilltops and ridgetops remaining in their natural state, the Town has enacted specific policies which both guide future development and once developed require concealment of such structures. The Town also has direction to expand upon these policies to provide more specific guidance as to the protection of the viewshed.

9.4 Night Skies



The planning process has identified the preservation and promotion of the Town's night skies as an important natural resource, however the survey was split as to whether the Town should implement ordinances to control night lighting and associated light pollution. Typically, light pollution is caused by a lighting fixture that projects over a large area versus projecting downward on the area the requires illumination. Additionally, signage often utilizes lighting fixtures that project upward into the sky thereby washing out the night sky. While residents are encouraged to choose lighting that is sensitive to the preservation of the night sky, there is no specific directive to create and implement regulatory tools to achieve this objective.

9.5 Mineral Resources

Currently the Town of Honey Creek has no mineral extraction sites, however there may be several areas in the Town capable of providing for an economically viable operation. Recognizing that the Town may receive requests for mineral extraction sites during the plan implementation period, a policy has been set which limits the number of total active sites in the Town to not exceed one. This policy working, in conjunction with mineral extraction requirements set by Sauk County and the State of Wisconsin, require that a new site cannot be opened until the previous site has been fully reclaimed (see also policy EDP-10). This policy will in turn serve to protect critical natural resources and viewsheds as well as provide for the preservation of mineral resources for future generations. Note that this policy is not intended to apply to short term mineral extraction projects (i.e. sand mining) which cannot exceed a time period a twelve months. The plan also prohibits any mineral extraction operations to be located within the BRNNL boundary as expressed under NRP-20. As a general reference, potential gravel deposits, or areas that may support future mineral extraction operation are noted under ***Map 10-4 Potential Gravel Deposits.***

9.6 Other Natural Resources



- **Natural Bridge State Park**, located between Leland and Denzer on County Road C, was established in 1973 and totals about 530 acres. The park includes a natural bridge of sandstone, 35 feet high, which was carved by the uneven dissolving of mineral deposits holding the sandstone grains together. The result after many years of erosion by water, frost action, wind, and gravity is the largest natural arch in the State. It remains today

because of its location in the driftless area of southwestern Wisconsin, a region that was not glaciated by the last ice age. Beneath the Bridge is a natural rock shelter, which was excavated in 1957 by archeologists. They discovered charred wood believed to be from fire pits of a people here possibly as long ago as 12,000 years, making this one of the oldest dates sites for human occupancy in northeastern North America. The park itself includes a self-guiding nature trail on the uses of plants by Native Americans and winds through a 60-acre scientific area. A hiking trail, two miles long is located just off the highway. The park includes minimal picnic facilities and a parking area and is for day use only.

9.7 Programs, Partnerships and Resources

Below are some examples of programs, partnership and resources that can provide assistance to landowners in the Town of Honey Creek relative to land preservation and stewardship options.

- **The Baraboo Range Protection Program (BRPP)** is a voluntary program administered by the Sauk County Department of Planning & Zoning which aims to preserve the Baraboo Range forested or forest buffer lands, through a Purchase of Development Rights (PDR) (conservation easement) program. The Baraboo Range conservation easements allow willing landowners to retain title and continued use of land while preserving the forest resource.
- **Baraboo Range Preservation Association (BRPA)** is a land trust that works to preserve and protect the qualities and culture of the Baraboo Range through promotion of ecologically responsible land use. The Association is a non profit tax exempt organization formed in 1994 by property owners in the area and other concerned individuals who were interested in maintaining traditional rural land uses and private property rights while seeking to preserving the unique natural characteristics of the Baraboo Hills.
- **The Nature Conservancy (TNC)** first came to the Baraboo Bluffs in the early 1960s at the request of local residents and university professors who knew how ecologically unique the area was and who wanted the Conservancy's help in protecting the area. Today the Conservancy has 900 members in the Baraboo Hills area and is staffed out of a Baraboo Office. The Conservancy protects lands through education programs and work activities, Land/Forest Management Programs, voluntary agreements, acquisition of lands and through purchase of development rights.

- **Sauk County Natural Beauty Council**, which is administered by the Sauk County Department of Planning & Zoning, involves itself in projects such as environmental displays at local fairs and Earth Day events, the promotion and protection of significant environmental resources through resolutions and letters, sponsoring clean ups at the local landfills, and administering prairie burns and plantings.
- **Sauk County Department of Land Conservation** coordinates natural resource management and environmental enhancement activities within county boundaries and administers a variety of county, state, and federal initiatives. The Department places particular emphasis on soil conservation, water quality improvement, groundwater protection, flood control, nonpoint water pollution abatement, erosion control, wildlife habitat improvement, farmland preservation and animal waste management and further strives to promote the awareness of natural resources and their value to the citizens of Sauk County programs such as the administration of Earth Day activities, and coordinates with school districts to teach children about natural resources and conservation.
- **Sauk County Department of Planning & Zoning** strives to protect and promote the health, safety and general welfare of all citizens and visitors of Sauk County and protect the environment of Sauk County's physical and natural resources through the professional administration and equitable enforcement of numerous Sauk County Codes and Ordinances. The Department places an emphasis on preparing communities, particularly Towns, for the future by protecting and enhancing the quality of life through education and state-of-the-art planning practices and code enforcement techniques. The Department also aids Towns in the development of Comprehensive Plans, plan updates, plan interpretation and plan implementation.
- **County Land & Water Resource Management (LWRM) Plan Implementation** is a cost-share and technical assistance program to landowners installing best management practices. These programs help to reduce soil erosion, protect water quality and conserve county-identified natural resources. Landowners can also contact Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) for more information.
- **Wisconsin Forest Landowner Grant Program** is a State program administered by the Wisconsin Department of Natural Resources Bureau of Forestry which provides assistance to private landowners to protecting and enhancing their forested lands, prairies and waters. Landowners must receive written approval from the Department of Natural Resources (DNR) and be identified as the landowner in a Forest Stewardship Plan or in the process of applying for plan development. Qualified landowners may be reimbursed up to 65% of cost of eligible practices.
- **Community Financial Assistance (CFA)**, is a Wisconsin Department of Natural Resources program which administers grants and loans to local governments and interested groups to develop and support projects that protect health and the environment, and provide recreational opportunities.

- **Partnership for Fish and Wildlife Management**, a US Fish and Wildlife Services program, assists with the restoration of wetlands, grasslands, and threatened and endangered species habitat through a cost share program. Any privately owned land is potentially eligible for restoration under this program.
- **Wetlands Reserve Program (WRP)** is a voluntary program that provides technical and financial assistance to eligible landowners to address wetland, wildlife habitat, soil, water, and related natural resource concerns on private lands in an environmentally beneficial and cost effective manner. The program provides an opportunity for landowners to receive financial incentives to enhance wetlands in exchange for retiring marginal land from agriculture. The program offers three options inclusive of a permanent easement, 30-Year Easement or a Restoration Cost Share Agreement.
- **Wildlife Habitat Incentives Program (WHIP)** is a voluntary program that encourages creation of high quality wildlife habitats that support wildlife populations of National, State, Tribal, and local significance. Through WHIP, the NRCS provides technical assistance to landowners and others to develop upland, wetland, riparian, and aquatic habitat in areas on their property.
- **Managed Forest Law Property Tax Program** a DNR program which provides tax incentives for approved forest management plans. The MFL can ease the burden of property taxes for forest landowners with at least 10 acres of woods that meet specific requirements. The program is intended to foster timber production on private forests while recognizing other values of forests.
- **Forestry Incentive Program** provides cost-sharing for landowners with owning no more than 1000 acres for tree planting, site preparation, timber stand improvements, and related practices on non-industrial private forest lands. This is a federal NRCS program administered by the Wisconsin Department of Natural Resources.
- **National Wildlife Turkey Federation** has a variety of programs to benefit wild turkey habitat, management, conservation and education.
- **Pheasants Forever** provides assistance with habitat restoration through five major programs: food plots, nesting cover, woody cover, land purchase and wetland restoration projects.
- **Prairie Enthusiasts** is a private nonprofit organization committed to the protection and management of native prairie and savanna in the Upper Midwest which provides education activities and opportunities to aid land owners in the identification and management practices of prairie remnants. Work parties assist with brush clearing and removal of invasive species.

- **Aldo Leopold Foundation** strives to promote the care of natural resources and foster an ethical relationship between people and land. Programs include the restoration and protection through partnerships with more than 30 organizations and education programs for private landowners and public land managers.

9.8 Natural Resources Goal, Objectives and Policies:

Natural Resources Goal: Protect and enhance the Town's natural resources, including geology, soils, water, open space, forest, wetland and grassland, native plant-animal communities, wildlife, and endangered and threatened species, with special attention to the Baraboo Hills. Encourage wise and sustainable recreational, aesthetic, scientific and economic use of these resources.

Natural Resource Objectives:

(Note: Baraboo Range refers to lands designated by the BRNNL as noted on *Map 10-1 Environmentally Sensitive Areas*).

NRO-1 Preserve the forest canopy of the Baraboo Range.

NRO-2 Manage the location and density of new residential development in the Baraboo Range.

NRO-3 Manage the frequency, location and design of new roads in the Baraboo Range.

NRO-4 Limit the expansion of existing roads and adjacent rights-of-way in the Baraboo Range, particularly roads with low traffic counts.

NRO-5 Manage roadside vegetation throughout the Town to reduce the threat to breeding populations of wildlife while ensuring the roads safety.

NRO-6 Reduce and/or minimize the number and size of openings in the forest canopy created by new development in the Baraboo Range.

NRO-7 Manage forests using sustainable harvesting and stewardship practices in the Baraboo Range.

NRO-8 Cooperate with TNC, BRPA, WDNR, Sauk County and others to encourage participation in Baraboo Range preservation efforts and use of conservation easements.

NRO-9 Manage the location and intensity of new development to protect surface and groundwater, open space, recreational resources, air quality and the Baraboo Range.

NRO-10 Control/reduce runoff and stream pollution from sources including agricultural chemicals and barnyards, residential lawn chemicals, private on-site waste treatment systems and new construction.

NRO-11 Monitor and manage water levels and water quality to preserve the integrity and historic value of the Leland Millpond.

NRO-12 Identify scope, sources, and severity of groundwater contamination.

NRO-13 Improve nutrient management practices.

NRO-14 Ensure that private wastewater treatment systems are properly installed and maintained.

NRO-16 Maintain and enhance biodiversity in the Town of Honey Creek's natural communities.

NRO-17 Protect endangered and threatened species of indigenous plant and animals.

NRO-18 Encourage use of landscaping with native plants.

NRO-19 Discourage use of invasive exotic plants.

NRO-20 Encourage enhancement of both game and non-game wildlife habitat on agricultural lands.

NRO-21 Recognize open space as an important element of Honey Creek's rural character.

NRO-22 Protect / maintain the scenic heritage landscape vistas and views.

NRO-23 Establish guidelines for siting wireless communication towers.

NRO-24 Establish guidelines for locating mineral extraction sites.

NRO-25 Encourage landscaping designed to minimize the visual impact of new development.

NRO-26 Encourage the development of guidelines for outdoor lighting to preserve night sky views.

NRO-27 Encourage the reasonable expansion of Natural Bridge State Park.

NRO-28 Monitor / manage the local community impacts of tourist use on public lands.

NRO-29 Maintain / enhance opportunities for hunting, fishing, trapping, gathering, photography, bird watching, hiking, swimming, bicycling and other legal recreational use of the outdoors.

NRO-30 Keep the air clean.

NRO-31 Control new development around areas of potential value for mineral extraction.

Natural Resource Policies:

NRP-1 The Town Board shall designate a Town liaison to work with landowners, government agencies, conservation groups and land trusts such as The Nature Conservancy, Honey Creek Road & Gun Club, Sauk County, State of Wisconsin, USDA, Baraboo Range Preservation Association, etc. to cooperatively preserve open space for future opportunities. These preservation practices may include, but are not limited to, conservation easements, purchase of open space lands, Planned Unit Developments (cluster or conservation subdivisions in Leland and Denzer), purchase/transfer of development rights, voluntary donations of conservation easements and through private land owner stewardship options.

NRP-2 Encourage timber harvesting through the use of best management practices prescribed by an approved forest stewardship plan and notify landowners and of their options through the Town's newsletter. Forest stewardship plans are required for timber harvesting on lands within the BRNNL as defined on *Map 9-1 Environmentally Sensitive Areas*.

NRP-3 Modify the Town's Driveway Ordinance to limit new driveways through forested areas of the BRNNL and other contiguous forested bluffs to a maximum specified width and length. These specifications will be based on sound ecological research so as to preserve natural resources within the BRNNL. Whenever possible prevent the creation of new forest "edges" from new driveways within the 200' deep forest core buffer zone.

Note: The "Forest Core " is defined as any part of the existing forest interior lying at least 200 feet in any direction from an existing forest edge. The forest edge is the outermost portion of the forest where the environment differs significantly from the forest interior in terms of its structure, species composition and abundance. Forest core habitat is qualitatively different from edge habitat, and supports viable populations of wildlife and natural communities that require relative isolation from the influences of surrounding environmental conditions and land uses. The "Forest Core Buffer Zone" is the area of unbroken forest, at least 200 feet in width, which separates the forest edge from the interior forest core." (See also LUP-22 subset 1)

NRP-4 Modify the Town's Building Siting Ordinance to prevent new construction or the creation of new building lots in forested areas of the BRNNL and other contiguous forested bluffs that infringe on the 200' deep forest core buffer whenever a reasonable alternative site is available for development. In any case, development will be directed to areas which will cause the least severe ecological impact. At least until such time the Town's Building Siting Ordinance is updated, this policy will apply. A site visit by the Town Board and Plan Commission is required to assess the conditions present on a particular site.

