

Town of Reedsburg Comprehensive Plan



Adoptions:

Town of Reedsburg Town Board: September 13, 2004

Planning, Zoning, and Land Records Committee: September 28, 2004

Sauk County Board of Supervisors: October 19, 2004

RESOLUTION NO. 158-2004

Approving the Town of Reedsburg Comprehensive Plan
filed by the Town of Reedsburg

WHEREAS, §66.1001 Wis. Stats, establishes the required elements and procedure for local governments to develop and adopt a comprehensive plan, and §66.1001 Wis. Stats(2) identifies the required elements of the comprehensive plan; and

WHEREAS, the Town of Reedsburg Town Board appointed an 18-member Comprehensive Plan Committee composed of Town residents and landowners who collectively, through their differing viewpoints, best represented the perspectives of all residents and landowners in the Town; and

WHEREAS, the 18-member Comprehensive Plan Committee incorporated numerous public input opportunities so as to best develop a comprehensive plan that best represents the wishes of all Town residents and landowners; and

WHEREAS, the Comprehensive Plan Committee met for a period of 14-months to develop a comprehensive plan that was endorsed by consensus of the entire Committee; and

WHEREAS, the Town of Reedsburg Town Board held a public hearing on the adoption of the Town of Reedsburg Comprehensive Plan (2004) on July 12, 2004 consistent with §66.1001(4) Wis. Stats; and

WHEREAS, at their August 5, 2004 meeting, the Town of Reedsburg Plan Commission recommended that the Town of Reedsburg Comprehensive Plan (2004) be adopted as an Ordinance by the Town of Reedsburg Town Board; and

WHEREAS, on September 13, 2004 the Town of Reedsburg Town Board adopted the Town of Reedsburg Comprehensive Plan (2004) as an Ordinance; and

WHEREAS, The Planning, Zoning and Land Records Committee held a public hearing on September 28, 2004 to review the Town of Reedsburg Comprehensive Plan (2004) under petition # 25-2004; and

WHEREAS, after studying the Town of Reedsburg Comprehensive Plan (2004), your Committee recommends that the Town of Reedsburg Comprehensive Plan (2004) be APPROVED.

NOW, THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors met in regular session, that the Town of Reedsburg Comprehensive Plan (2004) as detailed in Petition #25-2004, as filed with the Sauk County Clerk, be APPROVED.

For consideration by the Sauk County Board of Supervisors on October 19, 2004.

Respectfully submitted,
PLANNING, ZONING & LAND RECORDS
COMMITTEE

Lester Weise
Lester Weise, Chair

Joel Gaalswyk
Joel Gaalswyk

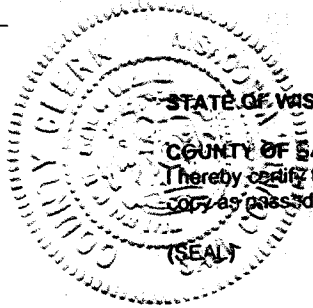
Gerald Lehman
Gerald Lehman, Vice Chair

Halsey Sprecher
Halsey Sprecher

Judy Ashford
Judy Ashford, Secretary

COPY

Fiscal Note:
No fiscal impact *WJB*



js.s.

I hereby certify that the attached resolution/ordinance is a true & correct copy as passed by the Sauk County Board of Supervisors.

Beverly J. Mielke
Beverly J. Mielke, Sauk County Clerk

COMPREHENSIVE PLAN ORDINANCE NO. 9-13-04
AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN OF THE TOWN OF
REEDSBURG , WISCONSIN

The Town Board of the Town of Reedsburg, Sauk county, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the Town of Reedsburg is authorized to prepare and adopt a comprehensive plan as defined in section 66.10019(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board of the Town of Reedsburg, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Plan Commission of the Town of Reedsburg, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "TOWN OF REEDSBURG COMPREHENSIVE PLAN," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 4. The Town of Reedsburg has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001 (4)(d) of the Wisconsin Statutes, and provided numerous other opportunities for public involvement per its adopted public participation strategy and procedures.

SECTION 5. The Town Board of the Town of Reedsburg, Wisconsin, does by enactment of this ordinance, formally adopt the document entitled, "TOWN OF REEDSBURG COMPREHENSIVE PLAN," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 6. This ordinance shall take effect upon passage of a majority vote of the members-elect of the Town Board and publication/posting as required by law.

Adopted this 13th day of SEPTEMBER, 2004



Ed Brooks, Town Board Chairman

Attest:



Gene Hackbarth, Town Clerk
Published/Posted on 9-23-2004

PLAN COMMISSION RESOLUTION 8-5-04

APPROVING AND RECOMMENDING THE COMPREHENSIVE PLAN
OF THE TOWN OF REEDSBURG IN SAUK COUNTY, WISCONSIN

WHEREAS, 66.1001(4), Wisconsin Statutes, establish the required procedure for a local government to adopt a comprehensive plan, and 66.1001(2) identifies the required elements of a comprehensive plan; and

WHEREAS, the Town of Reedsburg Plan Commission has the authority to recommend that the Town Board adopt a "comprehensive plan" under 66.1001(4)(b); and


WHEREAS, the Town has prepared the attached document (named TOWN OF REEDSBURG COMPREHENSIVE PLAN), containing all maps and other descriptive materials, to be the comprehensive plan for the Town under 66.1001, Wisconsin Statutes, and

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the Town of Reedsburg hereby approves the attached TOWN OF REEDSBURG COMPREHENSIVE PLAN as the Town's Comprehensive Plan under 66.1001(4); and

BE IT FURTHER RESOLVED that the Secretary of the Plan Commission certifies a copy of the attached TOWN OF REEDSBURG COMPREHENSIVE PLAN to the Town Board; and

BE IT FINALLY RESOLVED that the Plan Commission hereby recommends that the Town Board adopt an ordinance to constitute official Town approval of the TOWN OF REEDSBURG COMPREHENSIVE PLAN as the Town's Comprehensive Plan under 66.1001.

Adopted this 5th day of AUGUST, 2004.



Linda Borleske
Plan Commission Chair

ATTEST:



Gene Hackbarth,
Plan Commission Secretary

Acknowledgments

Town of Reedsburg Comprehensive Plan Committee

| | |
|------------------------------|------------------|
| Linda Borleske, Chair | Kurt Johansen |
| Mike Koslowski, Vice-Chair | Walter Klitzke |
| Paul Grosskrueger, Secretary | Larry Mundth |
| David Allen | Dan Peterson |
| Dan Crary | Matt Peterson |
| Dave Dietz | Clarence Puranen |
| Dan Dietz | Ronald Schenck |
| Brad Ellis | Jim Schiefelbein |
| Larry Erbs | Gene Wuest |

Community Focus Group Participants

| | |
|-------------------|---------------|
| Richard Blakeslee | Dave Holmblad |
| John Dietz | Tana Holmblad |
| Mike Hineman | David Pace |
| Marilyn Hoffman | Mimi Wuest |

Town Board

Ed Brooks, Chairperson
Ervin Borleske, Supervisor
Carl Mundth, Supervisor

Town Plan Commission

Linda Borleske
David Allen
Ed Brooks
Mimi Wuest
John Dietz

Planning Consultant:

Sauk County Department of Planning and Zoning

Lance Gurney, Planning & Zoning Director, Project Manager and Co-Author
Rebecca Garvoille, Planning Intern, Co-Author
Aaron Hartman, GIS Technician, Co-Author
Dave Tremble, Planner and Land Preservation Specialist, Planning Assistance
Brian Simmert, County Planner, Planning Assistance
Gina Templin, Planning & Zoning Support Specialist
Mary White, Administrative Support Specialist

Special thanks to Eric Grosso, State Labor Market Economist with the Department of Workforce Development for technical assistance with the population data analysis.

Photo Credits: All photos in the Plan are courtesy of the Comprehensive Plan Committee via the 'Visual Preference Survey' exercise unless otherwise noted.

Table of Contents

| Chapter One: Introduction | Pages |
|--|--------------|
| 1.0 History of Comprehensive Planning in Sauk County | 1 |
| 1.1 Overview of Town of Reedsburg Comprehensive Planning Process | 1-3 |
| 1.2 Public Participation | 3 |
| 1.3 Purpose of the Plan | 3-4 |
| 1.4 Town of Reedsburg Planning History | 4-5 |
| 1.5 Regional Context | 5 |
| 1.6 Jurisdictional Boundaries | 5-6 |
| 1.7 Planning Area | 6 |
| | |
| Maps | |
| 1-1 Regional Context | |
| 1-2 Jurisdictional Districts | |
| 1-3 Aerial Photography | |
| | |
| Chapter Two: Population Inventory and Analysis | |
| 2.0 Population Characteristics | 7-9 |
| Population Trends | 7-8 |
| Age Distribution | 8-9 |
| 2.1 Household Statistics | 10-11 |
| Number of Households | 10 |
| Population and Housing Density | 10 |
| Average Household Size | 11 |
| 2.2 Population Composition: Age, Gender and Race | 11 |
| 2.3 Employment Characteristics | 12-13 |
| Education Levels | 12 |
| Labor Force Characteristics | 12-13 |
| 2.4 Income Levels | 13-17 |
| Income Level Comparisons | 13-14 |
| Median and Average Incomes | 15-16 |
| Income based on Housing Affordability | 16-17 |
| 2.5 Summary and Analysis | 17-22 |
| Demographic Analysis | 18 |
| Housing Analysis | 19-20 |
| Employment and Income Analysis | 21-22 |
| 2.6 Population and Housing Forecasts | 22-26 |
| Projection #1 | 23 |
| Projection #2 | 24 |
| Projection #3 | 24 |
| Projection #4 | 25-26 |
| 2.7 Labor Force Forecasts | 26-30 |
| Labor Force Projection #1 | 27 |
| Labor Force Projection #2 | 27 |
| Labor Force Projection #3 | 28-30 |

| | | |
|---|--|-------|
| Charts and Tables | | |
| | <i>Chart IO 1: Population Trend, Percent Change</i> | 7 |
| | <i>Chart IO 2: Population Trends – Town, City and County</i> | 8 |
| | <i>Chart IO 3: Age Group Distribution Chart – Town of Reedsburg</i> | 8 |
| | <i>Chart IO 4: Age Group Distribution Chart – Sauk County</i> | 9 |
| | <i>Table IO 5: Number of Households</i> | 10 |
| | <i>Chart IO 5: Average Household Size Comparison</i> | 11 |
| | <i>Table IO 6: Regional Average Household Size</i> | 11 |
| | <i>Table IO 7: Age, Gender and Race Characteristics</i> | 11 |
| | <i>Chart IO 8: Educational Levels (Town vs. County)</i> | 12 |
| | <i>Table IO 9: Educational Levels (Cont.)</i> | 12 |
| | <i>Table IO 10: Labor Force Characteristics</i> | 13 |
| | <i>Chart IO 11: 1999 County/Town Income Distribution Comparison</i> | 13 |
| | <i>Table IO 12: Household Income Comparison – Local</i> | 14 |
| | <i>Table IO 13: Household Income Comparison – Regional</i> | 14 |
| | <i>Table IO 14: 1990 Median and Average Household Incomes</i> | 15 |
| | <i>Table IO 15: 2000 Median and Average Household Incomes</i> | 16 |
| | <i>Tables IO 16: Household Median Income and Affordability</i> | 17 |
| | <i>Table IO 17: Population Analysis</i> | 18 |
| | <i>Chart IO 18: New Housing Development – Town of Reedsburg</i> | 20 |
| | <i>Chart IO 19: City of Reedsburg Annexations</i> | 20 |
| | <i>Table IO 20: Town of Reedsburg Employment Sectors</i> | 21 |
| | <i>Table IO 21: Population and Housing Forecasts #1 and #2</i> | 23 |
| | <i>Chart IO 22: Population Forecast #1 and #2</i> | 24 |
| | <i>Table IO 23: Population Forecast #3</i> | 25 |
| | <i>Table IO 24: Population Forecast #4</i> | 25 |
| | <i>Chart IO 25: City of Reedsburg Population Forecast Comparison</i> | 26 |
| | <i>Chart IO 26: Sauk County Population Forecast Comparison</i> | 26 |
| | <i>Table IO 27: Labor Force Projection #1</i> | 27 |
| | <i>Table IO 28: Labor Force Projection #2</i> | 28 |
| | <i>Table IO 29: Labor Force Projection #3</i> | 28 |
| | <i>Table IO 30: Labor Force Change by Age Group in Sauk County</i> | 29 |
| | <i>Chart IO 31: Sauk County Labor Force Trends by Age</i> | 29 |
| | <i>Table IO 32: Forecasted Labor Force by Age in Wisconsin</i> | 30 |
| | | |
| Chapter Three: Planning Issues and Opportunities | | |
| 3.0 | Visioning Session | 31-32 |
| 3.1 | Land Use Planning Community Survey | 32-36 |
| 3.2 | Vision and Goals | 36-37 |
| 3.3 | Focus Groups | 37-40 |
| | Housing | 37 |
| | Economic Development | 38 |
| | Agriculture | 38-39 |
| | Natural and Cultural Resources | 39 |
| | Transportation | 39-40 |
| | Intergovernmental Cooperation | 40 |
| 3.4 | Intergovernmental Forum | 40-41 |
| 3.5 | Open House | 41 |
| 3.6 | Public Hearing | 41-42 |