NRP-5 Limit the visibility of bluff development within the BRNNL or any other bluff by the use of landscaping, encouraging the selection of natural colors and materials, careful siting control and controls on the maximum height and width of structures and size of lawns. At a minimum, a planting plan or other verification of screening using existing vegetation will be required as part of the Town's building permit process, be approved by the Town's Plan Commission and Town Board, and must show that the following minimum following standards will be followed:

- Screening material may be planted or may include existing woody vegetation or trees. Woody vegetation or trees must be capable of screening the height and length of the primary or any accessory structure and comply with the visually inconspicuous definition – difficult to be seen or not readily visible when leaves are on the trees from any public right-of-way.
- The species of woody vegetation or trees to be chosen by the permit applicant should be suited to localized soil and site conditions. Native plantings are encouraged as are plantings which will benefit local fauna. Plantings must be perennial and hardy in the local climate zone as specified in scientific literature or garden catalogs.
- Planting or tree removal plans as part of construction must be approved by the Town's Plan Commission and Town Board prior to the start of any construction (including driveway, septic, foundation or accessory building). Species chosen must have the potential to provide screening within a reasonable amount of time (defined as medium to fast growth as specified in scientific literature or garden catalogs). Screening vegetation must be maintained once planted and replaced if it dies.

NRP-6 Discourage development within or directly adjacent to areas harboring known potentially endangered or threatened communities of plants or animals and utilize **Map 9-1 Environmentally Sensitive Areas** to identify lands that potentially harbor endangered or threatened species. Where there is a concern specific to a development proposal, work with outside agencies to accommodate the development while protecting the endangered or threatened resource.

NRP-7 Discourage and, where applicable by State law, prevent development in identified wetlands and floodplains, areas of hydric soils and within or directly adjacent to groundwater recharge areas, as identified by existing soil conditions, in areas susceptible to groundwater contamination, i.e. having "limited filtration capacity."

NRP-8 Prevent development on lands with slopes exceeding 20%, and discourage development on slopes exceeding 12% but less than 20%, to prevent construction site erosion and the need for excessive site preparation.

NRP-9 No new town roads will be built in the Baraboo Range (BRNNL) as defined on **Map 9-1 Environmentally Sensitive Areas**. No existing roads will be extended within the BRNNL. Buck Fever Road and Pine Hollow Road will not be upgraded, improved, widened or modified within the BRNNL boundary. In general, new roads in the Town may be built only after a public hearing and the approval by a simple majority vote of the Town's electorate.

NRP-10 Maintain limits on second pass mowing of road right of ways to after July 15 to preserve native plants. Single pass mowing (road shoulders only) is approved anytime as needed.

NRP-11 Limit new openings for development in the Baraboo Range (BRNNL) forest canopy as defined on **Map 9-1 Environmentally Sensitive Areas** to the minimum possible square foot area and/or lineal footage of new forest edge reasonable for siting new construction. In any case new construction shall not infringe on the 200' forest core buffer. A site visit is required to

determine the extent of existing forest canopy and the location of viable alternative building sites.

NRP-12 The liaison identified under NRP-1 will establish a Town/landowner collaborative to:

- a) promote and implement good land stewardship practices;
- b) seek funding for private land stewardship projects;
- c) sponsor field trips to demonstrations of good stewardship practices;
- d) act as a local resident contact person available to provide information regarding good forest stewardship and water quality improvement practices;
- e) encourage landowner participation in available conservation funding programs;
- f) work with local resource agencies to determine Best Management Practices for agriculture animal waste treatment and implement Best Management Practices to reduce agriculture field and farmyard runoff.

NRP-13 The Town's Plan Commission and Town Board will include recognition for good natural resource stewardship in an annual Town newsletter.

NRP-14 The Town will provide for a repository of current land stewardship literature for landowners to be kept at the Town Hall.

NRP-15 The Town should invite presentations/communications by representatives of conservation organizations to explain and describe conservation easement programs and current proposals to the Town Board and the public, and should also invite presentations by landowners that have chosen to donate or sell conservation easements.

NRP-16 New driveway and building permit proposals shall require site visits and application review by the Town's Plan Commission and Town Board to ensure compliance with the provisions of this Plan and any local Town ordinance prior to permit approval and issuance.

NRP-17 Explore and pursue the availability of grant funding for design and installation of public water distribution and waste treatment systems for the Leland and Denzer areas and work with Sauk County staff for assistance. Also explore the feasibility and availability of funding for installing shared wells and shared waste treatment systems.

NRP-18 Investigate the benefits / problems with various lake water level management strategies for improving the Leland Pond / Honey Creek fishery, migrant waterfowl habitat and emergent vegetation, and work with the State of Wisconsin, universities and others to implement solutions.

NRP-19 Provide information and photographs in a Town newsletter to all landowners describing exotic invasive plants, including garlic mustard and common buckthorn, to assist in individual identification and eradication efforts. Encourage landowner cooperation with The Nature Conservancy and other conservation organizations to help eradicate invasive exotic plant species.

NRP-20 Mineral extraction operations will not be permitted within in the BRNNL as defined on *Map 9-1 Environmentally Sensitive Areas*.

10.0 Purpose

In order to achieve the overall vision in the Town of Honey Creek, including the protection of natural and cultural resources, agricultural operations, and the overall quality of life, the Town must interact with many agencies and governmental units. This interaction in part calls for an evaluation of the plans of Sauk County as well as neighboring units of government as to how they will affect the Town of Honey Creek. From an opposite perspective, this evaluation looks at how the Town of Honey Creek's decisions affects neighboring units of government.

10.1 Adjacent Town Plans and Planning Efforts

➤ Town of Franklin Comprehensive Plan (June, 2003)

The Town of Franklin developed and adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in June, 2003. Prior to the development of Franklin's Comprehensive Plan, the Town was under the guidance of its 1987 Land Use Plan which was replaced by the Comprehensive Plan. The Town of Franklin Comprehensive Plan allows the Town to guide growth, development and preservation, and includes precise guidelines for plan implementation, future review and amendments. Highlights of this Plan are many, some of which include the Town's 'Whole Farm Plan' which is a guide to landowners who want to develop new lots for residential housing. This guidance is intended to ensure that new housing is placed outside of agricultural fields, environmentally sensitive areas, and ensures that new housing does not detract from the overall character of the Town. Other highlights include an option for landowners to create new lots of less than 35 acres at a specified density in exchange for the placement of a 20-year easement on a portion of a landowners property. The Plan also emphasizes and gives policy direction to the importance of building upon community involvement and pride as well as the preservation of its resources such as agricultural soils, wooded slopes, water resources, night skies, historic buildings (including their original Town Hall), the agrarian way of life and overall viewscape of the Town.

➤ Town of Freedom Land Use Plan (April, 1998)

The general policy with in the Town of Freedom is to, "guide and encourage development that contributes to the economy of the Town without adversely affecting either the rural character or natural environment of the Town." Preservation of prime farmland and farm operations is encouraged. Major Commercial/Industrial developments are not advised to be permitted within the Town, and instead direct them to be located within the Village of North Freedom. With limitations in the prime agricultural areas, single occupancy dwellings may be built throughout the Town. The Town of Freedom Land Use Plan is generally a policy plan intended to guide the Town Board when making rezoning decisions. The Town of Freedom will be developing a Comprehensive Plan in accordance with Wis. Stats. 66.1001 with a timeframe of adoption in spring 2005.

➤ **Town of Prairie du Sac Master Plan Update (November, 1999)**

The overall goal of the Town of Prairie du Sac Master Plan Update is to, “preserve agricultural land, protect farm operations, and maintain the rural character of the township.” The Plan’s protection includes four land use categories: Natural Resources (floodplains, wetlands, slopes over 12%), Agriculture Preservation (prime soils and existing agriculture uses), Rural Residential (existing residential uses) and Quarries. The Natural Resource areas are generally located in the southern portion of the Town and along creeks. Five areas of existing Residential Development are identified on the Land Use Map, including Harlow Acres, Rahl Road, Pine Acres, an area near the intersection of State Road 60 and Old Bluff Trail, and an area along Sauk Prairie Road west of USH 12. The Town does not intend to allow new residential subdivision or commercial/industrial uses in any other areas. Instead, these types of development are directed to locate in the Villages of Prairie du Sac or Sauk City or within parts of the joint extraterritorial area once annexed. The rest of the Town is for preservation with a minimum lot size of 35 acres. The Town expects to have a completed joint Comprehensive Plan with the Villages, in accordance with Wis. Stats. 66.1001, by year-end 2004.

➤ **Town of Sumpter Comprehensive Plan (February, 2003)**

The Town of Sumpter developed and adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in February, 2003. Like the Town of Franklin, prior to the development of its the Comprehensive Plan, the Town of Sumpter was under the guidance of it’s 1987 Development Plan. Sumpter’s overall plan purpose is to preserve the rural and agrarian character as well as the cultural and natural features that make the area unique. Sumpter’s Plan includes options to create lots of less than 35 acres at a specified density in exchange for the placement of an easement on a remaining portion of the landowner’s property. The Plan also has provisions for cluster development and new development siting guidelines, which are aimed at preserving agriculture and natural resources.

➤ **Town of Troy Development Plan (September, 1986)**

The Town of Troy adopted a Development Plan in September 1986. In addition to this plan, the Town adopted Exclusive Agriculture Zoning thereby enacting a density of 1 house per 35 acres of ownership in 1986. Proposed development within the Town is recommended to be limited near and within the historic hamlets of Blackhawk and Witwen. The Town of Troy will be developing a Comprehensive Plan in accordance with Wis. Stats. 66.1001 with a timeframe of adoption in spring 2005.

➤ **Town of Westfield Land Use Plan (May, 1998)**

The Town of Westfield adopted an updated Land Use Plan in May of 1998. In addition to this plan, the Town adopted Exclusive Agriculture Zoning thereby enacting a density of 1 house per 35 acres of ownership as of 1987. Overall, the underlying goals of Westfield’s Plan includes the control of growth and placement of new housing, promotion of a strong agricultural economy and farmers’ right to farm, preservation of the overall natural beauty and resources, preservation of the rural character, and the maintenance of responsible local government. In general, the Town of Westfield Plan attempts to locate residences to those areas that will have the least

impact on agricultural operations and further maintains that new residential development be screened to blend into the natural surroundings. The Town of Westfield will be developing a Comprehensive Plan in accordance with Wis. Stats. 66.1001 with a timeframe of adoption in spring 2005.

10.2 Current Intergovernmental Programs, Plans, Agreements and Opportunities

➤ **Sauk County 20/20 Development Plan (1998)**

In 1999, the Sauk County Board of Supervisors adopted the *Sauk County 20/20 Development Plan*. The Development Plan is a policy document that presents a vision statement, goals, and policies on six major planning issues: community change, economic development, farmland preservation, housing, natural resources and transportation. By design, this plan does not contain a county future land use plan map. It is envisioned that individual town plans and other land use plan maps will comprise the various implementation chapters of the Development Plan. The 20/20 Plan also recommends that the County prepare comprehensive rewrites of its Zoning Ordinance and Land Division and Subdivision Regulations Ordinance to reflect the values of the Plan. It also recommends that the County study innovative land use approaches such as purchase of development rights (PDR), transfer of development rights (TDR), and conservation subdivision design as ways to preserve farmland and natural resource areas while respecting private property rights. Finally, the Plan recommends that the County adopt an erosion control/storm water management program, a groundwater protection program, and a highway access control ordinance.

➤ **Memorandum of Agreement concerning US Highway 12 between Middleton and Lake Delton, Wisconsin (March, 1999)**

The Memorandum of Agreement (MOA) is an agreement between Sauk County, Dane County, the State of Wisconsin, WisDOT, the Wisconsin Department of Natural Resources (DNR), the Federal Highway Administration (FHWA), the U.S. Environmental Protection Agency USEPA, the U.S. Fish and Wildlife Service (USFWS), the National Park Service (NPS), and The Nature Conservancy (TNC). The agreement includes commitments and timeframes for Highway 12 improvements in Dane and Sauk Counties, protection of the Baraboo Range National Natural Landmark, farmland preservation and other natural resource protection. Specifically, the parties agreed to the following transportation system improvements:

1. "WisDOT and FHWA may proceed with a phased construction of a modified four-lane USH 12 in Dane County (between Middleton and Sauk City]..."
2. "WisDOT will exercise its authority to control and reduce access points along USH 12..."

The parties also agreed to the following:

1. The creation of two funds "to provide long-term protection of the nationally significant natural resources in the Baraboo Range National Natural Landmark (BRNNL) which may be impacted from the USH 12 project." The BRNNL Protection Fund "will contain \$5 million paid by WisDOT from state/federal transportation monies. " The Special BRNNL

Stewardship Fund " will contain up to \$5 million of additional Stewardship Capital Fund dollars but will require a dollar-for-dollar federal/local/private non-transportation fund match...". Funding of \$250,000 each for Dane County and Sauk County for local planning assistance for "the towns, cities, and villages along the USH 12 corridor to use as they see appropriate to address growth-related issues." This is the funding source for this Highway 12 Corridor Growth Management Plan and future implementation projects to be determined.

2. The creation of the Sauk County Fund in which "WisDOT agrees to provide up to \$250,000 over a five year period in state/federal transportation monies to be used to establish and fund a program to purchase lands, scenic/conservation/agricultural easements and/or development rights from willing sellers in Sauk County outside of the BRNNL"

➤ **Baraboo Range Protection Program**

The County created the Baraboo Range Protection Program (BRPP), a component of the Sauk County Protection Program (SCPP), to use state and federal monies and local matches provided by the MOA, described above to purchase development rights. The BRPP reimburses eligible participants for costs associated with the purchase of land or development rights of properties with substantially undisturbed forested land. Eligible land or development right purchasers include Sauk County government, any Sauk County Town government, any nonprofit conservation organization, and State and Federal agencies. The Sauk County Baraboo Range Commission, a special committee of the Sauk County Board of Supervisors, administers the program. The northern part of Honey Creek falls within the program boundaries of the BRPP as noted on *Map 9-1 Environmentally Sensitive Areas*.

➤ **Highway 12 Corridor Growth Management Plan (October, 2003)**

As part of the USH12 MOA, funding was provided to address growth related issues resulting from the expansion of US Hwy 12 from Middleton to Lake Delton. In Sauk County, the Highway 12 Local Planning Assistance Advisory Committee was formed. The committee consisted of members of Sauk County, the Ho-Chunk Nation, and local governments along the Hwy 12 corridor. In March of 2002, the Committee hired a consulting firm to assist with the preparation of *Highway 12 Corridor Growth Management Plan*. The *Growth Management Plan* focuses on issues such as complimentary land use, preservation, access, economic development, and community image issues that arise as a result of the future Highway expansion. The planning process developed an overall vision and detailed recommendations for the entire 24-mile Highway 12 corridor in Sauk County as well as a vision and recommendation for rural areas that may be affected by the corridor. Overall, the Vision for the rural areas seeks to limit large-scale development to protect the economic viability of farming, and the natural beauty and rural character of the area. The Plan also suggests tools and recommendations to achieve this vision. Although the Town of Honey Creek was not a part of the Highway 12 Local Planning Assistance Advisory Committee, it is included as part of the Plans General Planning Area. This area includes communities that are not directly located along Highway 12, but will probably experience some secondary or "spin off" impacts from future Highway 12 expansions. Additional discussion can be found under *Chapter 7 Transportation*.

➤ **Sauk County Preservation Program**

The Sauk County Preservation Program is designed to protect important natural resources and agricultural land in Sauk County by the direct public acquisition of development rights from willing private landowners. The Purchase of Development Rights (PDR) is a concept employed in communities across the country in which a public agency (in this case, Sauk County) or a private non profit conservation organization compensates private landowners who voluntarily agree to permanently convey the right to develop their property for residential or commercial use. The rights are then “extinguished” by the acquiring agency, preventing any future development of the protected property. The purchase price for the development rights equals the “fair market value” (FMV) as determined by a professional appraisal that compares estimates of the unrestricted market value of the subject property against the restricted use value of similar, but otherwise undevelopable land (i.e., land which cannot be developed because of physical or legal constraints on its use). The difference between those two estimated values is the “fair market value” of the development rights, which Sauk County can legally offer to the landowner.

The purpose and terms of the agreement, including the respective rights of Sauk County to enforce the agreement and of the landowner to use the land, are detailed in a legal instrument called a Conservation Easement which is signed by the parties and recorded with the Register of Deeds as part of the permanent land record for that property. Agriculture, forestry, recreation and other traditional uses of the land are typically permitted, within the parameters of approved soil and water conservation plans and/or forestry stewardship plans.

Sauk County has already implemented the Baraboo Range Protection Program (BRPP), to purchase development rights from willing sellers whose land lies within the boundaries of the Baraboo Range National Natural Landmark (BRNNL), as it existed in March of 1999. The BRPP is funded by a \$5M grant from the Wisconsin Department of Transportation. The BRPP is administered by the Sauk County Department of Planning and Zoning with oversight by the Baraboo Range Commission, a nine-member commission of the Sauk County Board of Supervisors.

The county wide Sauk County Preservation Program is proposed for implementation in 2004, primarily for the protection of important agricultural and other important natural resource areas throughout Sauk County outside the boundaries of the BRNNL. This effort will be partly funded by a WisDOT grant, partly by Sauk County, and partly by federal, state or private non-profit grants. Sauk County's Land Preservation Program is intended to support the County's Comprehensive Plan and local Comprehensive Plans by providing local towns with the means for permanently preventing the development of landscapes designated in these plans for agricultural, open space, wildlife conservation or recreational use.

10.3 Current and Future Cooperative Planning Efforts

➤ **Neighboring Town Comprehensive Plans**

It is anticipated that the Town of Honey Creek will be represented in the planning processes for those Towns who have elected to develop a Comprehensive Plan in the next few years and which share common borders. It is further intended that Honey Creek will take part in the discussion through the development of the Intergovernmental Element on these town plans.

➤ **Sauk County**

The Town of Honey Creek should continue to work with Sauk County, particularly with the development of options related to land use and land division, which can aid the Town with the implementation of their Comprehensive Plan policies. Furthermore, the Town should continue to work with Sauk County and adjacent communities to ensure that the integrity of Honey Creek's Comprehensive Plan is not compromised by neighboring community choices and decisions until such time that such communities have a Comprehensive Plan which compliments Honey Creek's and vice versa.

At such time that Sauk County develops the countywide Comprehensive Plan, it is intended that the Town of Honey Creek be part of that process to ensure that the integrity of their plan is not only upheld, but embraced as a unique plan developed by and for the community.

With regard to everyday land division, land use and agriculture related questions, residents and Town officials are encouraged to build upon the working relationship with various County Departments particularly with the Sauk County Planning & Zoning and Land Conservation Departments as these departments administer the majority of county ordinances and programs that affect the Town.

➤ **School Districts**

Approximately 90% of the territory of the Town of Honey Creek lies within the Sauk Prairie School District. Parochial schools in the district include St. Aloysius (a Catholic school) in Sauk City, and St. James (a Lutheran school) in Prairie du Sac. Pleasant River, a non-religious school is also located in Sauk City. School age children in the northwestern portion of the Town attend the Reedsburg School District while those in the southwest part attend the River Valley School District. Programs and activities offered by each of the school districts for the community can be noted under ***Chapter 6 Utilities and Community Resources***. It is the intent of this Comprehensive Plan to continue dialog with each school district, particularly with Sauk Prairie School District as this district has the greatest presence in the Town. Policy statements included in this chapter will serve to guide this dialog.

10.4 Fire and Ambulance Protection Agreements

The Town of Honey Creek is part of two Fire Protection Districts, the Sauk Prairie District and the Plain District. Honey Creek is also part of two EMT service agreements, one with the Sauk Prairie Ambulance Association and the other with the Plain EMT. Service agreement areas are noted on *Map 1-2 Jurisdictional Boundaries*.

➤ Sauk Fire District

As indicated in the Fire Protection Agreement, dated June 1979 and amended on May 18, 1994, the Town of Honey Creek has entered into agreement for fire protection, the purchase and acquisition of fire extinguishing apparatus and equipment and for the payment of the same manner, and such agreement is said to cover the east 5/8th of the Town of Honey Creek. Under this agreement, the total cost of operation, staffing, maintenance, insuring, repair, and housing of the equipment, shall be prorated to and paid by the municipalities on the basis of equalized valuation of the real and personal property in each such municipality, which is located in the Sauk Fire District. A Fire District Commission has been created to keep fully advised and informed, provide direct and prompt cooperation on all matters which may arise.

➤ Plain Fire Department

The Fire Protection Agreement with the Plain Fire Department was officially established in May 1971 and was later amended in September 1992. Like the Sauk Prairie Fire District, the agreement includes the purchase and acquisition of equipment as well as staff reimbursement on a prorated basis.

➤ Sauk Prairie Ambulance District

The Town of Honey Creek has entered into agreement with the Sauk Prairie Ambulance Association on January of 1969 for ambulance service and for the purchase and acquisition of an ambulance and all necessary equipment and for the payment for same. An Ambulance Service Commission has been created to exercise any required administrative functions. The Sauk Prairie Ambulance covers the entire Town of Honey Creek.

10.5 Intergovernmental Cooperation Goal, Objectives, and Policies

Intergovernmental Cooperation Goal: Identify and establish mutually beneficial relations with neighboring units of government and Sauk County.

Intergovernmental Cooperation Objectives:

ICO-1 Maintain the relationship of the local governmental unit to school districts and adjacent local governmental entities.

ICO-2 Identify existing or potential conflicts between local governmental units that are specific to the Town of Honey Creek and implement a plan or process to address issues that may arise.

ICO-3 Continue to work with Sauk County in areas related to growth management, plan implementation and local and county ordinance development.

ICO-4 The Town Board should stay involved and advocate for the benefit of the Town and its residents.

ICO-5 Work with government (and private) agencies to identify and pursue grant opportunities related to achieving the overall Vision of the Town.

ICO-6 Advocate the Vision, Goals, Objectives and Policies of the Honey Creek Comprehensive Plan relative to decisions made by adjacent governmental units that may impact Honey Creek.

Intergovernmental Cooperation Policies:

ICP-1 Provide a copy of this comprehensive plan any updates to all surrounding governments.

ICP-2 Work to resolve differences that may arise between the neighboring Town Comprehensive Plans and any amendments thereto.

ICP-3 Work with surrounding towns to encourage an orderly and efficient land use pattern that preserves farming as a livelihood and natural resources.

ICP-4 Participate in the planning process of surrounding communities, especially as they pertain to the development and updates to Comprehensive Plans.

ICP-5 Work with Sauk County on the establishment of a Purchase of Development Rights program aimed at the preservation of Agricultural Lands and actively educate farmers of their options related to such programs.

ICP-6 Notify school districts of future housing locations to ensure that districts can efficiently serve future children and provide efficient transportation.

ICP-7 Through intergovernmental coordination and the comprehensive planning process, work with neighboring towns to establish uniform standards for inter-town roads (road that connect at town borders) relative to providing the same standards for weight limits, bike routes and related safety features, road width and road upgrades relative to the impacts that one towns' land use decisions may have on a neighboring town road.

ICP-8 Work with governmental agencies as provided under respective policies that express intergovernmental cooperation and assistance specific to the development of village master plans, a town density policy (and amendments thereto) and through the identification of programs to ensure the economic viability of the agriculture economy for Honey Creek. Where appropriate, invite neighboring towns into the discussions.

ICP-9 As expressed in this Plan, work with the Sauk Prairie School District to ensure the continuance of the Tower Rock School for educational and community gathering and fellowship purposes.

ICP-10 The Town Board, Plan Commission and residents of Honey Creek will play a lead role in aiding Sauk County with the development of the County's Comprehensive Plan and to further ensure that the County's Plan takes steps to recognize, strengthen and aid the Town with the implementation of the goals, objectives and policies of the Town of Honey Creek Comprehensive Plan.

ICP-11 The Town Board and Plan Commission will continually review and support the continued implementation of the Sauk County 20/20 Development Plan with all of its goals, objectives and policies.

ICP-12 The Town Board and Plan Commission will work with both public and private agencies identified throughout this Plan relative to implementing all of the stated goals, objectives and policies and the Town's overall Vision.

11.0

12.0 Purpose

The Land Use Chapter of the Comprehensive Plan is one of the most important components to the Comprehensive Plan, perhaps only second to the Implementation Component. Prior to the 'comprehensive plan' many communities adopted what were termed, 'land use plans' which focussed on addressing specific land use related policies by which the community intended to implement its previously stated goals through land use ordinances, zoning and subdivision regulations. The Town's original Development Plan (or Land Use Plan) of 1987 provides for a good example of this kind of 'policy driven' plan. The net result of this plan being the adoption of the Exclusive Agriculture Zoning District.

The Town of Honey Creek's 1999 Land Use Plan took a bold step ahead of the original 1987 Development Plan by addressing a broader range of issues that affect land use including the Town's agriculture, economic, residential and natural resources components. The 1999 Plan then rolled these primary areas into the land use category through the recognition that each individual component either directly or indirectly relates to and impacts the future land uses in the Town as well as the overall well being of the community.

The 2004 Town of Honey Creek Comprehensive Plan takes the same approach as the 1999 Land Use Plan by recognizing the individuality of each of the plan's elements including, Issues and Opportunities, Agricultural Resources, Housing, Utilities and Community Resources, Economic Development, Natural Resources, Intergovernmental Cooperation and finally Implementation. This Plan also recognizes that the goals, objectives and policies under each of the components noted above directly or indirectly impact and are ultimately related to land use.

The overall purpose of the Land Use Element in this Comprehensive Plan is therefore two-fold. First, just like the 1999 Land Use Plan, this Element serves as a fixed point where all other policies are recognized both for their specific relation to their own element area but also to their relation and impact on the Land Use Element. Thus, the first policy takes action to officially recognize that each policy under all other elements is also a component of the Land Use Element. Second, the Land Use Element offers an opportunity to address issues that are specific to land use such as the actual current use of the land, land divisions, building permits, density policies and home siting requirements to name a few.

11.1 Recent Development Trends

The issuance of new land use/building permits for single family residential construction in the Town of Honey Creek has remained relatively constant during the last 13 years. From 1990 to 2000, an average of 4.15 permits per year were issued for residential construction. Even though there has been a consistent, and by some standards, low rate of growth, future development pressures should not be overlooked. ***Chart LU1 Number of Permits Issued (1990-2003)*** graphically depicts the relatively constant rate in overall development in the Town of Honey Creek since 1990.

Of these new permits for the construction of single-family residences, none were for new farmsteads. Assuming the Town will experience an increase in growth, it will become increasingly important for Town Officials to direct growth to ensure the protection of family farms and significant natural resources.