Chapter Four: Housing

| | |
|-------------------------------------|-------|
| 4.0 Housing Analysis | 43-52 |
| Number of Housing Units | 43 |
| Tenure | 43-44 |
| Household Characteristics | 44-45 |
| Housing Structure | 45 |
| Age of Existing Structures | 46 |
| Home Values | 47 |
| Housing Affordability | 47 |
| Mortgages | 48-50 |
| Rents | 50-52 |
| 4.1 Housing Opportunities and Needs | 52-55 |
| Existing Housing Opportunities | 52-53 |
| Recent Housing Growth Rate | 53 |
| Additional Housing Opportunities | 53 |
| Future Housing Needs | 54 |
| Projected Housing Needs | 54-55 |
| 4.2 Housing Programs and Resources | 55-57 |
| 4.3 Goals, Objectives and Policies | 57-59 |

Charts and Tables

| | |
|--|----|
| <i>Chart H1: Housing Units, Reedsburg and Sauk County</i> | 43 |
| <i>Charts H2 and H3: Occupancy Rate, Town of Reedsburg and Sauk County, 1990</i> | 44 |
| <i>Charts H4 and H5: Occupancy Rate, Town of Reedsburg and Sauk County, 2000</i> | 44 |
| <i>Table H6: Households by Type, Town of Reedsburg and Sauk County</i> | 45 |
| <i>Chart H7: Structure of Housing Units, Town of Reedsburg</i> | 45 |
| <i>Chart H8: Structure of Housing Units, Sauk County</i> | 45 |
| <i>Chart H9: Age of Existing Housing Structures</i> | 46 |
| <i>Chart H10: Value of Owner Occupied Housing Units</i> | 47 |
| <i>Chart H11: Low-to-Moderate Housing Affordability- 2000</i> | 47 |
| <i>Chart H12 and H13: Monthly Mortgage Costs</i> | 48 |
| <i>Chart H14 and H15: Monthly Mortgage Costs – 2000</i> | 48 |
| <i>Chart H16: Low-to-Moderate Housing Affordability – 1990</i> | 49 |
| <i>Charts H17 and H18: Monthly Mortgage Costs – 1990</i> | 49 |
| <i>Chart H19: Monthly Mortgage Costs Comparison – 1990 to 2000</i> | 50 |
| <i>Charts H20 and H21: Monthly Rental Costs – 2000</i> | 51 |
| <i>Charts H22 and H23: Monthly Rental Costs – 1990</i> | 51 |
| <i>Charts H24 and H25: Percentage of Income</i> | 52 |
| <i>Chart H26: Future Housing and Population Projection – Projection #4</i> | 55 |

Chapter Five: Economic Development

| | |
|--|-------|
| 5.0 Area Employment and Economic Activity | 60-67 |
| Commuting Patterns | 60 |
| Employment Characteristics in Sauk County | 61 |
| Education Levels | 62 |
| Working Age Population | 62 |
| Area Employment Opportunities and Economic Viability | 62-64 |
| Occupation by Type | 64-65 |
| Agricultural Economic Activity | 65-66 |
| Tourism Economic Impact and Opportunity | 66-67 |
| 5.1 Opportunities to Attract and Retain Business | 67-68 |
| 5.2 Other Programs and Partnerships | 68-69 |
| 5.3 Objectives and Policies | 69-70 |

Charts and Tables

| | |
|--|------|
| <i>ED1: Commuting Patterns Comparison</i> | 60 |
| <i>ED2: Commuting Patterns per Town Survey Responses</i> | 61 |
| <i>ED 3 and ED 4: Unemployment Statistics</i> | 61 |
| <i>ED 5: Civilian Labor Force and Employment</i> | 62 |
| <i>ED 6: Sauk County Top 10 Manufacturers/Distributors by Employment</i> | 63 |
| <i>ED 7: Sauk County Top 10 Non-Manufacturers by Employment</i> | 63 |
| <i>ED 8: Employment by Occupation, Town of Reedsburg</i> | 65 |
| <i>ED9: Characteristics of Hired Farm Labor, Sauk County and the State of Wisconsin 1997</i> | 65 |
| <i>ED 10: Farm Receipts, Capital, and Income Sauk County vs. State of Wisconsin, 1997</i> | 66 |
| <i>ED 11: Farm Income in Sauk County vs. State of Wisconsin, 1997</i> | 66 |
| <i>ED 12: Travel Expenditures and Economic Impact</i> | 67 - |

Chapter Six: Agriculture

| | |
|---|-------|
| 6.0 Regional Trends | 71-75 |
| Projection Trends | 73-74 |
| Agricultural Infrastructure | 74-75 |
| 6.1 Local Agricultural Practices | 75-77 |
| Exclusive Agriculture Zoning | 75-76 |
| Agriculture Suitability Classification | 76-77 |
| 6.2 Alternative Agriculture Economic Opportunities | 77-78 |
| 6.3 Federal, State and Local Programs and Resources | 78-79 |
| 6.4 Objectives and Policies | 79-80 |

Charts and Tables

| | |
|---|----|
| <i>Table A1: Trends In Average Size of Farms</i> | 72 |
| <i>Table A2: Agriculture Land Sales, Town of Reedsburg, Sauk County, State of Wisconsin</i> | 72 |
| <i>Table A3: Trends in Farm Numbers Sauk County and Town of Reedsburg</i> | 73 |

| | |
|--|----|
| <i>Tables A4 & A5: Production trends: Sauk County & State of Wisconsin</i> | 73 |
| <i>Table A6: Production trends: Sauk County & State of Wisconsin</i> | 74 |
| <i>Table A7: Exclusive Agriculture Participation in the Town</i> | 75 |
| <i>Table A8, Soil Classification, Town of Reedsburg</i> | 76 |

Maps

- 6.1 Land Capability Classification
- 6.2 Prime Farmland- Slope Delineation

Chapter Seven: Natural, Community and Cultural Resources

| | | |
|------|---|-------|
| 7.0 | General Soils Information | 81-82 |
| 7.1 | Environmentally Sensitive Areas | 82-86 |
| | Drainage Basins and Watersheds | 82-83 |
| | Surface Water | 83-84 |
| | Ground Water | 84-85 |
| | Floodplain | 85 |
| | Wetlands | 85 |
| | Steep Slopes and Baraboo Range | 85-86 |
| 7.2 | Endangered Species | 86 |
| 7.3 | Open Spaces | 86-87 |
| | Cady's Marsh | 86 |
| | Wildcat Canyon | 86 |
| | Oak Forest | 86 |
| | City of Reedsburg | 87 |
| 7.4 | Mineral Resources | 87-88 |
| 7.5 | Other Significant Features and Resources | 88 |
| 7.6 | Cultural and Historical Resources | 88 |
| | Cemeteries | 88 |
| 7.7 | Programs, Partnerships and Resources | 89-90 |
| 7.8 | Other State and Federal Programs and Partnerships | 90-91 |
| 7.9 | Other Non-profit Programs | 91-92 |
| 7.10 | Key Community Assets | 92-93 |
| 7.11 | Objectives and Policies | 93-95 |

Maps

- 7-1 General Soil Map
- 7-2 Environmentally Sensitive Areas

Chapter Eight: Transportation

| | | |
|-----|---|-------|
| 8.1 | Existing Transportation Network Inventory | 96-97 |
| | Functional Classifications | 96-97 |
| | Functional Classification Inventory | 97 |
| 8.2 | Airports | 98 |
| | Reedsburg Municipal | 98 |
| | Baraboo/Wisconsin Dells Municipal | 98 |
| | Dane County | 98 |
| 8.3 | Rail | 98 |
| 8.4 | Bike and Recreational Trails | 98-99 |

| | | |
|---|---|---------|
| 8.5 | Elderly, Veteran or Disabled Transportation | 99 |
| 8.6 | Other Transit | 99-100 |
| 8.7 | Review of State Regional and Other Applicable Plans | 100-101 |
| 8.8 | Analysis of Existing Transportation Infrastructure | 101-105 |
| | Roadway Systems | 101-102 |
| | Traffic Volumes | 102 |
| | Safety Concerns | 103-104 |
| | Air Service | 104 |
| | Rail Service | 104 |
| | Bicycle and Pedestrian Trails | 104 |
| 8.9 | Future Transportation Needs | 105-107 |
| | Roadways | 106-107 |
| | Air Service | 106 |
| | Rail Service | 106 |
| | Bike and Pedestrian Trails | 106-107 |
| 8.10 | Objectives and Policies | 107-108 |
| Maps | | |
| 8.1 | Existing Transportation Systems | |
| Chapter Nine: Utilities and Community Facilities | | |
| 9.0 | Community Facilities | 109-117 |
| | Public Facilities: General | 109-110 |
| | Public Facilities: Emergency Services | 110 |
| | Public Facilities: Parks and Open Space | 111 |
| | Solid Waste and Services | 114-115 |
| | Schools and Other Educational Institutions | 112-113 |
| | Secondary Educational Facilities | 113-114 |
| | Medical Facilities | 114-115 |
| | Sanitary and Sewer Facilities | 115 |
| | Water Facilities | 115-116 |
| | Private Telephone/Fiber Optics, Electric, Cable and Gas | 116-117 |
| 9.1 | Analysis and Forecasts | 117-119 |
| | Community Facilities | 117 |
| | Utilities | 117-118 |
| 9.2 | Objectives and Policies | 118-119 |
| Maps | | |
| 9-1 | Community Facilities and Utilities | |
| 9-2 | Conventional Septic Suitability | |
| 9-3 | Alternative Septic Suitability | |
| Chapter Ten: Intergovernmental Cooperation | | |
| 10.0 | Relationship to Other Government Entities | 120 |
| 10.1 | Existing Local Plans | 120-123 |
| | Regional Planning Commission | 120 |

| | | |
|---|--|---------|
| | City of Reedsburg | 121 |
| | Adjacent Towns | 121-123 |
| 10.2 | Area Intergovernmental Programs, Plans, Agreements and Opportunities | 123-126 |
| | Existing and Potential Conflicts | 125 |
| | Potential Issues and Opportunities | 125-126 |
| 10.3 | Intergovernmental Forum | 126-127 |
| 10.4 | Objectives and Policies | 127-128 |
| Chapter Eleven: Land Use | | |
| 11.0 | Purpose | 129 |
| 11.1 | Existing Land Uses | 129-131 |
| | Land Use and Cover | 129-130 |
| | Existing Zoning Map Designations | 131 |
| 11.2 | Development Trends | 131-134 |
| | Permit Trends | 131-132 |
| | Development Patterns and Density | 132-134 |
| | Lots of Record | 134 |
| 11.3 | Alternative Development Scenarios Analysis | 134-136 |
| | Scenario One | 135 |
| | Scenario Two | 135 |
| | Scenario Three | 135 |
| 11.4 | Preferred Scenario | 136-137 |
| 11.5 | Future Land Uses | 137 |
| | Future Residential Land Uses | 137-139 |
| | Future Commercial Land Uses | 139 |
| | Future Agricultural Land Uses | 139-140 |
| | Natural Resource Areas | 140 |
| 11.6 | Smart Growth Areas | 141 |
| 11.7 | Town of Reedsburg Comprehensive Plan Goals | 141-142 |
| 11.8 | Objectives and Policies | 142-144 |
| Maps | | |
| 11-1 | Existing Land Use and Cover | |
| 11-2 | Zoning Districts | |
| 11-3 | Lots of Record | |
| 11-4 | Build-out Scenario #1: Clustering, max. 3 units per landowner | |
| 11-5 | Build-out Scenario #2: Clustering, no maximum | |
| 11-6 | Build-out Scenario #3: 1 unit per 35 acres | |
| 11-7 | Future Land Use 10 Year Scenario | |
| 11-8 | Future Land Use 20 Year Scenario | |
| 11-9 | Proposed Land Use | |
| Chapter Twelve: Implementation | | |
| 12.0 | Purpose | 145 |
| 12.1 | Plan Adoption | 145 |
| 12.2 | Plan Monitoring, Amendments and Update | 146 |
| 12.3 | Role of Implementation | 146-147 |

| | | |
|------|---|---------|
| | Town Board | 146 |
| | Plan Commission | 147 |
| 12.4 | Implementation Timeline and Recommended Courses of Action | 147-150 |
| 12.5 | Consistency Among Plan Elements | 150 |
| 12.6 | Official Mapping | 150 |
| 12.7 | Annual Review of Implementation Process | 150 |

Maps

| | |
|------|--------------|
| 12-1 | Official Map |
|------|--------------|

Appendices

| | |
|------------|--------------------------------|
| Appendix A | Survey and Results |
| Appendix B | Public Participation |
| Appendix C | Sources of Information |
| Appendix D | Glossary |
| Appendix E | Alternative Land Use Practices |
| Appendix F | Development Guidelines |

Chapter One: Introduction



1.0 The History of the Comprehensive Planning Process in Sauk County

As part of the State of Wisconsin's 1999-2000 biennial budget, Governor Thompson signed into law one of the State's most comprehensive pieces of land-use legislation. This legislation, often referred to as "Smart Growth," is intended to provide local governmental units with the tools to create comprehensive plans, to promote more informed land-use decisions and to encourage state agencies to create more balanced land-use rules and policies. This "Smart Growth" legislation includes a substantive definition of a comprehensive plan and provides an essential framework for local land-use decision-making. It also helps local officials to determine the likely impacts of their decisions by ensuring that they consider all aspects of community life.