Table LU1 Number of Permits Issues (1990-2003)

Land Use Permits Issued for New Construction in the Town of Honey Creek								
Year	Resident					Commercial	Total Permits Issued for New Construction	Percent of Total Issued
	Single Family	Mobile Home	Total Permits Issued for Homesteads	Garage	other			
1990	5	0	5	1	0	0	6	4.72%
1991	6	0	6	1	1	0	8	6.30%
1992	7	0	7	0	3	0	10	7.87%
1993	1	1	2	0	1	0	3	2.36%
1994	3	0	3	0	1	0	4	3.15%
1995	3	0	3	0	2	0	5	3.94%
1996	2	0	2	2	10	0	14	11.02%
1997	4	0	4	0	0	0	4	3.15%
1998	6	0	6	2	8	1	17	13.39%
1999	7	1	8	1	4	0	13	10.24%
2000	6	0	6	1	6	0	13	10.24%
2001	2	0	2	0	0	0	2	1.57%
2002	2	0	2	1	9	0	12	9.45%
2003	5	1	6	1	8	1	14	11.02%
Total 1990 - 1990	44	2	46	7	30	1	84	66.14%
Total, 2000, 01, 02, 2003	15	1	16	3	23	1	43	21.26% total
Total, 1990 to 2003	59	3	62	10	53	2	127	
Percent of Total Issued	46.46%	2.36%	48.82%	7.87%	41.73%	1.57%	100.00%	Percent of Total Issued
Average Issued Per Year	4.54	0.23	4.77	0.77	4.08	0.15	9.77	Average Issued Per Year

Source: Sauk County Planning & Zoning

11.2 Current Population and Housing Density

Another comparative tool that can be utilized during a comprehensive planning process is to compare population and housing statistics for a community through a density calculation. This calculation will provide additional insight into development patterns and provide background information as the Town of Honey Creek determines its future development policies and practices. In 2000, with a population of 736 persons and a land area of approximately 48 square miles and 30,492 acres, the Town of Honey Creek's population density is roughly 15 persons per square mile or roughly 1 person per 41 acres.

A calculation can also be made to determine the housing density of the Town of Honey Creek in 2000 by dividing the number of housing units of 288 by the total land area. This equates to 6 houses per square mile or approximately one home on each 105 acres. The further breakdown of these densities based on development patterns and location will be analyzed later in this section.

11.3 Existing Land Use

Comparing existing land uses to future land uses and areas can serve as a point of comparison to show how overall land uses are changing over time. The information provided in this section will serve as a point of beginning to compare land uses in the future (i.e. 2010, 2020). *Map 11-1 Landuse and Landcover* along with the following descriptors will aid in the understanding of the existing land uses in the Town.

- **Mixed Higher Density Developed.** This area incorporates land uses within Leland and Denzer and includes residential, commercial and philanthropic uses. Only lands that have been developed are included in the calculation. Lands that are currently open space but which may be zoned for future development are not included. For Denzer, the developed area includes 9.6 acres and in Leland the developed area excluding the Leland Mill Pond is 9.3 acres.
- **Agriculture.** This area includes land uses primarily for farming, farmsteads, and supporting activities. This also includes rural single family residential development with low densities. This area includes approximately 46% of the total land area or approximately 14,053 acres.
- **Grassland.** This area includes private and public lands that are undeveloped and are not in agricultural or woodland uses. It should be noted that these areas typically consist of prairie remnants or the reestablishment of prairie areas representing the grasslands first experienced by early settlers. These areas account for approximately 5% of the Town's land area, or roughly 1,551 acres of land.

- **Coniferous Forest.** This area includes land that is primarily evergreen forestland, which are undeveloped. This area may also include rural residential development with low densities, but due to the small patchwork of acres with this designation, it is highly unlikely. This area represents less than 1% of the Town's total land area, or approximately 89 acres.
- **Deciduous Forest.** This area includes private and public lands that are primarily hardwood forestland that is undeveloped. This area is reflective of Natural Bridge State Park and areas in the Baraboo Range. This area also includes areas of low density residential development. This is the largest land use category in the Town accounting for approximately 40% of all land areas, or roughly 12,136 acres.
- **Open Water.** These areas are characterized as being ponds, perennial streams etc. It accounts for less than 1% of the total land area, or approximately 7 acres.
- **Wetland.** These areas consist of hydric soils that are not characterized by standing water. These areas are reflective of flood fringe areas like marshes and low lying stream bank areas. They account for approximately 8% of the Town's area, or approximately 2,493 acres.
- **Barren.** These areas have typically supported mining activities or other human activity, which has left the ground in an infertile state. It is also reflective of different types of soil classifications, which are incapable of supporting plant growth, or that may be characterized by exposed rock formations. This area also accounts for less than 1% of the total area, or approximately 201 acres.

11.4 Higher Density Development



Currently, higher density developments (defined as lot sizes of 2 acres or less) are concentrated to Leland and Denzer only. The policies in this plan call for both new development and redevelopment of these recognized areas into the traditional hamlets they once were. The plan also directs any and all subdivision development to the two villages, and prohibits subdivision developed to be located elsewhere in the Town.

11.5 Lots of Record

For purposes in Honey Creek, a lot of record is defined as a land area designated on a plat of survey, certified survey map, or described in a conveyance recorded in the Sauk County Register of Deeds office which complied with the zoning laws in existence when the property was originally divided and/or recorded but which may no longer comply with the current minimum land area within the applicable zoning district. Such land area may be utilized to provide space necessary for one main building and its accessory buildings or uses. Said in simpler terms, it is a land area under single ownership that is less than 35 acres and

which existed prior to the adoption of Exclusive Agriculture Zoning by the Town of Honey Creek in 1987. **Map 11-2 Lot of Record** shows the location of existing lots of record in the Town. Prior to issuing any permits for building on these lots, verification of their lot of record status should be made with the Sauk County Planning & Zoning Department.

11.6 Smart Growth Areas

Smart Growth Areas are statutorily defined as areas that will enable the development and redevelopment of lands with existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, state governmental and utility costs. Based on this definition and through an examination of the Town as part of this planning process, two primary smart growth areas have been defined. These two areas are the Villages of Leland and Denzer and rural areas.

➤ Villages of Leland and Denzer

The policies in this plan specifically recognize the Villages of Leland and Denzer as two primary growth areas both from a redevelopment and new development standpoint. The planning process attempted to designate lands adjacent the villages which may be appropriate for new development, however after lengthy discussion within



the Housing Focus Group and Comprehensive Plan Committee, it was decided that the designation of growth areas should not be made at this time. The primary reason for this decision is to allow the Town, and specifically the residents in the respective villages, an opportunity to first create and adopt development guidelines (master plans) to ensure that the villages grow in such a fashion to rebuild the traditional hamlet character. In other words, the villages will first need to develop a village 'master plan' or other means to properly direct the location and types of new development along with architectural and open space guidelines. By 'waiting' on the designation of future lands for development, the Town and residents can ensure the future viability of these mixed use hamlets. Furthermore, Sauk County will be developing a new zoning district (Rural Community Zoning District), which along with the village master plans, will facilitate a future development pattern consistent with tradition. Summarized, the process for realizing the redevelopment of the villages into traditional hamlets is as follows (and is not in any particular order):

First, upon the adoption of the Comprehensive Plan each Village will work both together and independently to develop a master plan. It is expected that each master plan will be similar for both villages, but will include distinct features relevant to each 'villages' history and identified future.

Second, upon the adoption of a master plan for each Village, the village proper itself as well as additional lands as appropriate will be rezoned to the Rural Community District. This step will facilitate the redevelopment of these areas according to the master plan and will also remove the current zoning district of Exclusive Agriculture from each Village. Note: When the Town adopted Exclusive Agriculture in 1987 the Villages were included. The net result was the creation of nonconforming lots inclusive of existing residences, businesses etc. with an improper zoning designation. Rezoning to the Rural Community District will correct this past error.

Third, the master plan will be implemented. As development proposals come forth each will be evaluated on its own merit, for its compatibility to the master plan, and will require approval by, in most cases, the Sauk County Board of Adjustment as well as the Town of Honey Creek.

With regard to the Villages, note that Sauk County will create and administer the appropriate zoning to the area. At its election, the Town may also create its own ordinance to apply to the Villages, however it is recommended that once these master plans are completed, they simply be adopted as an ordinance and as an attachment to the Town of Honey Creek Comprehensive Plan.

To carry forth the process of creating a village master plan, it is envisioned that a core committee of at least 5 residents and/or business owners convene in an open public location to complete the process. The final product need not be complex nor take a lot of time to develop, but rather is intended to provide general guidelines to future development. Later assessment of the master plans for each village should be made at such time the comprehensive plan is reassessed, which is typically every ten years. At the least, the village master plan should include the following concepts:

1. Development guidelines relative to requiring connected streets (possible official map), reduced street widths, avoidance and protection of environmentally sensitive areas, community septic systems, stormwater management and the like.
2. Pictorial representations of architecture and placement of new housing and businesses. This may include concepts such as front porches facing the road vs. garages, encouragement of a particular architectural style and material use, greenspace placement etc.
3. Designation of lands for redevelopment or new lands for development via a future land use map to be located in both the master plan and as adopted in the Comprehensive Plan. This map will serve to better define the villages' smart growth areas.

It is envisioned that assistance to the development of the village master plan be contracted out with a private consultant, or the use of county staff may be retained on a nominal or free of charge basis (depending on the complexity of the project). Appropriate County staff includes County Planners from the Planning & Zoning Department and/or the Community Resource Development Agent from UW-Extension. It may also be possible to retain the services of University Students working toward a degree in land use or planning.

Additionally, master plan concepts, such as architectural guidelines and development layouts, can easily be found and where appropriate and properly cited and with permission 'borrowed' from existing community plans and incorporated into the master plans for Leland and Denzer.

➤ Rural Areas



Since 1987, along with the adoption of Exclusive Agriculture Zoning by the Town, came a requirement that in order to build a new house on a new lot a minimum of 35 acres was required. Today, this same standard applies. Traditionally, the intent of the 35-acre minimum lot size was to discourage housing development in rural areas, and especially those areas that were utilized for agriculture

production. Historically, this application has been successful as expressed by the relatively low number of new '35-acre' lots being created and houses being built in the Town. However, overtime, 35-acre lots have become a more desirable option to traditional subdivision development for residents and workers not involved in agribusiness. Thus, in a relative interpretation of the term, the 35-acre rule is beginning to fail in part, and continue to be successful in part.

As noted earlier, the impact of the 35-acre rule has been expressed by the increasing numbers of 35-acre lots being created, not only in Honey Creek, but in many surrounding Towns. The net result of 35 acre lots include widely scattered residential development which often conflicts with agriculture operations from the perspective of houses being build in agriculture fields, conflict between suburban residents and rural farming operations and quite simply the loss of agriculture land itself. From a natural resources perspective, the 35 acre lot size has caused an increased number of land divisions in environmentally sensitive areas where housing may be detrimental to the protection of critical habitat. Rural housing serve as a vehicle to the introduction of exotic invasive species. The list of failures of to this rule could be endless.

On the other hand, the success of the 35-acre rule has also been quite apparent. Simply, it has and to a certain degree continues to preserve both the rural landscape as well as agricultural and natural resources areas. To illustrate this point, a comparison to the numbers of new lots and housing starts in Honey Creek to a Town that does not have Exclusive Agriculture is quite noticeable. Once again the list of successes to this rule could be endless.

As part of the planning process, discussions with the Comprehensive Plan Committee took place to arrive at an option to the 35-acre rule. As part of this discussion, the Committee utilized three primary build-out scenarios. These options are discussed in the next section.

11.7 Alternative Buildout Scenarios and Density Policies (Rural Areas)

As part of the planning process, lengthy discussions took place over a period of 6 months to both identify the strengths and weaknesses of the 35 acre rule and to propose workable alternatives that serve as a win (or compromise) situation for all. This process took place under a formal consensus process discussed under **Chapter 2 Issues and Opportunities and Chapter 12 Implementation** as well as general discussion by the Comprehensive Plan Committee through out the planning process.

To aid the Committee with the discussion, they first created three build-out scenarios for the Town. A description and summary of the discussion regarding each of these scenarios is as follows:

- **Scenario One:** One house per 35 acres (see also **Map 11-3 One house per 35 acres**). Scenario one references the current approach of 1 house per 35 acres. This scenario was utilized to illustrate the potential full buildout of the Town of Honey Creek if the Town were divided into 35-acre lots respectively. This buildout effectively represents a density of one house per 35 acres owned. Concerns to consider in this scenario include the fact that not every land owner will be willing to parcel their land into 35 acre lots, which is in part one reason why the 35 acre rule has been successful in preserving lands. A second error includes the fact that not all lands are readily accessible to 35-acre lot creation and subsequent.
- **Scenario Two:** One house per 35 acres clustered (see also **Map 11-4 One house per 35 acres Clustered**). Scenario two references scenario one only each new home is clustered on a 5 acre lot respectively. Although this scenario may still have inherent errors, it reduces the concerns noted in the first scenario in that development credits may now be brought forth to the road for development from lands otherwise not accessible. Also, there is an increased potential for landowners to be willing to sell lots of less than 35 acres.
- **Scenario Three:** One house per parcel/farm (see also **Map 11-5 One house per parcel/farm**). Scenario Three was provided to show a density policy that is opposite of the density expressed in the first two scenarios with a rate of 1 house per 35 acres.

Through the Committee's examination of the scenarios coupled with the consensus process and general discussion it became evident that the 1 house per 35 acre lots (Scenario One) was not the preferred option. Alternatively, the other two other scenarios were not preferred either. Thus the discussion unfolded and the Committee began proposing alternatives to the three scenarios. The result of these discussions included the creation and acceptance of a density policy by the Committee which best defines an agreed upon 'middle ground' that aims to recognize the needs and desires of all citizens and landowners. It must be noted that this middle ground was not reached through a simple vote of the Committee membership as a vote would most likely lead to a density policy that does not fairly recognize the needs of all the Town's citizens, but rather through a 'give and take' process the Committee was able to reach consensus (or agreement) on a final density policy that best recognizes the needs of every Town resident and landowner.

11.8 Town of Honey Creek Density Policy (adopted July 13, 2004)

As noted in the previous section, it must be emphasized that the density policy developed by the Comprehensive Plan Committee, utilizing input from Town residents and landowners, aims to represent the opinions and needs of all residents and landowners. It is true that there are residents who believe that land should not be developed or divided at any cost and those who believe they should have the opportunity to divide or develop unencumbered by policy or regulation, but in reality the election and implementation of either 'extreme' serves to unfairly recognize the needs of one group over the other. Thus, to ensure that all groups are fairly recognized, the decision to develop and select this density policy was not by means of simple vote of the majority of Committee members. Rather, the development and selection of the density policy resulted from a formal consensus process that led to an agreement by all of the Committee members to select a 'middle ground' that best represents the needs of all residents and landowners. The consensus process utilized by the Committee is best defined under *Chapter 12 Implementation*.

➤ **Amendment to the Town of Honey Creek Density Policy**

Amendments to the Town's Density policy may be deemed appropriate from time to time. To ensure that the any future density policy amendment best recognizes the needs of all residents, this plan considers such an action a major comprehensive plan amendment. What this means, relative to the density policy, is that in order to amend the policy a reconveniance of a steering committee representative all off views in the town must be made. At that time the steering committee will be responsible for acquiring feedback from Town residents and landowners to utilize in the decision making process. The final decision to amend the density policy will be by consensus. The amendment process is more precisely defined under *Chapter 12 Implementation*.

➤ **The Town of Honey Creek Density Policy**

The Town of Honey Creek's Density Policy and as adopted by the Town of Honey Creek and Sauk County is based, in part, on the County's minimum density of 1 house per 35 acres of ownership under the Exclusive Agriculture Zoning District. Honey Creek's Density Policy further utilizes a credit system to determine both the number of lots which can be created and the size of each lot for residential purposes. In return for the creation of lots of any size, an easement will be placed on a remaining portion of the original farm based on the Town's Density Policy and will be held in joint by the Town of Honey Creek and Sauk County for a minimum of 30 years.

The following Table represents the Town's Density Policy which should be utilized to calculate the total number of credits afforded to each landowner. The Table should also be utilized to determine credits needed for the creation of both numbers of lots and lot sizes.

Table LU 2 Town of Honey Creek Density Policy Calculation Table

Town of Honey Creek Density Policy (net acres)	Credits	Small Lot Size (net acres)	Large Parcel Size (net acres)
40	1	1 to 5	40
40	2	1 to 10	80
40	3	1 to 15	120
40	4	1 to 20	160
40	5	1 to 25	200
40	6	1 to 30	240
40	7	1 to 35	280

Note: The creation of any new lot between the size of 35.1 acres and 39.9 acres will be required to utilize 8 credits. However at a landowners election the sale of a 40 acre parcel (or ‘forty-forty’ defined by the original Wisconsin Land Survey System i.e., 39.75 acres) will only utilize 1 credit—the number of credits assigned to each 40 acres owned.

The basic premise behind the Town’s Density Policy includes a calculation of how many credits a land owner has. To do this, the land owner must take the total net acres owned and divide this value by 40. For example a 190 acre farm would have 4.75 credits rounded down to the nearest whole number equals 4 credits (190/40=4.75 or 4 credits).

Utilizing **Table LU2**, the landowner would then be able to determine what combination of lot sizes and number of lots can be created utilizing a total of 4 credits. **Appendix G** includes **worksheets A-F**, which give examples of how to calculate the number of credits used with the creation of lots and numbers of lots of a certain size. Note that these worksheets do not represent the total number of lots and related lot size combinations available to a landowner.

The primary intent of the worksheets is to help landowners apply Honey Creek’s Density Policy to their property. Also note that if the original farmhouse or farm buildings are split off of a farm, as part of a farm consolidation to create a 1-5 acre lot, this lot creation may be exempt from the application of this Density Policy as expressed under LUP-4.

Also note that through the application of this density policy the new minimum parcel size to build a house is 40 acres or a forty-forty (quarter-quarter) defined by the original Wisconsin Land Survey System. This means that new lots between 35.1 acres and 39.9 acres will be required to utilize 8 credits, whereas the conveyance of a ‘forty’ will be required to use 1 credit. Since a forty is not defined as a lot (it is defined as a parcel) the policy of not being permitted to create more than 3 lots in a 10 year period does not apply (see also LUP-5). For an example of this type of land division see **Appendix G worksheet G**.

11.9 Zoning Classifications

The Town of Honey Creek adopted county zoning in July of 1964. From 1975 to 1987, the Town of Honey Creek has primarily been zoned Agriculture (general) until the Town adopted Exclusive Agriculture Zoning in 1987 along with the development of their first Development Plan. With the exception of one rezone to commercial in Leland and a couple of rezones in Denzer, the Town has not experienced significant pressures for rezoning since the adoption of the Development Plan. As a result, the Town's current zoning map clearly mimics the Town's Zoning Map adopted in 1987 as a component of the Development Plan. **Map 11-2 Zoning Districts** depicts the current zoning in the Town of Honey Creek.

11.10 Future Land Uses

Future land uses are in part of process of projecting trends into the future to determine the demand that will be placed on a community relative to maintaining land in its current land use or converting it to an alternative land use. In order to study the demand of future land uses in Honey Creek two factors will be considered. The first of these factors looks at population projections over time, and more specifically **Population Projection 4** which is noted under **Chapter 3 Population Inventory and Analysis**. The second factor utilizes assumptions that the reconstruction of U.S. Highway 12 will have a significant impact on Honey Creek relative to the demand for rural residential housing lots. Future land Uses are broken down into residential, commercial, agricultural, and natural resources.

➤ Future Residential Land Uses

In brief review, the population in Honey Creek has only increased by 11 persons in the last 10 years (1990-2000) and logically speaking it seems realistic that the population will increase by the same amount for another 10 years. However, the second factor to consider will be a completed 4-lane U.S. Highway 12 corridor which will provide for a 30 minute commute to the City of Madison's west side coupled with the possibility of cluster developments and additional development in Leland and Denzer. Although it is not known how this corridor will impact the population in the Town, or what impact the other two components will have, it is surmised that the population will most likely resemble that of Population Projection 4 resulting in roughly 105 additional people over a the first 10 year period (2000-2010) and roughly the same number additional people over the second 10 year period (2010-2020).

Given this abstract analysis, and based on Population and Housing Projection 4, the Town can expect approximately 84 new single family residences, or roughly five houses per year until 2020.

Part of the analysis for identifying future residential land uses first looks the potential demand for additional housing units, but it also must consider where residential structures have been built in the past to determine where the new residences will most likely be built. Between the years 1990 and 2002, there have been a total of 54 new single family homes built in the Town. All but one of these homes were built in the rural areas, while only one house was built in Denzer. Given this trend, it can be assumed that the majority of new

housing will continue to be located in rural areas. However, this Plan, along with the two previous plans for the Town, officially recognize Leland and Denzer as residential growth areas. Notably, these areas have clearly not realized this designation with the construction of only one residence in a 10-year period. To counter this trend and bring development to the Villages to meet future housing demand, the Comprehensive Plan continues the designation of the villages for residential growth, but also takes the idea of growth a step further by supporting the development of the village master plans. It is envisioned that the village master plans will provide for the redevelopment of the 'hamlet' perspective as well as give developers and new potential residents an idea of what the future of these 'villages' holds. This should, overtime, aid in the redevelopment and development of these areas.

It should be noted that this Comprehensive Plan does not make specific reference to lands to be developed or redeveloped within or adjacent to the villages as this will be part of the village master planning process, however as a point of reference, **Map 11-7 Future Land Uses** officially continues the recognition of the villages as growth areas for both commercial and residential uses. Note that although the future land use map makes reference to growth based on 5-year increments, the general growth boundary around the Villages remains the same. This is in part due to the low number of housing units being projected for the Town in the future, coupled with the fact the a number of these housing units will inherently be located in the rural areas.

➤ **Future Commercial Land Uses**

Future commercial development in the Villages of Leland and Denzer will be critical to both redevelop these areas into traditional hamlets as well as to the attraction future residents and residential development. Without community patronized and supported commercial development, the Town runs the risk of developing these areas into 'bedroom' residential only communities.

The Comprehensive Plan envisions that future development be primarily service and retail orientated and include business that serve the agricultural community and local stores that primarily serve residents in the Village and rural areas. Although the community survey did not support tourism development in the Villages, it will need to be a serious consideration as the village master plans are being developed. Simply stated, a business will be unlikely to succeed and post profits if there is not an outside source of cash flow. Thus, each village master plan will need to provide for a means to attract outside 'tourists' and their dollars. Because the intent of these hamlets is to mix residential and commercial uses, the development area expressed by **Map 11-7 Future Land Uses** also incorporates future commercial areas.

➤ Future Agriculture Areas

Defining future agriculture areas is more difficult than defining future land uses in the village as agriculture areas (and lands) are influenced largely by local policy (i.e., 1 per 35) as well as market forces relative to rural residential development. The establishment of a density policy coupled with cluster development options offer a viable option to the conversion of agricultural lands



into 35-acre residential lots. In addition to lot sizes and as expressed in this planning process and by the community survey, agriculture and farming is vital to maintaining the community character and tradition as well as the community's economy. Without a strong, active and economically successful agricultural base along with innovative policies to protect agriculture lands and operations, the Town of Honey Creek will most likely, over a long period of time, transition from a farming community to that of a large lot residential subdivision. Thus there is merit in looking at options, which better define both the protection of agriculture lands while still allowing for residential development. There is also merit in defining ways that Honey Creek farmers can continue to be economically viable. Until policies are defined which specifically define both a density policy and future build-out for the town in terms of rural residential development, future agricultural areas are best defined by **Map 4-1 Land Capability Classification** and **Map 4-2 Prime Farmland Slope Delineation**.

➤ Future Natural Resource Areas



Like agriculture, defining future natural resource areas is also more difficult than defining future residential or commercial development. And like agriculture, the development of significant natural resources such as contiguous forested blocks, prairie remnants, stream corridors, micro habitats and the like are once again largely influenced by local policy as well as market forces. Like agriculture, the establishment of a density

policy coupled with cluster development options offer a viable option to the conversion of natural resource areas into 35-acre residential lots. As expressed in the planing process, preserving significant natural resources is of a high priority. Also, as expressed in the Community Survey, the preservation of natural resources were among the highest priorities. Protecting the Town's Natural Resource Areas will take a slightly different approach than the preservation of agriculture resources, which primarily relies on ensuring the economic viability and success of the Towns farmers. Natural resources will more likely rely on programs that aim to assure continued protection such as purchase of development rights, voluntary easements and regulation. However, like agriculture, the protection of natural resources will also heavily rely on the development of a local density policy and future build-out scenario that aims to protect identified natural resource areas. For the proposes of this plan, future natural resources areas are best defined by **Map 9-1 Environmentally Sensitive**

Areas In general, areas defined as being with the Baraboo Range National Natural Landmark have been identified as requiring the highest level of natural resource protection and any future local policies will need to reflect this designation.

11.11 Natural Limitations to Building and Site Development

➤ Leland and Denzer

Future development in Leland and Denzer is extremely limited by both the presence of wetland and hydric soils as well as open water and streams. Thus, the designation of future lands for development as expressed on **Map 11-7 Future Land Use** does not attempt to define a specific growth to area, but rather recognizes the villages as general growth areas. To aid the villages in the development of village master plans which will ultimately define what lands are appropriate for additional development, **Map 9-2 General Soils** may be utilized to determine limitations by high water tables or wet soils while map **9-3 General Floodplain Areas** shows limitations presented by the 100-year floodplain boundary.

➤ Rural Areas

Development in the rural areas is limited primarily by the ability to place of a Private On-Site Wastewater Treatment System (septic system) in addition to areas of hydric soils, wetlands and open water. Rural limitations are best noted on **Map 9-1 Environmentally Sensitive Areas**, **Map 6-1 Septic Suitability**, and **Map 6-2 Alternative Septic Suitability**.

11.12 Land Use Goal, Objectives and Policies

Land Use Goal: Continue to recognize the delicate balance between community growth and the future of Honey Creek's natural, agrarian, historical and community resources while ensuring that decisions with future land uses serve to maintain and enhance these resources.

Land Use Objectives:

LUO-1 Ensure adequate opportunities and land availability to meet all of the Town's objectives.

LUO-2 Establish a density policy to determine the number of residential homes which can be built in the Town.

LUO-3 Establish home siting standards so as to protect the Town's landscape character and natural resources.

LUO-4 Establish new programs that allow a greater flexibility in non-farm development while preserving the Town's rural landscape and agricultural tradition.

LUO-5 Develop a density policy and home siting standards that preserve agricultural lands, farming operations, contiguous forested blocks, and significant natural resources as well as the overall view of the Town.

Land Use Policies:

LUP-1 Recognize that all policies noted in this Plan are intricately related to land use and further recognize that the Town shall follow all policies when making decisions about the Town’s future land use.

Land Use Policies related to the Town’s Density Policy:

LUP-2 The Town of Honey Creek Density Policy:

Town of Honey Creek Density Policy (net acres)	Credits	Small Lot Size (net acres)	Large Parcel Size (net acres)
40	1	1 to 5	40
40	2	1 to 10	80
40	3	1 to 15	120
40	4	1 to 20	160
40	5	1 to 25	200
40	6	1 to 30	240
40	7	1 to 35	280

LUP-3 The minimum large parcel size requirement of the Density Policy will officially become effective on the date of adoption of this Comprehensive Plan by the Town of Honey Creek Town Board. This official date is: July 13, 2004. This means that the minimum large parcel size requirement as expressed in the density policy shall become effective on this date (i.e., 40 acre minimum parcel sizes or forty-forty sections that may be less than 40 acres but greater than 35 acres due to the earth’s curvature or parcels that may not meet the 40 acre requirement due to road right-of-way reductions but are greater than 35 acres).