In the summer of 2002, the Sauk County Department of Planning & Zoning announced that it would apply for a 2003 Comprehensive Planning grant from the State of Wisconsin to facilitate planning processes for municipalities to enable them to develop and adopt local Comprehensive Plans. As a result of this effort, 21 Sauk County municipalities passed resolutions indicating their desire to be a co-applicant to the grant. Reedsburg was one of these municipalities.

In the spring of 2003, Sauk County announced that the 21 municipalities were awarded a 2003 Comprehensive Planning grant in the amount of \$288,000. The Town of Reedsburg received a portion of the total grant award money.

Once the overall grant was awarded, Towns in Sauk County could choose to contract with a private consultant or Sauk County as the consultant to aid them with the development of their Comprehensive Plans. Seven Towns chose to contract with Sauk County. Staff limitations prevented Sauk County from working with all seven towns at once. Sauk County held a drawing to fairly determine when each Town would begin their planning process (spring 2003, 2004, or 2005). The Town of Reedsburg elected to begin their comprehensive planning process in the summer of 2003.

1.1 Town of Reedsburg Comprehensive Planning Background

This Comprehensive Plan for the Town of Reedsburg is the culmination of twelve months of work on the part of the Town of Reedsburg Comprehensive Planning Committee. Input from numerous other citizens of the Town, and knowledgeable people from throughout Sauk County have also given forth their effort toward its completion. The Plan is composed of nine primary elements, as defined by Wis. Stat. 66.1001.

These nine elements are:

- issues and opportunities
- housing
- agriculture resources
- utilities and community resources
- transportation
- economic development
- natural resources
- intergovernmental cooperation and
- land use

Each chapter of the Plan addresses one of the nine elements. Certain chapters include purpose statements that provide a detailed description of and the rationale for the chapter's contents. Every chapter presents a primary goal followed by the objectives and the identified policies that coincide with that goal in relation to its Plan element.

A definition of each follows:

- **Goals** are broad, advisory statements that express general public priorities about how the Town should approach preservation and development issues. These goals are based on key issues, opportunities and problems that affect the Town and are derived from the future Vision of a Town.
- **Objectives** suggest future directions in a way that is more specific than goals. The accomplishment of an objective contributes to the fulfillment of the goal. While achievement of an objective is often not easily measured, objectives are usually attainable through policies and specific implementation activities.
- **Policies** are rules, courses of action, or programs used to ensure Plan implementation and to accomplish the goals and objectives. Town decision-makers should use policies, including any "housing density policy," on a day-to-day basis. Success in achieving policies is usually measurable.

A series of charts, tables and maps accompany the discussion of each element in order to further illustrate both background information and the intent of the identified goals, objectives and policies.

In addition, the Plan builds upon the fourteen local comprehensive planning goals delineated by Wisconsin's Comprehensive Planning Legislation. It recognizes that it is responsible for:

- 1) promoting the redevelopment of lands with existing infrastructure and public services; and for promoting the maintenance and rehabilitation of existing residential, commercial and industrial structures
- 2) Advancing neighborhood designs that support a range of transportation choices
- 3) Protecting natural areas, including wetlands, wildlife habitats, lakes and woodlands, open spaces and groundwater resources
- 4) Protecting economically productive areas, including farmland and forests
- 5) Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
- 6) Preservation of cultural historic and archaeological sites.
- 7) Encouragement of coordination and cooperation among nearby units of government.
- 8) Building of community identity by revitalizing main streets and enforcing design standards.
- 9) Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
- 10) Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial land uses.
- 11) Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.

- 12) Balancing individual property rights with community interests and goals.
- 13) Planning and development of land uses that create or preserve varied unique urban and rural communities.
- 14) Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit dependent and disabled citizens.

1.2 Public Participation

Public participation is an integral part of the comprehensive planning process. The process is designed so that the voices of people from the Town guide the format, direction and policies of the final Plan. Public input is elicited at every step of the process. The Comprehensive Planning Committee, made up of residents from the Town, is the steering Committee for the process. Comprehensive Planning Committee members assist in developing the Community Survey. A “Visioning Session” asks community participants and committee member to define and rank strengths, weaknesses, opportunities, and threats to the Town. It also asks them to rate photos of different types of housing development, community attributes so as to assess preferences for the visual character of the Town. In essence it is a process designed to gather ideas about the future direction of the Town of Reedsburg so as to foster the development of the Plan’s goals, objectives and policies. The visioning process effectively and broadly addresses the needs, desires, and thoughts of residents and landowners in the Town of Reedsburg. The process results in the creation of focus groups with the goal of discussing and debating a specific plan element and the policy-making for that element. Near the close of the process, a Community Open House is organized so that the Town’s public may come and comment on the Plan document before it is finalized. The Open House is followed by a Public Hearing to approve the final draft of the plan.

With the recognition that this process has developed goals, objectives, policies and maps for each of the nine elements and has fully achieved the fourteen stated goals of Wisconsin’s Comprehensive Planning Legislation, and that this process included an extensive public participation component, the Town of Reedsburg is pleased to recognize that the Town of Reedsburg Comprehensive Plan meets and in many instances exceeds the minimum requirements expressed under Wis. Stat. 66.1001.

1.3 Purpose of the Plan

The Town of Reedsburg Comprehensive Plan is intended to update and replace the Town’s Land Use Plan adopted in 1990. The updated plan will allow the Town to guide future growth, development, preservation, and includes precise guidelines for plan implementation, future review, amendments and direction relative to further policy development. The purposes of the Comprehensive Plan are many, however for the Town of Reedsburg, the highlighted purposes include the following:

- Identify those areas appropriate for development and preservation through established guidelines.
- Preserve farming as a primary way of life and ensure its future viability by incorporating innovative farming, land division and housing placement practices.
- Preserve the overall view of the Town made up of wooded hillsides, farmsteads, fields and prairie through innovative guidelines.
- Ensure the continuance of Reedsburg's overall community atmosphere.
- Being innovative with the development and use of cluster development, density policy, Transfer of Development Rights, new lot and home siting standards, and achieving a balance between proposed development and the preservation of the make up and future of Reedsburg.
- Provide detailed strategies and a timeline for the implementation of the Plan and continue to work closely with Sauk County.

This Comprehensive Plan has been prepared under the State of Wisconsin's Comprehensive Planning Legislation, adopted in 1999 and contained in §66.1001, Wisconsin Statutes. This plan meets all of the statutory elements and requirements of this new law and further meets all fourteen goals of the Comprehensive Planning Legislation.

In addition to meeting the new legislation, this Plan complies with the State's Farmland Preservation Program. The Plan specifically includes policies, programs and maps related to:

- Preserving prime agriculture land.
- Managing rural growth in such a way to minimize conflict with agricultural operations.
- Using innovative strategies to preserve agriculture land such as Transfer of Development Rights, Purchase of Development Rights, Density Policies, and Cluster Development.
- Protecting significant natural resources, open space, scenic, historic and architecturally significant areas.
- Conserving soils and water resources.
- Exploring alternative forms of agriculture so as to sustain the predominately agrarian way of life.
- Recommends to Sauk County that continued program research and implementation through ordinances, policies and education efforts take place to preserve agrarian economics and ways of life.

1.4 Town of Reedsburg Planning History

➤ Town of Reedsburg Development Plan (1990)

Together, the Sauk County Department of Planning and Zoning and the Town Board of Reedsburg, with input from town residents, composed the Town of Reedsburg 1990 Development Plan to address the Town's future development directions. Most importantly, The Plan contains goals, objectives and policies whose main focus is the preservation of productive farmland, the protection of agricultural operations and the placement of non-farm development in areas least harmful to agricultural lands. The Plan also provides an inventory of the Town with information about population, zoning, the location of environmental and urban areas, and soil suitability for both septic and agricultural uses.

Several of The Plan's key policies include the establishment of exclusive agricultural zoning districts so that farmers may receive 100% of the available tax credits through the 1977 Farmland Preservation Program, the identification of areas of long-term prime farmland, the discouraging of land uses or activities that would undermine the agricultural use of the land, the identification of environmental areas that support wildlife, the restriction of commercial and industrial businesses to agriculturally related operations and the prevention of soil erosion. In addition, The Plan defines the direction of non-farm development by citing specific areas in which it should take place. It states that non-farm development is best placed in areas where municipal water and sewer are already available (governmental/institutional areas) and identifies the extraterritorial area of the City of Reedsburg as a desirable location for non-farm development. It also cites the limiting of residential development to the infill of lots of less than 35 acres and to structures for farm owners or employees. The end result of The Plan is a zoning map that depicts the placements of exclusive agriculture, general farmland, single-family residential and commercial zoning as well as the extraterritorial boundary of the City of Reedsburg.

1.5 Regional Context

Map 1-1 Regional Context shows the relationship of the Town of Reedsburg to neighboring communities. The Town is located in the northwestern part of Sauk County. It is bordered by the Town of Winfield to its North, the Town of Excelsior to its East, the Town of Ironton to its West and the Town of Westfield to its South. It surrounds the City of Reedsburg and is nearby to the Villages of Rock Springs and Loganville.

State Highways 23 and 33 are the primary transportation routes in the Town. Highway 23 connects the Town to USH 12, which provides a direct route to the Cities of Madison and Middleton. Highway 33 serves as a gateway to the I-90 corridor.

1.6 Jurisdictional Boundaries

A result of the 2000 Federal Census population data required Sauk County to redistrict its supervisory district boundaries to achieve new districts of equal population. As a result of this effort, the Town of Reedsburg was assigned one supervisory district. Supervisory District 6. *Map 1-2 Jurisdictional Map* depicts exact boundaries of Supervisory District 6.

The Town of Reedsburg is located entirely within the School District of Reedsburg. *Map 1-2 Jurisdictional Map* also depicts the locations of its boundaries.

In terms of land use related issues, the following Chapters of the Sauk County Code of Ordinances govern the entire Town of Reedsburg:

Administered by Sauk County Clerk

- Chapter 1 Supervisory District Plan

Administered by the Sauk County Department of Planning & Zoning

- Chapter 7 Zoning Ordinance
- Chapter 8 Shoreland Protection Ordinance
- Chapter 10 Floodplain Zoning Ordinance
- Chapter 18 Rural Identification System
- Chapter 22 Land Division and Subdivision Regulations Ordinance
- Chapter 23 Tower Siting Ordinance
- Chapter 24 Nonmetallic Mining Reclamation Ordinance
- Chapter 25 Private Sewage System Ordinance

Administered by the Sauk County Department of Land Conservation

- Chapter 26 Animal Waste Management Ordinance

Administered by the Sauk County Sheriff

- Chapter 27 Animal Control Ordinance

1.7 Planning Area

The Planning area covers all lands within the Town of Reedsburg. As a point of reference, *Map 1-3 Aerial Photography/Parcel Boundaries* shows an overlay of tax parcels on an air photo.

Chapter Two: Population Inventory and Analysis



Town of Reedsburg

Comprehensive Planning Committee

Community Inventory and Analysis

Compiling an inventory of a town’s resources and attributes is an essential component of effective land use planning. The inventory provides the basis for determining which resources and attributes are valued and which resources can be enhanced for effective preservation and growth management plans. Each of the elements contained in this plan have an inventory of related resources. This section contains the inventory and analysis of the community profile and a summary of the education opportunities and levels, income levels and employment characteristics and forecasts, as well as the overall planning issues and opportunities. It is written in a manner that facilitates quick and easy reference for use during and after the comprehensive planning process.

Community Profile

A look at the Town of Reedsburg’s community profile will aid with its needs assessment and the decision-making processes. As part of the community profile, several historical patterns in the Town of Reedsburg are considered including: population characteristics; demographic trends; and population, household and labor force predictions.

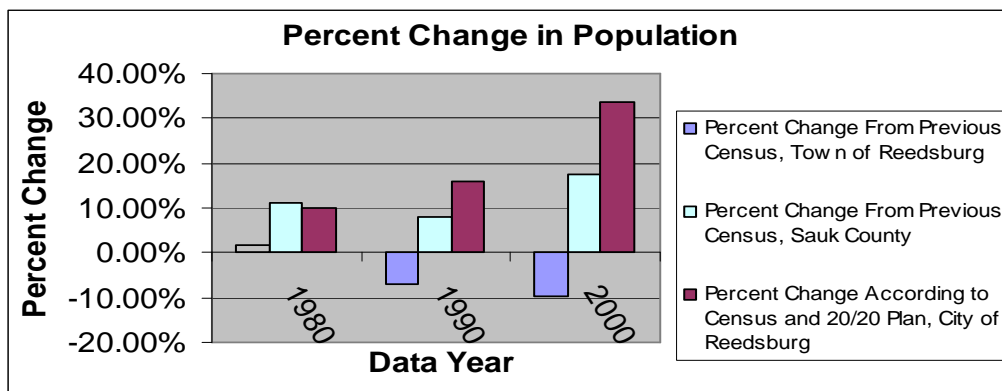
2.0 Population Characteristics

Population features that affect community dynamics and the planning process are *population trends, age distribution, household statistics (including average household size), population composition in terms of race and gender, and finally, employment characteristics and income levels.*

Population Trends

During the past 20 years, the population in the Town of Reedsburg has steadily declined. From 1980 to 1990 the population declined by around 7%, and then from 1990 to 2000 it declined further by nearly 10% (see table **IO 1**). In contrast, the population in the City of Reedsburg has been increasing over the past 30 years, especially during the past 10 years when it increased by 33.68%. Also, the Sauk County population has been steadily increasing over the past thirty years (see **IO 2**). It increased by 8.07% from 1980 to 1990 and by 17.56% from 1990 to 2000.

IO 1: Population Trend, Percent Change



Source: US Census Data

IO 2: Population Trends – Town, City and County

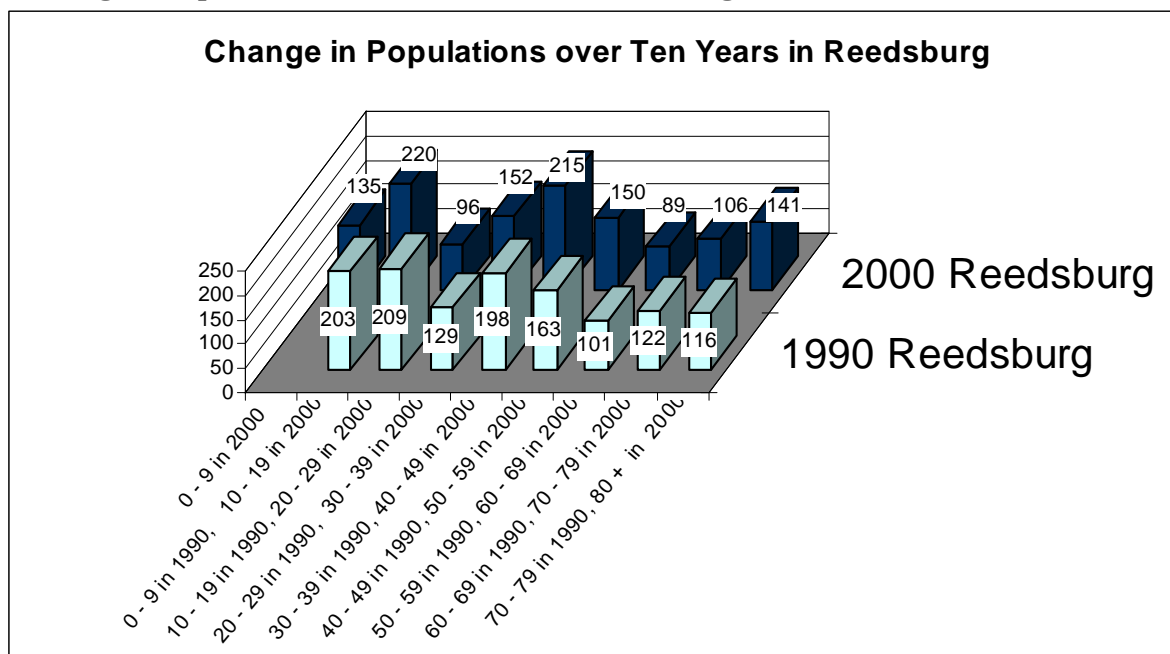
| Year | Town of Reedsburg | | Town of Winfield | | Town of Excelsior | | Town of Westfield | | Town of Ironton | | City of Reedsburg | | Sauk County | | State of Wisconsin | |
|------|-------------------|----------|------------------|----------|-------------------|----------|-------------------|----------|-----------------|----------|-------------------|----------|-------------|----------|--------------------|----------|
| | # | % change | # | % change | # | % change | # | % change | # | % change | # | % change | # | % change | # | % change |
| 1970 | 1,442 | | 608 | | 786 | | 650 | | 658 | | 4585 | | 39,057 | | 4,400,000 | |
| 1980 | 1,468 | 1.80% | 624 | 2.63% | 1,266 | 61.07% | 633 | -2.62% | 643 | -2.28% | 5038 | 9.88% | 43,469 | 11.30% | 4,700,000 | 6.82% |
| 1990 | 1,367 | -6.88% | 649 | 4.01% | 1,194 | -5.69% | 578 | -8.69% | 585 | -9.02% | 5834 | 15.80% | 46,975 | 8.07% | 4,891,769 | 4.08% |
| 2000 | 1,236 | -9.58% | 752 | 15.87% | 1,410 | 18.09% | 611 | 5.71% | 650 | 11.11% | 7799 | 33.68% | 55,225 | 17.56% | 5,363,675 | 9.65% |

Source: US Census Data and Sauk County 20/20 Plan

Age Distribution

From 1990 to 2000, certain age groups grew and certain age groups decreased in the Town of Reedsburg. Graph IO 3 depicts these changes. In 2000, the two largest age groups in the Town of Reedsburg were people 10-19 and 40-49. In 1990, the three largest age groups in the Town were people 0-9, 10-19, and 30-39. The distribution in 2000 is logical due to the age distribution in 1990, particularly for the age group generations 0-9 and 30-39. The Town experienced some significant emmigration of individuals between the ages of 20-29, which decreased by 113 individuals, or approximately 118%.

IO 3: Age Group Distribution Chart – Town of Reedsburg



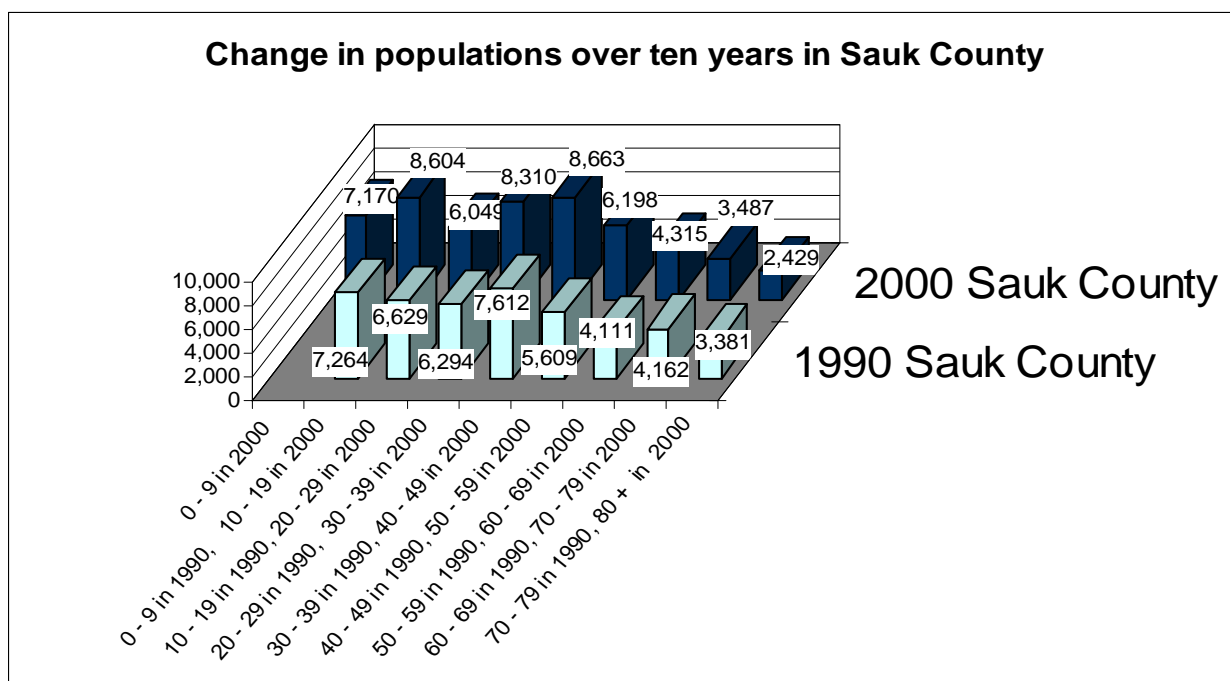
Source: US Census Data

The most significant increases in age distribution between 1990 and 2000 occurred in the age groups 30-39 (23 individuals) and 80-and-over (25 individuals). These figures would indicate that families, with head of households in the 30-39 age range, were moving into the Town. An assumption could also be made that the increase in individuals with an age of 80-and-over most likely were directly related to the Sauk County Health Care Center, located in the southwest corner of the Town of Reedsburg.

In general, it appears that the Town of Reedsburg’s age distribution is relatively stable and reflects the same pattern of immigration and emmigration when compared to the rest of Sauk County. As in most rural areas in Sauk County, the data suggests that a significant number of individuals leave the community after graduating high school and throughout their 20’s. At the same time, the Town is experiencing a growth in population in the age group of 30-39, suggesting that individuals are moving/building in the Town during their family rearing years. The decline in population between 1990 and 2000 can greatly be attributed to a decrease (approximately 70) in the number of beds occupied at the Sauk County Health Care Center.

As already stated, the Town of Reedsburg’s largest age groups follow the trends in Sauk County in 2000. In Sauk County, the three largest age groups in 2000 were people 10-19, 30-39, and 40-49 respectively (refer to graph **IO 4**). In comparing data from Sauk County and Reedsburg, it is evident that both are growing in the population range between 30-49, however people in the age groups 50-69 are also growing in Sauk County. Conversely, the age groups 70-79 and 80-and-over are also increasing in the Town of Reedsburg, but not as a whole in Sauk County. In 2000, both the Town of Reedsburg and Sauk County have shown a decline in the age group 0-9 when compared to the figures from the 1990 census.

IO 4: Age Group Distribution Chart – Sauk County



Source: US Census Data

2.1 Household Statistics

Number of Households

Table **IO 5** shows U.S. Census household counts for the Town of Reedsburg for 1970 through 2000. These counts are then compared to housing counts for the surrounding towns as well as the City of Reedsburg and Sauk County. The number of households in the Town grew by 95 from 1970 through 2000, which constitutes an increase of approximately 30%. This figures compares to 97% for the City of Reedsburg and 78% for Sauk County during that same period. While the Town experienced growth during the 30-year historical period, its growth rate was much less than that of the City of Reedsburg and Sauk County. However, after a relatively stagnant housing market during the 1980's, the Town did show signs of recovery during the 90's with 32 new housing starts.

IO 5: Number of Households

| Number of Housing Units | | | | | | | | | | | | | | |
|-------------------------|-------------------|----------|------------------|----------|-------------------|----------|-------------------|----------|-----------------|----------|-------------------|----------|-------------|----------|
| Year | Town of Reedsburg | % Change | Town of Winfield | % Change | Town of Excelsior | % Change | Town of Westfield | % Change | Town of Ironton | % Change | City of Reedsburg | % Change | Sauk County | % Change |
| 1970 | 320 | | 147 | | 214 | | n/a | | n/a | | 1,620 | | 13,654 | |
| 1980 | 389 | 21.56% | 174 | 18.37% | 383 | 78.97% | 194 | | 191 | | 2,021 | 24.75% | 17,454 | 27.83% |
| 1990 | 383 | -1.54% | 197 | 13.22% | 400 | 4.44% | 186 | -4.12% | 183 | -4.19% | 2,400 | 18.75% | 20,439 | 17.10% |
| 2000 | 415 | 8.36% | 265 | 34.52% | 527 | 31.75% | 202 | 8.60% | 209 | 14.21% | 3,193 | 33.04% | 24,297 | 18.88% |

Source: US Census Data and Sauk County 20/20 Plan

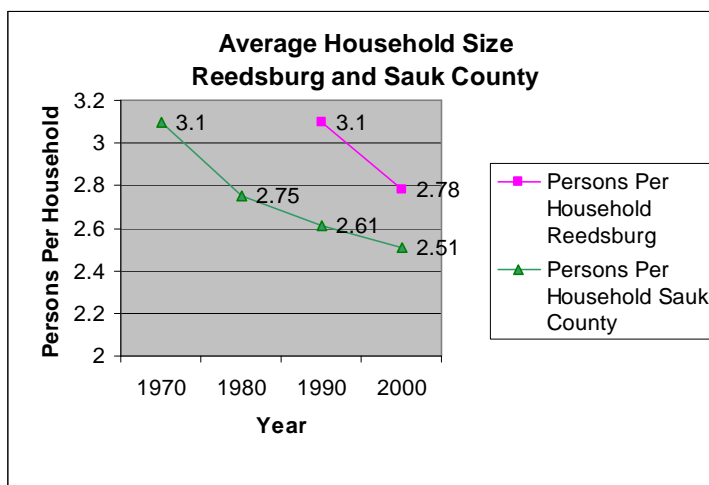
Population and Housing Density

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 Reedsburg determines its future development policies and practices. In 2000, with a population of 1,236 persons and a land area of approximately 30.8 square miles (roughly 19,726 acres), the Town of Reedsburg's population density was 40.13 persons per square mile or .0628 people per acre. A calculation can also be made to determine the housing density of the Town of Reedsburg in 2000 by dividing the number of housing units (415) by the total land area. This equates to 13.47 houses per square mile or approximately one home on each 44.12 acres.