The allowance to create small lots shall not become effective until such time that Sauk County amends respective county ordinances to permit this option. Density credits afforded to a parcel shall be calculated on the date of adoption of this policy. As expressed under the Town of Honey Creek Density Policy, the minimum lot size shall be 1 net acre.

Note: The creation of any new lot as defined by this plan and which is between the size of 35.1 acres and 39.9 acres shall be viewed as the creation of a small lot and will be required to utilize 8 credits. However at a landowners election the sale of a 40 acre parcel (or ‘forty-forty’ defined by the original Wisconsin Land Survey System i.e., 39.75 acres or as elsewhere described in this policy) will only utilize 1 credit—the number of credits assigned to each 40 acres owned.

LUP-4 The Density Policy shall apply to all landowners and in all circumstances except the following:

1. **Farm Consolidations:** Farm consolidations are only exempt when the parcel from which the farm consolidation is coming has been farmed since July 15, 1987 (the date the Town first adopted Exclusive Agriculture Zoning) and which is verified through the submittal of farm records from the NRCS or other public agency and which also include CRP lands AND the buyer of the original farm from which the farm consolidation is coming derives at least \$50,000 of gross base farm revenue/income as verified by the previous years 1040 tax form. This exception only applies to farms that are purchased after the adoption of this Plan on July 13, 2004.
2. **Farm Consolidations (two homes on one farm):** If there are two houses on an original farm/parcel from which the farm consolidation is coming, the first house/consolidation is exempt if it meets the criteria under number 1 above. The second house is not exempt and may only be divided utilizing the Town's density policy and respective number of credits from small lot creation.

LUP-5 The Density Policy also recognizes that the division of a parcel into lots of less than 40 acres for the purpose of transfer of ownership, shall be limited to not more than 3 lots in a 10 year period. The creation of more than 3 lots in a 10 year period shall be considered a subdivision under this Plan. Subdivisions shall only be permitted in the Villages of Leland and Denzer.

LUP-6 The Town shall appoint a Committee who will be charged with the development and/or the implementation of the Town of Honey Creek's Density Policy, cluster development options and home siting standards and as further defined under the Implementation Chapter. Prior to initial implementation and/or amendments to the density policy, cluster development options or home siting standards, the Town shall seek legal counsel/review of the policy and all related documents. Pending the results of this review, changes may be incorporated, and the policy and all supporting documents will be adopted as an Ordinance. Adoption by Ordinance should be accomplished as an update to this comprehensive plan and through amendments made to the ***Town of Honey Creek Land Division Ordinance***

LUP-7 It is the intent of this Land Use Policy to recognize varying degrees of importance with regard to recognizing lands for development and preservation (i.e., Baraboo Range Lands and Prime Agriculture Lands may warrant a higher level of preservation and scattered wooded lots may be selected for a greater level of development). Therefore, when developing and/or amending a density policy, cluster development options and home siting standards, each should be specific to the areas intended for preservation and development which will therefore prevent the creation of policies and standards the 'blanket' the Town.

LUP-8 At such time that a density policy has been fully adopted/amended as an Ordinance, the Town shall recognize a knowledgeable individual who will be charged with helping landowners utilize the Town's Density Policy. This person may be an individual resident of the Town, an appointed Plan Commission member, member of the Town Board or other person so qualified.

LUP-9 Any proposed amendment to an already adopted Town of Honey Creek Density Policy shall be considered a major amendment and shall require the reconvening of a Committee representative of all people and interests in the Town of Honey Creek who will review the amendment and determine if the proposed change is consistent with the Vision, Goals, Objectives and Policies of this Plan. This Committee, upon agreeing to make an amendment, will make a recommendation to the Plan Commission who will consider a recommendation to the Town Board for final approval. See LUP-3 with regard to legal requirements prior to approval of any amendment to the Town's Density Policy. See also ***Chapter 12 Implementation*** for detailed procedures relative to amending the Town's Density Policy.

LUP-10 Lands remaining after the application of the Town's Density Policy as part of a Cluster Development PUD will be identified as a Planned Unit Development Preservation Area at which time an open space easement will be placed. Said easement may be held by the county, town or outside land trust for a specified period of time. At a minimum, this easement will continue for a minimum of 30 years and may automatically be extended provided that the Town's Density Policy remains the same or has become more restrictive. Should the Town's Density Policy become less restrictive, the original 30 year easement may be removed to permit additional lot creation. Under this scenario, removal of the easement will only be permitted on or anytime after the sunset date of the easement (sunset date being defined as 30 years after the recording date of the original easement). All easements will be legally recorded as an official document with the Sauk County Register of Deeds.

LUP-11 Lots created as the result of the application of a Density Policy will not be permitted further divisions unless the defined number of credits and lands to be identified as the Planned Unit Development Preservation Area are made.

LUP-12 Any large land transfers in the Town of Honey Creek will automatically carry with the transfer the number of afforded credits. For example, an 80 acre parcel currently has two credits. Upon transfer to a successive land owner, the two credits under the density policy will also automatically transfer with the 80 acres. If the 80 acres is divided and sold to two different landowners, each gaining 40 acres, 1 credit will automatically transfer with each 40 acre parcel.

Other Land Use Policies:

LUP-13 Prior to adding additional lots adjacent to existing cluster lots, within the same 'forty' as defined by the Wisconsin Land Survey System, or within 650 feet of an existing cluster lot, the person(s) wishing to create the additional cluster lot must, at a minimum, reach agreement with the owner(s) of the existing cluster lot(s) with regard to the placement of the new clustered lot(s) to ensure that new development in the cluster does not negatively impact the owners of the existing cluster lots. Examples of impacts may include, but are not

limited to, views, sunlight, maintenance of existing vegetation etc. NOTE: The original Planned Unit Development Preservation Area easement document should recognize this provision as appropriate.

LUP-14 As the Town reviews land division proposals and changes in land use, it is the intent of this policy to ensure that both the Town's Plan Commission and Town Board review and incorporate this Plan's Vision, Goals, Objectives and Policies into their final decision.

LUP-15 To aid Sauk County with the development and implementation of a Planned Unit Development Ordinance so as to permit the creation of small lots in Honey Creek, the Town shall support the official adoption of said Ordinance which will serve to meet the needs of Honey Creek.

LUP-16 Direct any and all subdivision development as defined by this Plan and the Sauk County Land Division and Subdivision Regulations Ordinance to Leland and Denzer only.

LUP-17 Support Sauk County with the development and adoption of a Rural Community Zoning District which will recognize Leland and Denzer as traditional rural community centers that includes a mix of residential, commercial and farming uses which service the surrounding community as well as provide varied housing options. Additionally, support Sauk County with the development of a 'Conservancy Zoning District' which will allow for the creation of parcels of less than 40 acres as prescribed by the Town's Density Policy and Sauk County Ordinances (35 acres) that prohibits building and which can permit the transfer of recognized lands to new owners for recreational or preservation purposes only.

LUP-18 At such time that the Rural Community Zoning District becomes an official zoning district in the Sauk County Zoning Ordinance, the villages will then need to develop a village 'master plan' or other means to properly direct the location and types of new development along with architectural and open space guidelines. This process is further explained under this Chapter. Once master plans have been developed and adopted, the Town will rezone Leland and Denzer and appropriate lands adjacent to the villages to this District which will be expressed on an officially adopted zoning map to be kept on file with Sauk County and incorporated into the Town's Comprehensive Plan as an update to ***Map 11-6 Zoning Districts***.

LUP-19 Support and encourage Sauk County in the development and adoption of the Sauk County Preservation Program which will offer farmers an option to sell development rights from agriculturally productive lands and adjacent lands to agriculture fields to help maintain a viable farming economy.

LUP-20 Continue to support the Baraboo Range Preservation Program.

LUP-21 Encourage the proper siting of rural residences so as to minimize the demand for infrastructure improvements and where practical require shared driveways. In the Villages of Leland and Denzer, require Planned Unit Development conservation subdivision design that clusters residences closer together thereby reducing infrastructure improvements while preserving open space and environmentally sensitive areas.

LUP-22 Update the Town's Land Division Ordinance to reflect the Town's Density Policy and Cluster Development PUD option once adopted or amended.

LUP-23 When needed, update the Town's Application Guide for Land Divisions, Building Siting Permits and Driveway Construction Permits to better reflect the Policies in this Plan.

LUP-24 Until such time that any Town Ordinance is updated, any policy in this Comprehensive Plan, adopted as an Ordinance, will take precedence.

LUP-25 Develop Town overlay Zoning Districts which aim to preserve identified critical resources in the Town.

LUP-26 Utilize the following pictorial policies when siting new lots and homes which represent the Vision, Goals, Objectives and Policies in the Plan. These pictorials represent the 'preferred' location of new residential construction.

Subset 1 LUP- 26 Development in the Baraboo Range

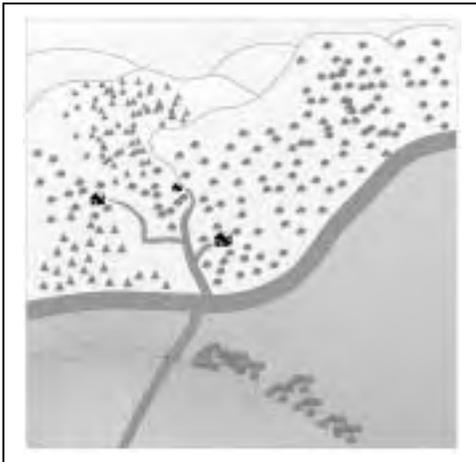
The Vision, Goals, Objectives and Policies of this Comprehensive Plan establish requirements as to where residential homes may be located. Utilizing the policies in this Plan, the following pictorial policies offer a visual perspective of these requirements (Option) as compared to the typical development pattern (Trend).

Trend



- Homes built on bluffs;
- Driveways placed on slopes greater than 12%;
- Multiple driveways serving homes;
- Homes visible from public right-of-way;
- Excessive clearing for driveways;
- Homes placed within the forest core.

Option



- Homes built in natural valley;
- Existing vegetation maintained or replaced;
- Driveways shared by residences;
- Homes placed within 200 ft forest core buffer;
- Reduction in Town road access points.

Subset 2 LUP- 26 Multiple Lot Residential (Agriculture Fields)

The Vision, Goals, Objectives and Policies of this Comprehensive Plan establish requirements as to where residential homes may be located. Utilizing the policies in this Plan, the following pictorial policies offer a visual perspective of these requirements (Option) as compared to the typical development pattern (Trend).

Trend



- Homes placed in middle of agricultural fields;
- Multiple driveways serving homes;
- Homes visible from public right-of-way;
- No screening for new development.

Option



- Homes clustered along existing fence row;
- Minimal land taken out of agriculture production;
- Driveways shared by residences;
- Some screening provided;
- Homes placed away from farm lot/barnyard;
- Reduction in Town road access points;
- Cohesive agricultural fields.

Subset 3 LUP- 26 Multiple Lot Residential (Agriculture Fields)

The Vision, Goals, Objectives and Policies of this Comprehensive Plan establish requirements as to where residential homes may be located. Utilizing the policies in this Plan, the following pictorial policies offer a visual perspective of these requirements (Option) as compared to the typical development pattern (Trend).

Trend



- Homes placed in middle of agricultural fields;
- Multiple driveways serving homes;
- Homes visible from public right-of-way;
- No screening for new development.

Option

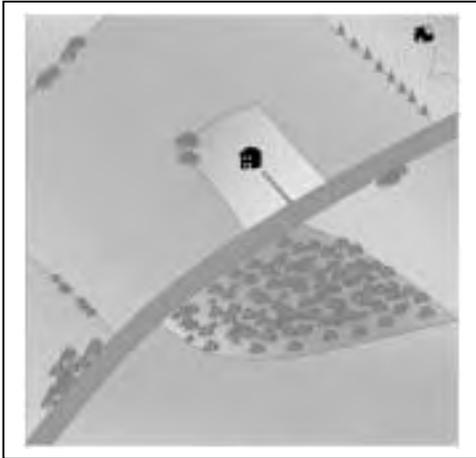


- Homes clustered in woodlot providing natural screening;
- Minimal land taken out of agriculture production;
- Driveways shared by residences;
- Existing vegetation maintained or replaced;
- Cohesive agricultural fields.

Subset 4 LUP- 26 Single Lot Residential (Agriculture Fields)

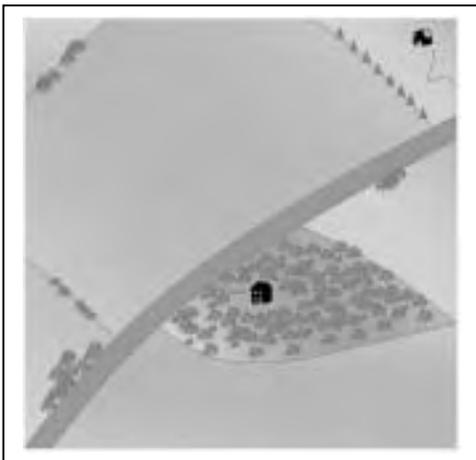
The Vision, Goals, Objectives and Policies of this Comprehensive Plan establish requirements as to where residential homes may be located. Utilizing the policies in this Plan, the following pictorial policies offer a visual perspective of these requirements (Option) as compared to the typical development pattern (Trend).