Average Household Size

According to US Census information, the average household size for the Town of Reedsburg has decreased from 3.1 in 1990 to 2.78 in 2000. Comparatively (see *IO 5* and *IO 6*), the average household size in Sauk County also has been continually decreasing since 1970, dropping slightly from 3.1 people per household in 1970 to 2.51 people per household in 2000. This data suggests that married couples are having less children today than in the past.

IO 5: Average Household Size Comparison



Source: US Census Data

IO 6: Regional Average Household Size

| Average Household Size Persons Per Household | | | | | | | | |
|--|-------------------|------------------|-------------------|-------------------|-----------------|-------------------|-------------|-----------|
| Year | Town of Reedsburg | Town of Winfield | Town of Excelsior | Town of Westfield | Town of Ironton | City of Reedsburg | Sauk County | Wisconsin |
| 1990 | 3.1 | 3.26 | 2.96 | 3.11 | 3.2 | 2.4 | 2.61 | 2.61 |
| 2000 | 2.78 | 2.84 | 2.68 | 3.02 | 3.11 | 2.41 | 2.51 | 2.5 |

Source: US Census Data

2.2 Population Composition: Age, Gender and Race

Median age is defined as the age above which half of the population is found and below which the other half is found. The median age data for the Town of Reedsburg is not readily available for 1990, however, according to chart *IO 7*, the median age in 2000 was 43.3 years old. This is above Sauk County’s median age of 37.3. In looking at population composition, the Town of Reedsburg is a predominantly white community that is home to a nearly equal amount of men and women. It is 99.4% white, 0.3% Native American, 0.4% Hispanic or Latino and 0.2% Asian. In comparison with Sauk County, the Town of Reedsburg has fewer minorities. Sauk County is 1.1% Native American, 1.7% Hispanic or Latino and 0.4% Asian. Individuals under 18 make up about one-fifth (22.9%) of the population while individuals over 65 account for about one-fifth (21.4%) of the population. The Town of Reedsburg has a greater percentage of people over 65 than Sauk County, where 14.5% of the population is older than 65.

IO 7: Age, Gender and Race Characteristics

| Population Composition | | | | | | | | |
|------------------------|------------|------------------|-----------------|----------------|---------------|----------------|---------------------|---------------|
| Year 2000 | Median Age | Percent under 18 | Percent over 65 | Percent Female | Percent White | Percent Native | Percent Hispanic or | Percent Asian |
| Town of Reedsburg | 43.30 | 22.90% | 21.40% | 50.90% | 99.50% | 0.30% | 0.40% | 0.20% |
| Sauk County | 37.30 | 26.00% | 14.50% | 50.60% | 98.00% | 1.10% | 1.70% | 0.40% |

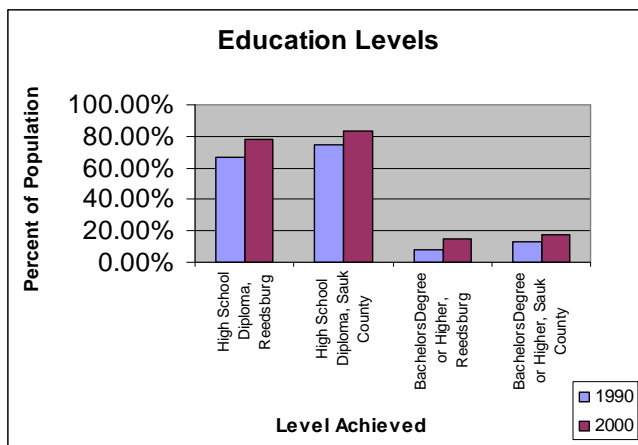
Source: US Census 2000

2.3 Employment Characteristics

Education Levels -

According to the 2000 Census (cited in chart *IO8 & IO9*), 78.2% of the population within the Town of Reedsburg has a high school diploma or higher, while 15% holds a bachelors degree or higher. This is compared to the 1990 Census figures of 66.7% of the population holding a high school diploma or higher, and 7.7% holding a bachelors degree or higher. This data suggests that the level of education is increasing in the Town as well as Sauk County.

IO 8: Educational Levels (Town vs. County)



Source: US Census Data

IO 9: Educational Levels

| Education Levels | High School Diploma, Reedsburg | High School Diploma, Sauk County | Bachelors Degree or Higher, Reedsburg | Bachelors Degree or Higher, Sauk County |
|------------------|--------------------------------|----------------------------------|---------------------------------------|---|
| 1990 | 66.70% | 74.70% | 7.70% | 12.90% |
| 2000 | 78.20% | 83.50% | 15.00% | 17.60% |

Source: US Census Data

Labor Force Characteristics

In 2000, 637 residents 16 years of age and older accounted for the Town of Reedsburg’s civilian labor force (*see IO 10: Labor Force*). Civilian labor force can be defined as those individuals who are currently employed or that are actively seeking employment. Of those residents considered to be part of the civilian labor force, 626 residents (98 %) were considered the Town’s employed labor force. The difference in population between the actual labor force and those individuals that are sixteen years of age or older is reflective of several employment characteristics of the Town of Reedsburg. First, residents of the Sauk County Health Care Center are included within the population over 16 years of age classification, accounting for 139 of the 379 residents aged 16 years or older that are not considered part of the civilian labor force. This factor, combined with single-income households and children older than the age of 16 who have not yet entered the labor market help provide some valuable insight into the large discrepancy between the population and the actual labor force figures. It should be pointed out in either case that this statistical information is based on information gathered from surveys by the US Census and do not match the official figures compiled by the Wisconsin Department of Workforce Development (DWD) for Counties, MSA’s, and larger municipalities (population over 25,000) with the State. DWD does not calculate numbers for municipalities with populations under 25,000.

IO 10: Labor Force Characteristics

| | Town of Reedsburg, 1990 | Town of Reedsburg, 2000 | Sauk County 1990 | Sauk County, 2000 |
|---|-------------------------|-------------------------|------------------|-------------------|
| Population 16 years and older | 1,024 | 1,016 | 35,509 | 42,480 |
| Civilian Labor Force | 629 | 637 | 24,457 | 30,374 |
| Employed Civilian Population | 605 | 626 | 22,987 | 29,108 |
| Percent Employment of Civilian Labor Force | 96% | 98% | 94% | 96% |
| Percent Employed of Population 16 years and older | 59% | 62% | 65% | 69% |

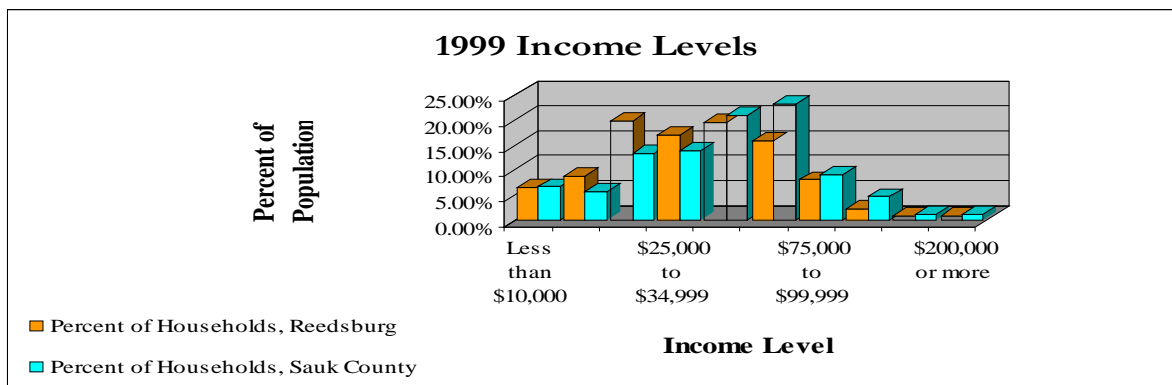
Source: US Census Data

2.4 Income Levels

Income Level Comparisons

Income levels of households provide insight as to the economic vitality and housing needs of the Town of Reedsburg. Charts **IO 11** through **IO 13** show the household income distribution for the Town of Reedsburg in 1999. These graphs show that Reedsburg’s dominant categories of income are in the middle of the distribution. In 2000, incomes between about \$35,000 and about \$100,000 dominated. In comparison to Sauk County and the State of Wisconsin, these graphs show that the gap between low, medium and high incomes is relatively small.

IO 11: 1999 County/Town Income Distribution Comparison



Source: US Census Data

IO 12: Household Income Comparison - Local

| Household Income in 1999 | Number of Households, Town of Reedsburg | Percent of Households, Town of Reedsburg | Number of Households, Town of Winfield | Percent of Households, Town of Winfield | Number of Households, Town of Excelsior | Percent of Households, Town of Excelsior | Number of Households, Town of Ironton | Percent of Households, Town of Ironton | Number of Households, Westfield | Percent of Households, Westfield |
|-----------------------------------|---|--|--|---|---|--|---------------------------------------|--|---------------------------------|----------------------------------|
| Less than \$10,000 | 18 | 6.83% | 11 | 3.22% | 33 | 6.47% | 14 | 0.00% | 11 | 5.14% |
| \$10,000 to \$14,999 | 25 | 3.60% | 3 | 2.48% | 18 | 8.89% | 10 | 3.09% | 8 | 3.74% |
| \$15,000 to \$24,999 | 30 | 8.63% | 17 | 8.17% | 47 | 19.95% | 33 | 11.11% | 29 | 13.55% |
| \$25,000 to \$34,999 | 36 | 7.91% | 29 | 8.42% | 52 | 16.98% | 25 | 10.49% | 28 | 13.08% |
| \$35,000 to \$49,999 | 95 | 28.78% | 68 | 18.56% | 79 | 19.68% | 41 | 18.52% | 59 | 27.57% |
| \$50,000 to \$74,999 | 97 | 23.74% | 69 | 29.70% | 158 | 15.90% | 44 | 38.27% | 45 | 21.03% |
| \$75,000 to \$99,999 | 45 | 10.79% | 24 | 17.08% | 74 | 8.09% | 20 | 7.41% | 18 | 8.41% |
| \$100,000 to \$149,999 | 33 | 7.19% | 22 | 7.67% | 47 | 2.43% | 12 | 4.32% | 16 | 7.48% |
| \$150,000 to \$199,999 | 8 | 1.44% | 3 | 2.48% | 4 | 0.81% | 2 | 5.56% | 0 | 0.00% |
| \$200,000 or more | 10 | 1.08% | 6 | 2.23% | 13 | 0.81% | 2 | 1.23% | 0 | 0.00% |
| Total Households | 397 | 100.00% | 252 | 100.00% | 525 | 100.00% | 203 | 100.00% | 214 | 100.00% |
| Median Household Income (dollars) | \$49,236.00 | | \$49,688.00 | | \$54,375.00 | | \$41,705.00 | | \$42,188.00 | |

Source: US Census Data

IO 13: Household Income Comparison - Regional

| Household Income in 1999 | Number of Households, Town of Reedsburg | Percent of Households, Town of Reedsburg | Number of Households, City of Reedsburg | Percent of Households, City of Reedsburg | Number of Households, Sauk County | Percent of Households, Sauk County | Number of Households, Wisconsin | Percent of Households, Wisconsin |
|-----------------------------------|---|--|---|--|-----------------------------------|------------------------------------|---------------------------------|----------------------------------|
| Less than \$10,000 | 18 | 6.83% | 256 | 3.47% | 1,461 | 6.75% | 49,392 | 3.54% |
| \$10,000 to \$14,999 | 25 | 3.60% | 230 | 5.41% | 1,255 | 5.80% | 42,055 | 3.01% |
| \$15,000 to \$24,999 | 30 | 8.63% | 470 | 10.42% | 2,890 | 13.35% | 127,576 | 9.14% |
| \$25,000 to \$34,999 | 36 | 7.91% | 481 | 14.67% | 2,987 | 13.80% | 161,209 | 11.56% |
| \$35,000 to \$49,999 | 95 | 28.78% | 600 | 23.17% | 4,552 | 21.03% | 260,429 | 18.67% |
| \$50,000 to \$74,999 | 97 | 23.74% | 727 | 23.17% | 5,014 | 23.16% | 384,735 | 27.58% |
| \$75,000 to \$99,999 | 45 | 10.79% | 261 | 14.67% | 1,976 | 9.13% | 196,614 | 14.09% |
| \$100,000 to \$149,999 | 33 | 7.19% | 95 | 4.25% | 1,019 | 4.71% | 118,408 | 8.49% |
| \$150,000 to \$199,999 | 8 | 1.44% | 42 | 0.00% | 232 | 1.07% | 27,061 | 1.94% |
| \$200,000 or more | 10 | 1.08% | 19 | 0.77% | 261 | 1.21% | 27,558 | 1.98% |
| Total Households | 397 | 100.00% | 3181 | 100.00% | 21,647 | 100.00% | 1,395,037 | 100.00% |
| Median Household Income (dollars) | \$49,236.00 | | \$39,152.00 | | \$41,941.00 | | \$52,911.00 | |

Source: US Census Data

Median and Average Household Income

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. In contrast, average household income (as represented in **IO 11** through **IO 13**) is calculated by dividing aggregate household income by the number of households in a given geographic area for a given year. In 1990, the median household income for the Town of Reedsburg was \$32,237, while the average household income was \$33,807 (please refer to **IO 14**). The ratio of the average to the median income is 1.05. These values are relatively equal, meaning that the mean income has a value that is truly at the middle of the spectrum of other values. There are fewer values significantly lower or higher than this value. In comparing **IO 14** to **IO 15**, the 2000 data is substantially different. In 2000, the median household income for the Town was \$49,236 while the average household income was \$61,033. The ratio of the two values is 1.24. 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. As a result, these larger incomes cause average household income to be higher. Therefore, this analysis shows that from 1990 to 2000, the Town of Reedsburg gained more affluence in its upper income brackets.

IO 14: 1990 Median and Average Household Incomes

| | % of Households | % of Households | % of Households |
|--|--------------------------|--------------------|------------------|
| Distribution Household Income -1990 | Town Of Reedsburg | Sauk County | Wisconsin |
| Less than \$10,000 | 7.3% | 14.1% | 14.0% |
| \$10,000 to \$14,999 | 8.4% | 11.3% | 9.4% |
| \$15,000 to \$24,999 | 18.6% | 22.0% | 18.7% |
| \$25,000 to \$34,999 | 22.7% | 18.4% | 17.4% |
| \$35,000 to \$49,999 | 25.1% | 20.5% | 20.2% |
| \$50,000 to \$74,999 | 14.9% | 10.0% | 14.1% |
| \$75,000 to \$99,999 | 2.4% | 2.2% | 3.6% |
| \$100,000 to \$149,999 | 0.0% | 0.9% | 1.7% |
| \$150,000 or more | 0.5% | 0.6% | 1.0% |
| Median Household Income | \$32,237 | \$26,217 | \$29,442 |
| No. of Households | 370 | 17,801 | 1,824,252 |
| Aggregate Household Income | \$12,508,584 | \$545,406,221 | \$64,177,987,519 |
| Avg. Household Income | \$33,807 | \$30,639 | \$35,180 |
| Ratio of mean to median HH Income | 1.05 | 1.17 | 1.19 |

Source: Eric Grosso, DWD and US Census Data

IO 15: 2000 Median and Average Household Incomes

| | % of Households | % of Households | % of Households |
|---|--------------------------|------------------------|--------------------------|
| Distribution Household Income - 2000 | Town Of Reedsburg | Sauk County | Wisconsin |
| Less than \$10,000 | 4.5% | 6.7% | 7.1% |
| \$10,000 to \$14,999 | 6.3% | 5.8% | 5.8% |
| \$15,000 to \$24,999 | 7.6% | 13.4% | 12.7% |
| \$25,000 to \$34,999 | 9.1% | 13.8% | 13.2% |
| \$35,000 to \$49,999 | 23.9% | 21.0% | 18.1% |
| \$50,000 to \$74,999 | 24.4% | 23.2% | 22.7% |
| \$75,000 to \$99,999 | 11.3% | 9.1% | 10.9% |
| \$100,000 to \$149,999 | 8.3% | 4.7% | 6.4% |
| \$150,000 to \$199,999 | 2.0% | 1.1% | 1.5% |
| \$200,000 or more | 2.5% | 1.2% | 1.5% |
| Median Household Income | \$49,236 | \$41,941 | \$43,791 |
| No. of Households | 397 | 21,647 | 2,086,304 |
| Aggregate Household Income | \$24,230,000 | \$1,076,409,500 | \$112,374,261,000 |
| Avg. Household Income | \$61,033 | \$49,726 | \$53,863 |
| Ratio of mean to median HH Income | 1.24 | 1.19 | 1.23 |

Source: Eric Grosso, DWD and US Census Data

Income Based on Housing Affordability

Income can be better analyzed if the median income of an area is known. Income can be broken down into categories using the median income. *Housing Wisconsin* defines extremely low income as income below 30% of the median income, very low income as income between 30% and 50% of the median income, low income as income 50-80% of the median income, and moderate income as income 80%-100% of the median income. In 2000, the Town of Reedsburg's median income was \$49,236. The calculation for income levels using this median income are shown in **IO 16**. For the ease of interpretation, especially in relation to how the census breaks down household incomes, the numbers have been rounded. For the purposes of this report, extremely low income is income below \$15,000, and very low income is between \$15,000 and \$25,000. Low income is between \$25,000 and \$35,000 and moderate income is from \$35,000 to \$50,000. In looking at the income breakdown for the 2000 census, it is evident that 10.8% of the population has extremely low income, 7.6% of the population has very low income, 9.1% of the population has low income. In other words, 27.5% of the population have incomes below the moderate level. 23.9% of the population has moderate income. By comparing the census statistics between 1990 and 2000, you can more easily see how income levels affect housing costs and determination of affordability for the Town of Reedsburg. This statistical information will be further discussed in the Housing Chapter of this comprehensive plan.

IO 16: Household Median Income and Affordability

| REEDSBURG 2000 | | | |
|---|-------------------|---------------------------|--|
| Household Median Income 49,236 | | | |
| household income category | description | percent of the population | affordable housing costs per month based on the 30% of income standard |
| extremely low income (below 30% of HMI) | < \$15,000 | 10.8% | \$375 or less |
| very low income (30% to 50% of HMI) | \$15,000-\$25,000 | 7.6% | \$375-\$625 |
| low income (50% to 80% of HMI) | \$25,000-\$35,000 | 9.1% | \$625-\$875 |
| moderate (80% to 100% of HMI) | \$35,000-\$50,000 | 23.9% | \$875-\$1250 |

Source: US Census 2000 and Housing Wisconsin, 2001

| REEDSBURG 1990 | | | |
|---|---------------------|---------------------------|--|
| Household Median Income (HMI) = 32,237 | | | |
| household income category | rounded description | percent of the population | affordable housing costs per month based on the 30% of income standard |
| extremely low income (below 30% of HMI) | < \$10,000 | 7.3% | \$250 or less |
| very low income (30% to 50% of HMI) | \$10,000-\$15,000 | 8.4% | \$250-\$375 |
| low income (50% to 80% of HMI) | \$15,000-\$25,000 | 18.6% | \$375-\$625 |
| moderate (80% to 100% of HMI) | \$25,000-\$35,000 | 22.7% | \$625-\$875 |

Source: US Census 2000 and Housing Wisconsin, 2001

Summary and Analysis of the Town’s Demographic Trends/Characteristics

- The Town of Reedsburg’s population has continued to decline over the last 20 years.
- The age distribution of the Town is somewhat similar to Sauk County’s, with a higher percentage of people in the age groups 10-19 and 40-49 years of age.
- While the population of the Town of Reedsburg has continued to decline in the last twenty years, the number of housing has increased slightly from 389 units to 415.
- The housing density for the Town of Reedsburg is roughly 13.47 houses per square mile while the population density was approximately 40.13 persons per square mile.
- The average household size for the Town of Reedsburg has continually declined from 3.1 persons per household in 1990 to 2.78 persons per household in 2000, which is still considerably higher than the average household size for Sauk County at 2.51 persons.
- In 2000, the median age of the Town was 43.3, compared to 37.30 for the County.
- Less than 1% of the population of the Town of Reedsburg is considered having an ethnic background while Sauk County has approximately 3%.
- Both the Town and Sauk County have slightly more females than males.
- About 78% of the Town’s population holds a high school diploma while 15% hold a bachelors degree or higher.
- In 2000, roughly 98% of the Town’s civilian labor force was employed, compared to 96% for Sauk County.
- The median household income for the Town of Reedsburg is higher than that of the City of Reedsburg and Sauk County, but less than that of the State of Wisconsin.
- The Town’s average household income has grown faster than that of Sauk County and the State of Wisconsin.
- In 2000, roughly 51% of the Town’s population were considered low to moderate income when comparing housing costs to household income.

In order to utilize the information that has been presented thus far in this document for comprehensive planning purposes, it must first be analyzed to determine why the historic trends have taken place, and what exactly it all means in terms of developing forecasts for the Town over the next 20 years.

Demographic Analysis

The first historic trend to be analyzed here is the continuing decline in population over the last two decades. Explaining population trends can be a difficult task to address, but there are certain factors that can help explain population trends that are more apparent than birth and death rates, immigration and emmigration. With that being said, the Town of Reedsburg experienced a decline in population between 1990 and 2000 of 131 individuals, according to census information. To an outsider, this statistic maybe somewhat puzzling in light of the new development around the Reedsburg Country Club and throughout the Town. However, a more thorough investigation of other tangible factors will provide answers as to why that decline took place and what that may mean in the long run.

To answer the question why, one need to look no further for a starting point than the average household size and housing vacancy rates in the Town (see **IO 17**). In 1990, the Town had a total of 383 housing units at an occupancy rate of 97.4%, for a total of 373 occupied housing units. Multiplying the number of housing units (373) by the average household size of 3.1 persons, results in a total of 1,156 household residents. In 2000, the Town's housing stock increased to 415 total housing units, but decreased in occupancy to 93.4%, for a total of 394 occupied housing units respectively. Again, by multiplying the number of occupied housing units by the average household size of 2.78 persons per household, the result is a decrease of 61 individuals or a total of 1,095 household residents. As you can see, even with an increase in the Town's housing stock, the average household size and occupancy rates had direct impacts on the Town's population, accounting for roughly 47% of the decrease.

Another factor that had major implications on the Town's population was the decrease in persons residing within group quarters. The Sauk County Health Care Center (SCHCC) is located in the southwest portion of the Town. In 1990, the center provided housing for 209 residents according to census records. This population had declined to 139 residents in 2000, due to the age and functionality of the facility as well as funding and licensing issues. The net result was a decrease of 70 individuals or roughly 53% of the Town's population decline between 1990 and 2000.

IO 17: Population Analysis

| Town of Reedsburg Population Analysis | | | | | |
|---------------------------------------|------------|----------------------------------|--|---------------|-----------------------|
| | Population | Number of Occupied Housing Units | Average Number of Persons per Housing Unit | Group Quarter | Calculated Population |
| 1990, per census | 1,367 | 373 | 3.1 | 209 | 1,365 |
| 2000, per census | 1,236 | 394 | 2.78 | 139 | 1,234 |

As you can see, the combination of these factors appear to account for the entire decrease in population (131 persons) for the Town of Reedsburg between 1990 and 2000. Outside of these factors (average household size, occupancy rates, and SCHCC), the Town's population has remained relatively stable.

Housing Analysis

As mentioned earlier, the Town has experienced a net increase in total housing units in the last decade of approximately 32 units, or roughly an 8.4% increase according to US Census figures (please refer to *IO 5*). By comparison, the Town's growth in housing was very close to that of the Town of Westfield, but was well behind the growth rates for the other surrounding municipalities, including the county and state. Percentage wise, this growth was led by the Town of Winfield, with the Town of Excelsior and the City of Reedsburg following closely behind. The housing figures for the Town of Reedsburg seem to be supported by records retained by the Sauk County Department of Planning and Zoning, which reported the issuance of 60 permits for new housing starts during the same time period as the Census figures (please refer to *IO 18*). (It should be noted that the data retained by Sauk County does not take into account the number of housing units lost to annexation or razing.) Again, as part of this analysis, we will attempt to answer the questions: 1) why? and, 2) what does it mean?

One of the first explanations to consider when comparing the Town's growth with that of the surrounding Towns is the zoning classifications and resulting housing densities of each. While the growth experienced in the Town of Reedsburg was relatively comparable to the Towns of Westfield and Ironton (all zoned Exclusive Agriculture primarily), it was much less than that of the Towns of Excelsior and Winfield (zoned Resource Conservancy 5 and Agricultural respectively). Due, in part, to the more restrictive zoning classifications of the Town of Reedsburg (as well as the Towns of Westfield and Ironton), fewer new housing starts have occurred in the last decade as compared to the Towns of Excelsior and Winfield. In addition, as a component of adopting Exclusive Agricultural zoning, the Town was also required to adopt a Town Land Use Plan, which they did in 1991. The Town's Land Use Plan, and for that matter the Towns of Westfield's and Ironton's as well, were the first Land Use Plans developed in the Reedsburg Area. The Plans set forth areas for development as well as areas to preserve for agricultural operations. When developing the 1991 Land Use Plan, the Town also identified an area surrounding the City of Reedsburg as a "Transition Zone". This area, which is comparable to the zoning requirements for the Towns of Excelsior and Winfield, was to remain zoned general Agriculture to allow for smaller lots to be created as a transition into the rural, large lot development pattern for the remainder of the Town.