Trend



- Home built on agricultural field;
- No screening for new development;

Option



- Home built on existing woodlot;
- Minimal land taken out of agriculture production;
- Existing vegetation maintained or replaced;
- Cohesive agricultural fields.

11.13 Land Use Policies from the 1997 Land Use Plan

The following policies include the majority of policies noted in the Town of Honey Creek 1997 Land Use Plan. Note that some of these policies have been implemented while others have not. The intent of including these policies in the Comprehensive Plan is to ensure that the policies developed under the previous planning process are both recognized as still being valid and are implemented. The 1997 Plan divided Land Use Policies into three categories: Agriculture Policies, Natural Resource Policies, and Residential and Commercial Development Policies. For ease of notation and with the recognition that every policy in the Comprehensive Plan is related to land use, the policies in the 1997 Plan have been re-categorized into Land Use Policies (denoted as an LUP-X). Note that policies in the 1987 Development Plan have not been reiterated either due to the fact that they have been implemented or have been accurately recognized through the policies in this Comprehensive Plan.

An (* asterisk) denotes policies which have already been implemented either prior to this Plan or as part of the policies within this Plan. Note that any reference to the 'Baraboo Bluffs' in the following policies is meant to include all lands that fall within the BRNNL as defined on *Map 9-1 Environmentally Sensitive Areas*.

➤ **Agriculture Policies (1997 Plan)**

LUP-27 Designate districts of significant resources that will be carefully regulated to discourage or prevent residential, commercial or industrial development.

LUP-28 Establish residential setbacks, or buffers to restrict the location of residential development adjacent to agricultural fields.

LUP-29 Support the Wisconsin Farmland Preservation Plan.

LUP-30 Encourage Sauk County to adopt a Transfer of Development Rights Program to protect critical resources while still allowing some development of pre-existing non-conforming land parcels in assigned areas.

LUP-31 Encourage Sauk County to adopt a transfer fee on the sale of farmland out of production to fund a Purchase of Development Rights Program to protect critical agricultural lands.

➤ **Natural Resource Policies (1997 Plan)**

LUP-32 *Designate bluffs, steep slopes, wetland, floodplain and other significant natural areas that will be carefully regulated to discourage or prevent residential and commercial development.

LUP-33 Require both maximum and minimum residential setbacks in the region defined as the Baraboo Bluffs to restrict visual and environmental impacts on development.

LUP-34 *Limit mining in Honey Creek to one active non-metallic rock quarry, sufficient to meet the public needs of the Town. No metallic mining will be permitted. Reclamation of mining sites to their original pre-mining contours is required.

LUP-35 Encourage Sauk County to adopt a Transfer of Development Rights program to protect critical resources while still allowing some development of pre-existing non-conforming land parcels in assigned areas.

➤ **Residential and Commercial Development Policies (1997 Plan)**

LUP-36 *Establish a Town Planning Commission, a permanent committee of town residents to review land division and development proposals and to advise the Town Board on development issues.

LUP-37 *Define “Buildable Lots” in rural areas as lots of 35 acres or more, and not otherwise restricted by environmental factors or regulations. Parcels bisected by roads and streams will not be used to define a “buildable lot” less than 35 acres. (Note: This has been implemented through an amendment to the Sauk County Zoning ordinance under Ordinance No. 22-2002 / Petition 21-2001)

LUP-38 *Establish reasonable boundaries for residential and commercial development in the Leland and Denzer areas and in other specific areas designated suitable for limited small-lot residential development. Deny permits for new, isolated rural residential subdivision development in Honey Creek. (Note: Boundaries for Leland and Denzer will be specified through the master planning process. This Comprehensive Plan includes policies that prohibit subdivision development in the rural areas).

LUP-39 *Establish residential setbacks, or buffers to restrict the location of residential development adjacent to agricultural areas.

LUP-40 *Limit the use of mobile homes in the township to temporary housing for agricultural workers or their families. (Note: Currently being implemented).

LUP-41 *Prohibit “off-site” commercial signage in the Town of Honey Creek. (Note: Currently being implemented).

LUP-42 Encourage Sauk County to adopt a “lot credit” program to allow planned, clustered housing on small but otherwise buildable parcels in areas designated appropriate for residential development.

12.0 Purpose

A number of the policies in this Comprehensive Plan will not be automatically implemented and follow-up actions will be required for the Plan to become a reality. An example includes the development of village master plans, or inclusion of information in a town newsletter. However, by default, many of the plan policies have been developed in such a manner that by themselves they provide specific guidance to the Town with every day decision-making. Thus, the Town of Honey Creek Comprehensive Plan takes on two roles. One of these roles provides for everyday guidance for decision making by the Town whereas the second role provides specific guidance or direction to carry forth projects which when completed will serve to aid the Town with the full realization of its Vision, goals and objectives.

This section is meant to provide guidance as to the general process of adopting the Comprehensive Plan as well as more specific detail as to how and when amendments will be made to the Plan. This section also provides a ‘timeline of implementation’ of all policies in the plan as well as recommendations, where needed, as to who will be implementing these policies. This section also defines the suggested implementation role of the Plan Commission, Town Board, and the ‘Comprehensive Plan Implementation Committee’.

12.1 Plan Adoption

The Town of Honey Creek Comprehensive Plan must be adopted in such a manner, which recognizes a commitment to implement each policy within this Comprehensive Plan. The Plan itself will also be adopted as an ordinance, which will allow the Town to enforce its vision, goals, objectives, and policies. The Town has also included all of the basic elements of Comprehensive Planning and has achieved all 14 goals of the ‘Smart Growth’ legislation.

In addition to this achievement, during the development of this plan, an extensive public participation component was included which ensured numerous opportunities for residents and landowners, as well as neighboring governments to give input. This opportunity, along with the recognition that the Town of Honey Creek Comprehensive Plan Committee consisted of people from all interests and backgrounds, ensured that a plan was developed by the people and for the overall good of the Town. The public participation plan and scope of services to the planning process can be noted in Appendix D

To coincide with the adoption of the Comprehensive Plan, the Town will continue its 7-member Plan Commission. It is the intent that this Plan will be reviewed by the Plan Commission with a recommendation forwarded onto the Town Board for final Town approval.

Upon Town approval, the Plan will be forwarded onto the Planning, Zoning and Land Records Committee for recommendation to the Sauk County Board for final approval and finally be submitted to the State of Wisconsin, Department of Administration.

12.2 Plan Monitoring, Amendments, and Update

The Town should regularly evaluate its progress towards achieving the policies in this Comprehensive Plan, and amend and update the Plan as appropriate. This section suggests recommended criteria and procedures for monitoring, amending, and updating the Plan.

➤ **Plan Monitoring**

The Town should constantly evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions against the recommendation/policies of the Town of Honey Creek Comprehensive Plan. More specifically, for each proposal that comes before the Town, any recommendation by the Town's Plan Commission and final action by the Town Board should reference any and all plan policies utilized as part of the review and decision making process. This reference may come in the form of a resolution or minutes officially adopted by the Town.

➤ **Plan Amendments**

Amendments may be deemed appropriate or necessary in the years following the adoption and implementation of this Comprehensive Plan. Amendments are generally defined as minor or major. Minor amendments generally include changes to maps or general text. Major amendments are defined as any change to plan policies, thus major amendments will require, at a minimum, a public hearing to garner input from the community regarding the amendment(s). The only exception to the major amendment process noted in this section will apply to any amendment made to the Town's Density Policy. An amendment to the Town's Density Policy must follow the guidelines noted under **12.3 Density Policy Amendment Procedure**. Any amendment to the Plan must be adopted by Ordinance according to the procedures outlined in Wis. Stat. §66.0295(4).

➤ **Plan Update**

The State comprehensive planning law requires that the Comprehensive Plan be updated at least every ten years. As opposed to an amendment, an update is often a substantial re-write of the Plan document and maps. Further, on January 1, 2010, "any program or action that affects land use" will have to be consistent with locally-adopted comprehensive plans- including zoning and subdivision ordinances, annexation, and transportation improvements. Based on these two deadlines, the Town should update its Comprehensive Plan before the year 2014 (i.e., ten years after 2004). The Town should also monitor any changes to language or interpretations of State law throughout the life of the Comprehensive Plan.

12.3 Density Policy Amendment Procedure



Any amendment to the Town’s Density Policy will require the convening of a steering committee (much like the Comprehensive Plan Committee) to develop and evaluate any proposed amendment to the Density Policy. At a minimum, this steering committee shall include all members of the Town’s Plan Commission and at least eight residents of the Town who represent all interests including, but not limited to, agriculture, development, environmental protection and other interests as identified. Prior to any recommendation of an amendment to the Town’s Density Policy, the steering committee must first reach consensus on the proposed amendment. To reach consensus a continuum needs to be considered where not everyone may agree with the proposed amendment, however, every member of the steering committee must at least agree to endorse the amendment with their stated (and recorded) concerns. It is suggested that **Table 12-1 Consensus Process Continuum** along with an example step by step process noted below be utilized to facilitate discussion and consensus. Note that consensus cannot be reached if any member of the steering committee chooses to block a proposed amendment noted by the shaded column on Table 12-1, however any position taken to the left of the shaded box is considered ‘agreement by consensus.’

Table 12-1 Consensus Process Continuum

Endorse	Endorse With a minor point of contention	Agree with Reservation	Abstain	Stand Aside	Formal disagreement but will go with the majority	Block
“I like it”	“Basically I like it”	“I can live with it”	“I have no opinion”	I don’t like this but I don’t want to hold up the group”	“I want my disagreement to be noted in writing but I’ll support the decision”	“I veto this proposal”

Prior to any consensus process, it is important to first define ‘agreement by consensus.’ An example of a definition of consensus can be noted under Level One below. The remaining following levels and steps are only a suggested process that may be followed to reach consensus, however these levels and steps should not be construed to be only way to reach consensus.

➤ **Level One: Develop a Definition**

• **Step 1: Developing a Definition of Consensus**

The steering committee must first define their idea of consensus and may consider using Table 12-1 to do so. An example of a definition that could be used or amended to fit the needs of the steering committee is as follows:

“Our definition of consensus aims for complete agreement and support among those present (or, where members absent have voiced their opinion). This is complete consensus. However we are willing to move ahead with a decision where there is clear support among the majority of members when not more than four members oppose the decision and the dissenters do not feel it is a critical issue where they are totally and absolutely opposed – i.e. where they are willing, despite their dissent, to ‘stand aside’ or voice ‘formal disagreement but will go with the majority’. This later is ‘sufficient consensus’ or ‘qualified consensus’.

• **Step 2: General Discussion/First Call for Consensus**

Discussion at this level ought to be the broadest in scope. Comments should be encouraged which take the whole proposal into account; i.e., why it is a good idea, or general problems which need to be addressed. Discussion at this level often has a philosophical or principled tone, purposely addressing how a proposal might affect Honey Creek in the long run or what kind of precedent it might create, etc. Specific concerns should not be raised, but relevant factual information should be presented. For those who might at first feel opposed to a proposal, this discussion is consideration of why it might be good for the steering committee or residents of Honey Creek in the broadest sense. If, through discussion, there is general approval of one remaining identified policy, the facilitator can request a call for consensus.

- **Step 3: First Call for Consensus**

The facilitator will ask if there are any unresolved concerns. After a period of silence, if there are no additional concerns raised, the facilitator declares that consensus is reached and the proposal is read for the record (Note: This may be relative to the elimination or acceptance of any one-density policy). At no time will the facilitator ask, “Is there consensus?” or “Does everyone agree?”. These questions do not encourage an environment in which all concerns can be expressed. If some people have a concern, but are shy or intimidated by a strong showing of support for a proposal, the question “Are there any unresolved concerns?” speaks directly to them and provides an opportunity for them to speak. Any concerns for which someone stands aside (see description of stand aside below) are listed with the proposal and become part of it.

- **Level Two: Identify Concerns / Group Related Concerns**

- **Step 1: List All Concerns**

At the beginning of the next level, brainstorming is used so that concerns can be identified and written publicly and for the record by a notetaker. This is not a time to attempt to resolve concerns or their validity. That would stifle free expression of concerns. At this point, only concerns are to be expressed, reasonable or unreasonable, well thought out or vague feelings.

- **Step 2: Group Related Concerns**

At this point, the focus is on identifying patterns and relationships between concerns and to group like concerns.

- **Level Three: Resolve Concerns / Second Call for Consensus**

- **Step 1: Resolve Groups of Related Concerns**

Often, related concerns can be resolved as a group.

- **Step 2: Second Call for Consensus**

If most concerns seem to have been resolved, then call for consensus in the manner described above. If some concerns have not been resolved, then a more focussed discussion is needed.

- **Step 3: Restate Remaining Concerns (One at a Time)**

Return to the list. The facilitator checks each one with the group and removes ones which have been resolved or are, for any reason, no longer a concern. Each remaining concern is restated clearly and concisely and addressed one at a time. Sometimes new concerns are raised which need to be added to the list. It is not appropriate to hold back a concern and spring it upon the group late in the process. This undermines trust and limits the group's ability to adequately discuss the concern in its relation to other concerns.

- **Step 4: Questions to Clarify the Concern**

The facilitator asks for questions or comments which further clarify the concern so everyone clearly understands it before discussion starts.

- **Step 5: Discussion Limited to Resolving One Concern at a Time**

Use group discussion to facilitate a resolution for each concern. The discussion is kept focussed upon the particular concern until every suggestion has been offered. If no new ideas are coming forward and the concern cannot be resolved, or if the time allotted for the time has been used, move to one of the closing options described below.