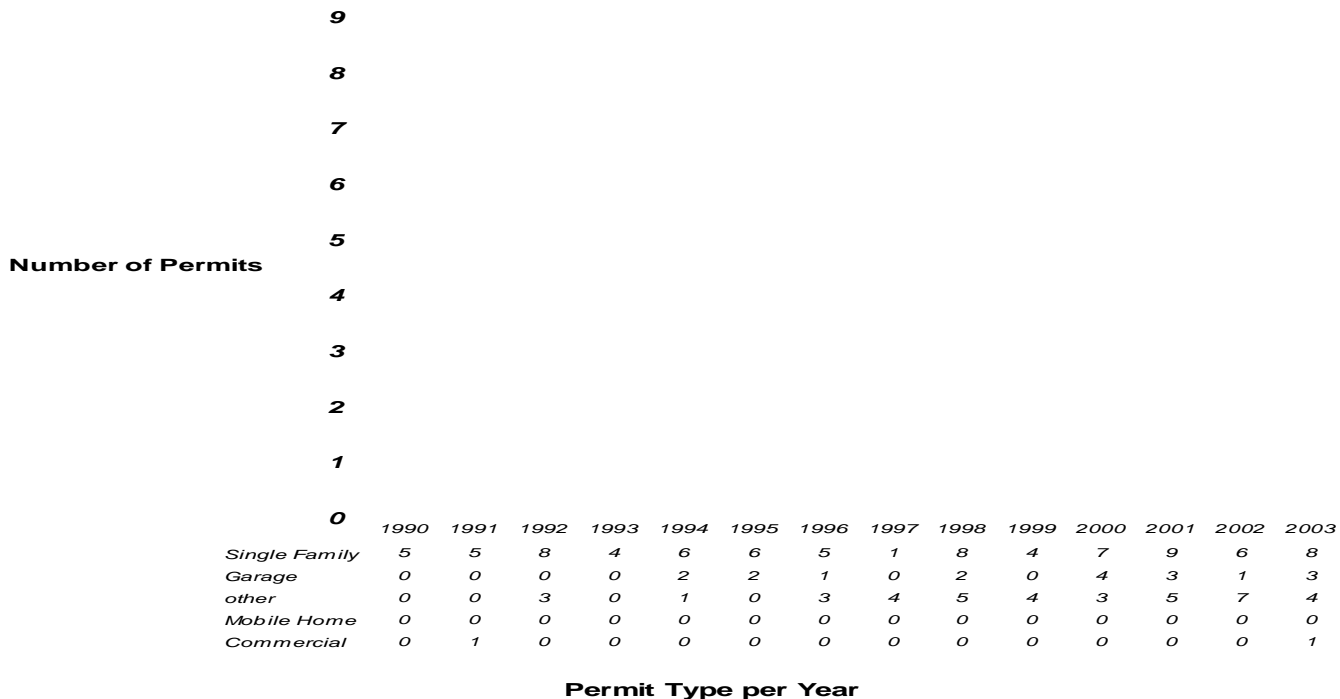
As mentioned earlier, another reason for slower new housing growth that should be given ample consideration is the effect annexation, by the City of Reedsburg, has had on the Town. Between 1990 and 1999, the City of Reedsburg annexed 26 properties encompassing approximately 588 acres of land from the Town (see *IO 19*). Included within these annexations were more than 10 residences. This, coupled with the natural removal of older or abandoned residences, help explain the difference in new housing construction between 1990 and 2000 when comparing U.S. Census data to records kept by the Sauk County Planning and Zoning Department for the Town of Reedsburg.

What does all of this mean? If one were to compare the amount of development which has occurred in the Town of Reedsburg's transition area to that of the Towns of Excelsior and Winfield, one would find that the rate and intensity of development is fairly similar. Of the 52 new housing permits issued in the Town of Reedsburg between 1990 and 1999, approximately 41 were within the transition area boundary, according to permit data found within the Sauk County Planning and Zoning Department. What this indicates is that a relatively small amount of land has been converted from agricultural to non-agricultural uses in the last decade outside of the transition area. Given the fact that the main goal of Exclusive Agricultural zoning (Farmland Preservation) was to preserve agricultural lands for continued agricultural use, the program could be viewed as being successful. In

addition, one could also attribute the success of the program to the willingness of the Town of Reedsburg to follow and enforce it's 1990 Land Use Plan. It is important for the Town to determine during this planning process if one of their main focuses is to continue to preserving agricultural lands and guiding development to occur in the Town's transitional area. Other issues to determine during this process in regards to housing development may include: density, location, amount, type and affordability. These issues will be further explored in the *Housing* element of this Plan.

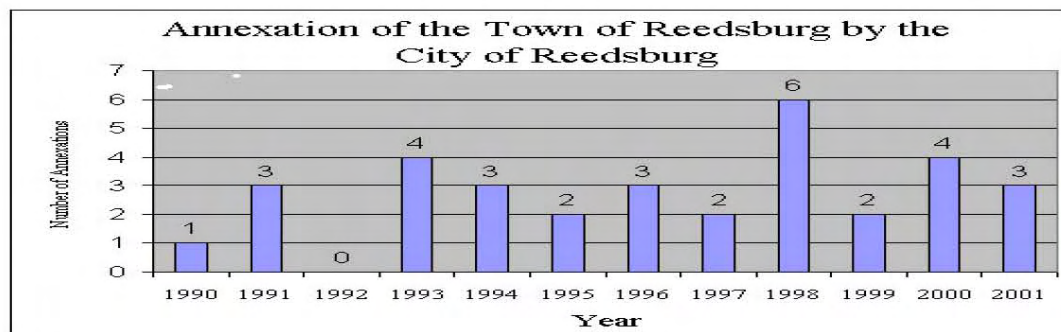
IO 18: New Housing Development – Town of Reedsburg

Land Use Permits Issued, Town of Reedsburg



Source: Sauk County Planning and Zoning

IO 19: City of Reedsburg Annexations



Source: Sauk County Department of Planning and Zoning Data

Employment and Income Analysis

Two contributing factors that help determine how an area may develop are employment opportunities and income potential. This information is essential to determine where individuals may travel to work, shop, recreate, etc. The intent of this analysis is to evaluate the employment characteristics of the Town's labor force and its resulting income. In order to do this, please consider the Town's Labor Force Characteristics as shown graphically in **IO 10**. As you can see, the Town's unemployment percentage has historically been less than Sauk County as a whole with approximately 96% of the civilian labor force employed in 1990 and 98% employed in 2000. In contrast, the percentage of persons who have entered and remain in the civilian labor force in the Town of Reedsburg has historically been less than that of Sauk County. One apparent reason for this discrepancy is the Sauk County Health Care Center. The facility represents approximately ten percent of the Town's total population, however, none of the residents are considered to be within the civilian labor force. (Individuals are considered part of the civilian labor force if they are between 15 and 64 years of age and have somehow entered the labor market, i.e. received a pay check or have had income tax and FICA deducted from their wages.)

As you can see in **IO 20**, the residents of the Town of Reedsburg have enjoyed a strong labor market in the Reedsburg area. According to 2000 U.S. Census data, the city has experienced relatively high growth in the manufacturing, retail and recreation service sectors since 1990.

IO 20: Town of Reedsburg Employment Sectors

| Industry | Town of Reedsburg, 1990 | Town of Reedsburg 1990, Percent of Employed Population | Town of Reedsburg, 2000 | Town of Reedsburg 2000, Percent of Employed Population | Town of Reedsburg Percent of Employed Population Change 1990 to 2000 |
|---|-------------------------|--|-------------------------|--|--|
| Agriculture, Forestry, Fishing and Hunting, and Mining | 109 | 18.02% | 96 | 15.34% | -14.88% |
| Construction | 38 | 6.28% | 38 | 6.07% | -3.35% |
| Manufacturing | 131 | 21.65% | 155 | 24.76% | 14.35% |
| Wholesale trade | 17 | 2.81% | 15 | 2.40% | -14.72% |
| Retail trade | 83 | 13.72% | 106 | 16.93% | 23.43% |
| Transportation and warehousing, and utilities | 39 | 6.45% | 31 | 4.95% | -23.18% |
| Information | 0 | 0.00% | 4 | 0.64% | |
| Finance, insurance, real estate, and rental and leasing | 15 | 2.48% | 23 | 3.67% | 48.19% |
| Professional, scientific, management, administrative, and waste management services | 50 | 8.26% | 16 | 2.56% | -69.07% |
| Educational, health and social services | 91 | 15.04% | 85 | 13.58% | -9.73% |
| Arts, entertainment, recreation, accommodation and food services | 0 | 0.00% | 38 | 6.07% | |
| other services (except public Administration) | 19 | 3.14% | 5 | 0.80% | -74.57% |
| Public Administration | 13 | 2.15% | 14 | 2.24% | 4.08% |
| Industry Total | 605 | | 626 | | 3.47% |

Source: US Census

These employment statistics seem to represent the same strong market labor force as was indicated in the Economic Development Chapter of the City of Reedsburg's 2002 Comprehensive Plan. In addition, the City's Comprehensive Plan identifies the major reasons for employment growth in the area, namely the expansion of the tourism base of the Wisconsin Dells area and the continued growth in the manufacturing, retail and service sectors due to the City's economic development efforts since 1978. In 1997, the City of Reedsburg adopted a new Industrial Development Plan which set forth goals for expansion of the area's industrial base through the utilization of TIF financing to purchase lands and expand industrial parks. In 1998, the City created Tax Incremental District (TID) #3 along South Dewey and TID #4 south of East Main Street near the Reedsburg Municipal Airport. Then in 2000, the City followed up their economic development efforts by creating Redevelopment District #3, which provided tools to promote development in TID #3 and Business Center Redevelopment District #4 to promote development in the City's Business Center between Veterans Drive and Wengel Drive. These efforts are mentioned in this plan as they have had a direct impact on the employment opportunities provided to the Town of Reedsburg's civilian labor force. In today's market, the employment opportunities for the Town of Reedsburg's labor force remains strong in the Sauk County area, particularly in the Reedsburg/Wisconsin Dells area.

An area's income potential is another important contributing factor to consider when evaluating an area's labor force. It is essential that an area not only have a strong labor market with adequate employment opportunities, but those opportunities provide a living wage. As indicated in **IO 12** and **IO 13**, the Town of Reedsburg median household income in 1999 was above average for Sauk County with an average of \$49,236.00. In comparison the City of Reedsburg's median household income was only \$39,152.00 and Sauk County's was approximately \$41,941.00. Median household income is representative of the point on a graph where there is one half of the household incomes falling below the median and one half above the median. Again, this is purely reflective of numbers of households. In comparison, the Town's average household income takes into account the income of each household to determine an average (please refer to **IO 14**). The average household income of Town of Reedsburg residents' was approximately \$33,807.00 in 1990 compared to \$61,033.00 in 2000. These figures represent a trend in the Town that indicates that not only did income growth outpace the rate of inflation, but also that the residents' personal wealth has increased. In effect, the percentage of households earning more than \$50,000.00 a year rose significantly while the percentage of households earning less than \$35,000.00 a year decreased comparatively.

What this all means is that the Reedsburg area labor force market remains strong and continues to thrive. Employment opportunities primarily meet the labor supply and the wages earned have continued to rise. One readily apparent issue which should be addressed during this planning process is the heavy reliance on the manufacturing sector of the region. On the other hand, another trend that should be evaluated is the reduction in job opportunities for professional service sectors. As the Town develops its comprehensive plan, they should consider the current employment sector make-up of the Town's employee base and determine where to focus its energies. These issues should also be further explored through intergovernmental forums with the City of Reedsburg to discover what the City's future economic development goals and objectives are as well as areas they have identified for economic growth. Better communication and cooperation between the communities will help in fostering an economically healthy community.

Population and Housing Forecasts

Prior to reviewing the following population and housing forecasts, one thing to keep in mind as you review this information is that these projections are based solely on the Town's historic trends. One of the numerous opportunities of this comprehensive planning effort is to analyze the Town's past

trends and determine if they are desirable for the future. If the Town residents feel that these projections do not accurately reflect the vision of the future for the Town of Reedsburg, the comprehensive planning process provides an opportunity for the Town to change or reverse those trends by initiating new policies or programs to address the specific issues or concerns raised regarding these historic trends.