- **Step 6: Call for Consensus**

- **Step 7: Repeat this process until all concerns have been resolved.**

12.4 Role of Implementation

➤ Town Board

The Town Board will provide for general oversight of the Plan Commissions activities relative to selecting and guiding Comprehensive Plan Implementation Committee participants. The Town Board will also consider any current proposals and ensure that they are consistent with this Plan as well as consider Plan Commission recommendations for such proposals. Like Plan Commission members, Town Board members are encouraged to take an active role as members of the Implementation Committee.

➤ Plan Commission

It is intended that the primary body responsible for the implementation of this Comprehensive Plan be the Plan Commission. Implementation by the Plan Commission will take two forms. The first form comes with the utilization of the Comprehensive Plan for everyday decision

making. It is also recommended that the Plan Commission take the role of identifying policies within the Plan to support their decision/recommendation to the Town Board, much like they do now. The second form of implementation recognizes the role of the Plan Commission to select participants for the Comprehensive Planning Implementation Committee and guide the work of this Committee. This work should be based on the premise that this Committee will be the 'work-horse' behind the implementation of many Plan policies. It is highly recommended that Plan Commission members, in addition simply guiding the Implementation Committee, becomes members of this Committee themselves.

➤ **Comprehensive Plan Implementation Committee**



The Implementation Committee can be made up of any resident or landowner in the Town of Honey Creek and which includes members of the Town's Plan Commission and may include members of the Town Board. The role of the Implementation

Committee will be to implement the policies in this Comprehensive Plan. As part of this implementation, it is assumed that where appropriate outside technical assistance will be requested. This assistance will most likely be provided by community 'experts' on a particular topic such as those who represent organizations referenced in the Chapters of this Plan (i.e. Prairie Enthusiasts, Sauk County Historical Society) or this assistance may come from a governmental entity such as Sauk County or UW-Extension. Assistance may also be provided by inviting community representatives from Towns both within or outside Sauk County

12.5 Implementation Timeline and Recommended Courses of Action

This section provides a summary of the actions that the Town should complete in order implement this Comprehensive Plan. This summary has been broken down by each element and elements' policies to include a minimum recommended course of action and timeframe for implementation. Each policy has also been assigned a representative body charged with the primary implementation of the policy. An asterisk (*) indicates those policies which are automatically implemented upon the adoption of the Town of Honey Creek Comprehensive Plan.

HOUSING

Policy	Implementation Timeframe	Representative Body
HP-1	Upon Density Policy Adoption	Plan Commission/Town Board
HP-2	Upon Density Policy Adoption	Plan Commission/ Town Board
HP-3	2005 discussion at this time	Plan Commission/Town Board
HP-4*	2004-ongoing	Plan Commission/Town Board
HP-5*	2004-ongoing	Plan Commission/Town Board
HP-6*	2004-ongoing	Plan Commission/Town Board
HP-7*	2004-ongoing	Plan Commission/Town Board
HP-8*	2004-ongoing	Plan Commission/Town Board
HP-9	2004-2005	Plan Commission/Town Board
HP-10	2004-2005	Implementation Committee
HP-11*	2004-ongoing	Plan Commission/Town Board

HP-12*	2004-ongoing	Plan Commission/Town Board
HP-13	2006 –2007	Plan Commission/Town Board
HP-14	2004-ongoing	Implementation Committee
HP-15*	2004-ongoing	Plan Commission/Town Board
HP-16*	2004-ongoing	Plan Commission/Town Board
HP-17	2004-2005	Plan Commission/Town Board
HP-18	2006-2007	Plan Commission/Town Board
HP-19	2004-2005	Implementation Committee

AGRICULTURE RESOURCES

Policy	Implementation Timeframe	Representative Body
ARP-1	2004-ongoing	Implementation Committee
ARP-2	2006-2007	Plan Commission/ Town Board
ARP-3*	2004-ongoing	Plan Commission/Town Board
ARP-4*	2004-ongoing	Plan Commission/Town Board
ARP-5	2004-2005	Plan Commission/Town Board
ARP-6	Upon Density Policy Adoption	Plan Commission/Town Board
ARP-7*	2004	Plan Commission/Town Board
ARP-8*	2005-ongoing	Plan Commission/Town Board
ARP-9	2005-ongoing	Plan Commission/Town Board
ARP-10*	2004-ongoing	Implementation Committee
ARP-11*	2004-ongoing	Plan Commission/Town Board
ARP-12	2006-ongoing	Implementation Committee
ARP-13	2006-ongoing	Implementation Committee
ARP-14	2005-ongoing	Implementation Committee

UTILITIES & COMMUNITY RESOURCES

Policy	Implementation Timeframe	Representative Body
UCRP-1	2005-ongoing	Plan Commission/ Town Board
UCRP-2*	2004-ongoing	Plan Commission/Town Board
UCRP-3*	2004-ongoing	Plan Commission/Town Board
UCRP-4	2006-ongoing	Implementation Committee
UCRP-5*	2004-ongoing	Plan Commission/Town Board
UCRP-6*	2004-ongoing	Plan Commission/Town Board
UCRP-7*	2004-ongoing	Plan Commission/Town Board
UCRP-8	2005-ongoing	Implementation Committee
UCRP-9	2005-ongoing	Implementation Committee
UCRP-10	2005-ongoing	Implementation Committee
UCRP-11*	2004-ongoing	Plan Commission/Town Board
UCRP-12	2004	Plan Commission/Town Board
UCRP-13	2004-ongoing	Implementation Committee
UCRP-14	2004-ongoing	Plan Commission/Town Board
UCRP-15	2006-2007	Plan Commission/Town Board
UCRP-16	2005	Plan Commission/Town Board
UCRP-17	2005	Implementation Committee
UCRP-18	2004-ongoing	Plan Commission/Town Board

TRANSPORTATION

Policy	Implementation Timeframe	Representative Body
TP-1*	2004-ongoing	Plan Commission/ Town Board
TP-2	2005	Plan Commission/ Town Board
TP-3*	2006	Plan Commission/Town Board
TP-4*	2004-ongoing	Plan Commission/Town Board
TP-5	2005	Implementation Committee
TP-6	2006	Implementation Committee
TP-7	2006	Implementation Committee
TP-8	Ongoing	Plan Commission/Town Board
TP-9	Upon Density Policy Adoption	Plan Commission/Town Board
TP-10*	2004-ongoing	Plan Commission/Town Board
TP-11	2004	Plan Commission/Town Board
TP-12*	2004-ongoing	Plan Commission/Town Board
TP-13*	2004-ongoing	Plan Commission/Town Board
TP-14*	2004-ongoing	Plan Commission/Town Board

ECONOMIC DEVELOPMENT

Policy	Implementation Timeframe	Representative Body
EDP-1	2004-2005	Plan Commission/Town Board
EDP-2*	2004-ongoing	Plan Commission/ Town Board
EDP-3	2006-2007	Plan Commission/Town Board
EDP-4	2006-2007	Plan Commission/Town Board
EDP-5	2006-2007	Plan Commission/Town Board
EDP-6*	2004-ongoing	Plan Commission/Town Board
EDP-7	2005-ongoing	Implementation Committee
EDP-8	2006-ongoing	Plan Commission/Town Board
EDP-9	2004-2005	Implementation Committee
EDP-10*	2004-ongoing	Plan Commission/Town Board
EDP-11	2004-2005	Plan Commission/Town Board
EDP-12*	2004-ongoing	Plan Commission/Town Board
EDP-13	2004-ongoing	Plan Commission/Town Board

NATURAL RESOURCES

Policy	Implementation Timeframe	Representative Body
NRP-1	2004-ongoing	Plan Commission/Town Board
NRP-2*	2004-ongoing	Plan Commission/Town Board
NRP-3	2004-2005	Plan Commission/Town Board
NRP-4	2004-2005	Plan Commission/Town Board
NRP-5*	2004-ongoing	Plan Commission/Town Board
NRP-6*	2004-ongoing	Plan Commission/Town Board
NRP-7*	2004-ongoing	Plan Commission/Town Board
NRP-8*	2004-ongoing	Plan Commission/Town Board
NRP-9*	2004-ongoing	Implementation Committee
NRP-10*	2004-ongoing	Plan Commission/Town Board
NRP-11*	2004-ongoing	Plan Commission/Town Board

NRP-12	2004-ongoing	Plan Commission/Town Board
NRP-13	2005-ongoing	Plan Commission/Town Board
NRP-14	2005-ongoing	Implementation Committee
NRP-15	2005-ongoing	Plan Commission/Town Board
NRP-16	2004-ongoing	Plan Commission/Town Board
NRP-17	2006-2007	Implementation Committee
NRP-18	2006-2007	Implementation Committee
NRP-19	2005-ongoing	Implementation Committee
NRP-20*	2004-ongoing	Plan Commission/Town Board

INTERGOVERNMENTAL COOPERATION

Policy	Implementation Timeframe	Representative Body
ICP-1*	2004-ongoing	Plan Commission/Town Board
ICP-2*	2004-ongoing	Plan Commission/ Town Board
ICP-3*	2004-ongoing	Plan Commission/Town Board
ICP-4*	2004-2005	Plan Commission/Town Board
ICP-5*	2004-ongoing	Plan Commission/Town Board
ICP-6*	2004-ongoing	Plan Commission/Town Board
ICP-7*	2004-ongoing	Plan Commission/Town Board
ICP-8*	2004-ongoing	Plan Commission/Town Board
ICP-9*	2004-ongoing	Plan Commission/Town Board
ICP-10*	2006-2007	Implementation Committee
ICP-11*	2004-ongoing	Plan Commission/Town Board
ICP-12*	2004-ongoing	Plan Commission/Town Board

LAND USE

Policy	Implementation Timeframe	Representative Body
LUP-1*	2004-ongoing	Plan Commission/Town Board
LUP-2*	2004-ongoing	Plan Commission/ Town Board
LUP-3*	2004-ongoing	Plan Commission/Town Board
LUP-4*	2004-ongoing	Plan Commission/Town Board
LUP-5*	2004-ongoing	Plan Commission/Town Board
LUP-6*	2004-ongoing	Plan Commission/Town Board
LUP-7*	2004-ongoing	Plan Commission/Town Board
LUP-8*	2004-ongoing	Plan Commission/Town Board
LUP-9*	2004-ongoing	Plan Commission/Town Board
LUP-10*	2004-ongoing	Plan Commission/Town Board
LUP-11*	2004-ongoing	Plan Commission/Town Board
LUP-12*	2004-ongoing	Plan Commission/Town Board
LUP-13*	2004-ongoing	Plan Commission/Town Board
LUP-14*	2005-ongoing	Plan Commission/Town Board
LUP-15	2004-2005	Plan Commission/Town Board
LUP-16*	2004-ongoing	Plan Commission/Town Board
LUP-17	2004-2005	Plan Commission/Town Board
LUP-18	2004-2005	Implementation Committee
LUP-19	2004-2005	Plan Commission/Town Board
LUP-20*	2004-ongoing	Plan Commission/Town Board

LUP-21*	2004-ongoing	Plan Commission/Town Board
LUP-22	2004-ongoing	Plan Commission/Town Board
LUP-23	2005-ongoing	Plan Commission/Town Board
LUP-24	2004-ongoing	Plan Commission/Town Board
LUP-25	2005	Implementation Committee
LUP-26	2004-ongoing	Plan Commission/Town Board
LUP-27	2005	Implementation Committee
LUP-28*	2004-ongoing	Plan Commission/Town Board
LUP-29	2004-ongoing	Plan Commission/Town Board
LUP-30	2004-ongoing	Plan Commission/Town Board
LUP-31	2004-ongoing	Plan Commission/Town Board
LUP-32	2005-2006	Implementation Committee
LUP-33*	2004-ongoing	Plan Commission/Town Board
LUP-34*	2004-ongoing	Plan Commission/Town Board
LUP-35	2004-ongoing	Plan Commission/Town Board
LUP-36*	2004-ongoing	Plan Commission/Town Board
LUP-37*	2004-ongoing	Plan Commission/Town Board
LUP-38	2004-2005	Plan Commission/Town Board
LUP-39*	2004-ongoing	Plan Commission/Town Board
LUP-40*	2004-ongoing	Plan Commission/Town Board
LUP-41*	2004-ongoing	Plan Commission/Town Board
LUP-42	2004-ongoing	Plan Commission/Town Board

12.6 Consistency Among Plan Elements

The State Comprehensive Planning statute requires that the implementation element, “describe how each of the elements of the Comprehensive Plan shall be integrated and made consistent with the other elements of the Comprehensive Plan.” Preparing the various elements of the Town of Honey Creek Comprehensive Plan simultaneously has ensured that there are no known internal inconsistencies between the different elements of this Plan.

12.7 Official Mapping

At this time the Town of Honey Creek has elected not to create an official map showing the location of future utilities, roads, park facilities etc. It is expected, however that at such time the Villages of Leland and Denzer develop individual ‘master plans’ as expressed in the policies of this Plan, an official map will be developed as an important component along with the identification of specific lands for development. Because the master plan will be adopted as an addendum to this Comprehensive Plan, they will be adopted as an ordinance thereby allowing for the adoption of the official map as an ordinance.

12.8 Annual Review of the Implementation Progress

It is intended that prior to each annual meeting, the Plan Commission and Town Board jointly review the Vision, Goals, Objectives and Policies of this Comprehensive Plan to ensure that the Plan has been adhered to and to also ensure its continued implementation. This will be particularly important for those policies that do not have an asterisk (*) which in effect are

policies that require additional work as part of their implementation. It is also intended that at each annual meeting an update be provided which summarizes both how when policies of the Town of Honey Creek Comprehensive Plan have been/will be implemented. This process of review and summary will also offer the Plan Commission and Town Board an opportunity to identify what policies may be implemented with the assistance of the Implementation Committee during the next year.