Projection 1:

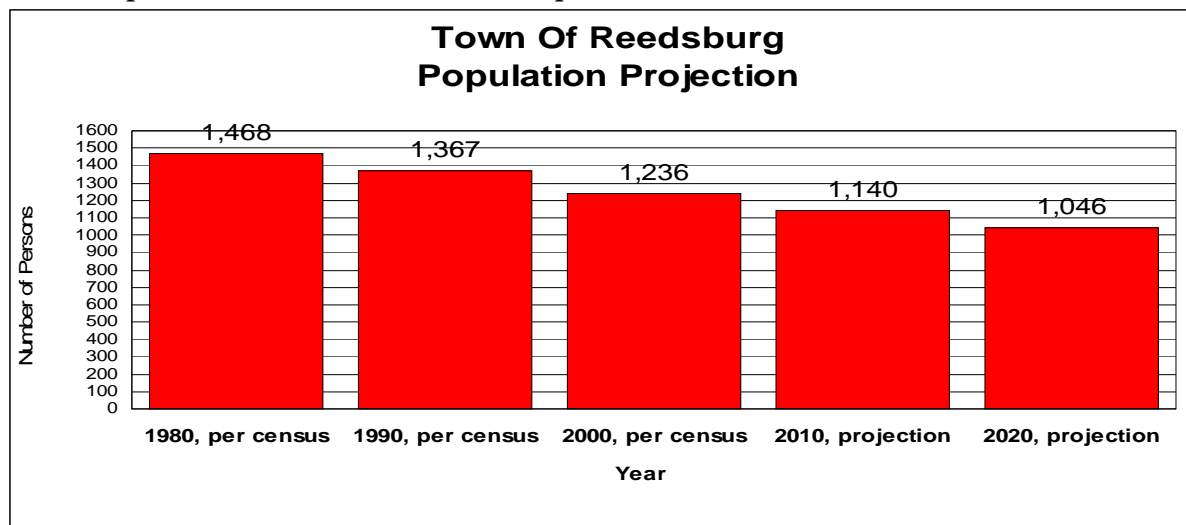
Based on exponential projection (and applying the formula to the data in chart **IO 5**), the Town of Reedsburg's population is predicted to continue its decline based on US Census projections. According to chart **IO 21**, it is projected to decrease by 96 people from 1,236 people in 2000 to 1,140 people in 2010. By 2020, it is expected to further decrease by 88 people to 1,046 people. These figures are based on holding the occupancy rate steady at 95% and the average household size steady at its current rate of 2.78 persons per household. (Note: It should be noted that these population projections are based on data generated by the exponential growth formula used by Microsoft Excel, which does not take into account specific age cohort change, births, deaths, migration or annexation. It should also be noted that Projections #1 and #2 cannot be calculated for five year increments due to the fixed ten year increments in the Census data used for the projections.)

IO 21: Population and Housing Forecasts #1 and #2

| Year | Population | Average household size (existing) | percent (decimal form) of occupied households (existing) | Number of households |
|--------------------|------------|-----------------------------------|--|----------------------|
| 2000, per census | 1236 | 2.78 | 95 | 468 |
| 2010, Projection 1 | 1140 | 2.78 | 95 | 432 |
| 2020, Projection 1 | 1046 | 2.78 | 95 | 396 |

| Year | Population | Average household size (existing) | percent (decimal form) of occupied households (existing) | Number of households |
|--------------------|------------|-----------------------------------|--|----------------------|
| 2000, per census | 1236 | 2.78 | 95 | 468 |
| 2010, Projection 1 | 1140 | 2.5 | 95 | 481 |
| 2020, Projection 1 | 1046 | 2.5 | 95 | 441 |

Source: US Census

IO 22: Population Forecast #1 and #2- Graph

Source: US Census

Projection 2:

By using the data generated for population forecasts for the Town of Reedsburg, we are also able to develop future household projections using the average household size as a variable. In Projection 1 (please refer to **IO 21**), a projection was developed for future housing units based upon the current average household size of 2.78 persons per residence. As a result, it is anticipated that the Town's housing stock would decline by 36 units by 2010, and by 72 units by 2020. As you can see, this estimate relies heavily on the population projection based on the Town of Reedsburg's declining trend for the last two decades. In comparison, the projection provided in Projection 2 reflects a continuing decrease in the average household size to a level that is similar to that of Sauk County. Based on the continuing decrease in the average household size and the continuing decrease in population based on the Town's past trends, the projected housing stock for the Town of Reedsburg would increase by 13 units by 2010, then decrease by 40 units by 2020. This again, assumes that the occupancy rate will remain constant at 95% in the future.

Projection 3:

Projection 3 reverses the denominator and utilizes anticipated housing growth based on more recent trends to determine future housing unit numbers and population projections. To better compare this projection to the previous two, the occupancy rate and average household size will remain constant. However, we will utilize the housing growth rate, developed by Sauk County Planning and Zoning, of 6.3 housing units per year derived from **IO 18** (based on the period of 1991 through 2003) for our projection. As you can see, by holding constant the occupancy and average household size, and focusing on recent trends (since 1990), we can develop population and housing projections that are quite different from those based solely on census data and using population projections to determine housing units. In this scenario, it is anticipated that the Town's population will increase to 1,454 by 2010 and 1,621 by 2020. Additionally, a growth in housing units based on the most recent growth rates would result in 561 housing units by 2020 for an increase of 146 units over estimated figures by the US Census for 2000.

IO 23: Population Forecast #3

| Town of Reedsburg Population Projection | | | | | | |
|---|-----------------------|-------------------------|----------------|--|---------------|----------------------------------|
| | Population per Census | Number of Housing Units | Occupancy Rate | Average Number of Persons per Housing Unit | Group Quarter | Calculated Population per County |
| 1990, per census | 1,367 | 383 | 95% | 3.1 | 209 | 1,337 |
| 2000, per census | 1,236 | 415 | 95% | 2.78 | 139 | 1,235 |
| 2000, per county | | 435 | 95% | 2.78 | 139 | 1,288 |
| 2005, projected | | 467 | 95% | 2.78 | 139 | 1,372 |
| 2010, projected | | 498 | 95% | 2.78 | 139 | 1,454 |
| 2015, projected | | 530 | 95% | 2.78 | 139 | 1,539 |
| 2020, projected | | 561 | 95% | 2.78 | 139 | 1,621 |

Source: Sauk County Planning & Zoning/US Census

Projection 4:

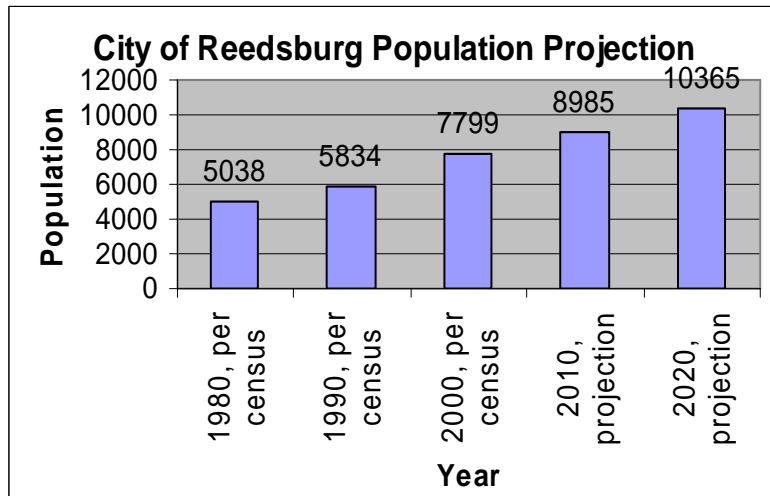
Following the same process in Projection 2, we will then change the average household size to reflect a continuation in the decrease of household occupancy to reflect that of the County average of 2.5 persons per household as indicated in **IO 6**. The impact of the decrease in average household size to more closely reflect that of Sauk County as a whole results in a net decrease of 132 persons by 2010 and 150 persons by 2020 when compared to Projection 3. However, the Town would still realize a population increase of 34 persons by 2010 and 183 persons by 2020. Growth in housing units based on the most recent growth rates would remain the same as indicated in Projection 3, resulting in 561 housing units by 2020 for an increase of 146 units over estimated figures by the US Census for 2000.

IO 24: Population Forecast #4

| Town of Reedsburg Population Projection | | | | | | |
|---|-----------------------|-------------------------|----------------|--|---------------|----------------------------------|
| | Population per Census | Number of Housing Units | Occupancy Rate | Average Number of Persons per Housing Unit | Group Quarter | Calculated Population per County |
| 1990, per census | 1,367 | 383 | 95% | 3.1 | 209 | 1,337 |
| 2000, per census | 1,236 | 415 | 95% | 2.78 | 139 | 1,235 |
| 2000, per county | | 435 | 95% | 2.78 | 139 | 1,288 |
| 2005, projected | | 467 | 95% | 2.5 | 139 | 1,248 |
| 2010, projected | | 498 | 95% | 2.5 | 139 | 1,322 |
| 2015, projected | | 530 | 95% | 2.5 | 139 | 1,398 |
| 2020, projected | | 561 | 95% | 2.5 | 139 | 1,471 |

Source: Sauk County Planning and Zoning/US Census

IO 25: City of Reedsburg Population Forecast Comparison

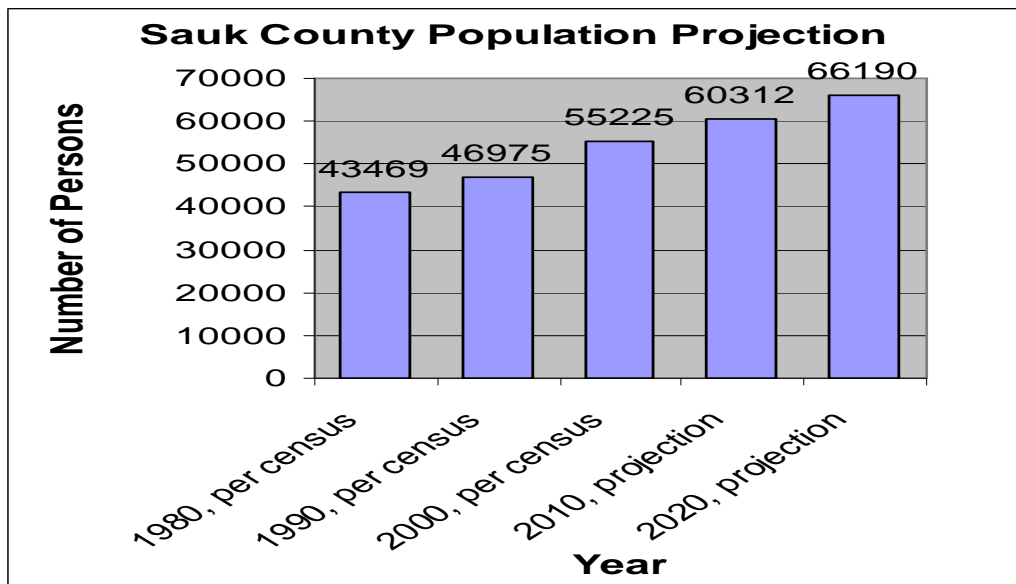


On the other hand, the City of Reedsburg’s population is projected to continue increasing. It is estimated that from 2000 to 2010 it will increase by 1186 people from 7799 in 2000 to 8985 people in 2010. From 2010 to 2020, its population is expected to grow by 1380 people reaching 10365 people in 2020.

Source: US Census

Like the City of Reedsburg, Sauk County’s population is also predicted to continue climbing. It is anticipated that it will increase by 5087 people from 55,225 people in 2000 to 60,312 people in 2010. From 2010 to 2020, its population is projected to grow by 5878 people bringing the population up to 66,190 in 2020. (see **IO 26** on the following page)

IO 26: Sauk County Population Forecast Comparison



Source: US Census

Labor Force Forecasts

In addition to forecasting future population and housing levels, it is important to determine the future employment outlook for the Town. A labor force forecast helps a community understand the age and gender make-up of their future workforce (people between the ages of 15 and 64), the size of their future workforce and how this will affect the overall population and the demand for certain future jobs in their community. A future workforce profile assists a Town in planning for desired future levels and types of employment within the economy of an area. Typically, a workforce

projection is based upon an analysis of the age group distribution and change in a population over time. However, it is difficult to complete these projections for the Town of Reedsburg due to insufficient Census data on future age distribution at the town level.

Despite the inavailability of Census data, there are other approaches for preparing a possible “best guess” future labor force scenario for the Town of Reedsburg. One such method is the comparison of the population projections for the Town (detailed earlier in this Chapter) with its historic labor force trends. As demonstrated in Tables **IO 27, IO 28 and IO 29**, an average percent of population participation in the labor force was calculated using labor force, housing and population numbers from 1990 and 2000 Census data. This percent was then applied to each future population projection scenario developed in this Chapter in order to estimate the 2010 and 2020 labor force numbers.

Labor Force Projection #1

Labor force projection #1, shown in **IO 27**, is based on Population Projections #1 and #2. It is the low range labor force projection. It calculates the average percent of the population in the labor force as 79%. In applying this number to population estimates for 2010 and 2020, a decline in workforce is evident. From 2000 to 2010 the labor force decreases by 11% (115 people) from 1016 to 901 total persons. From 2010 to 2020, it further declines by 8% (74 people) from 901 to 826 total persons.

IO 27: Labor Force Projection #1

| Labor Force Projection #1: Town of Reedsburg | | | | | |
|---|--------|------|--|-------------|------|
| Year | Census | | | Projections | |
| | 1990 | 2000 | | 2010 | 2020 |
| Population | 1367 | 1236 | Population Projection #1 and #2 | 1140 | 1046 |
| Labor Force (persons 16 and over) | 1024 | 1016 | Historic Average % Population in Labor Force (1980-2000) | 901 | 826 |
| % Population in Labor Force | 75% | 82% | 79% | 79% | 79% |
| Change in number of persons in Labor Force per 10 years | N/A | -8 | N/A | -115 | -74 |
| % Change in Labor Force | N/A | -1% | N/A | -11% | -8% |

Source: US Census Data and Sauk County Planning and Zoning population projections

Labor Force Projection #2

Labor force projection #2, based on Population Projection #4, is the medium range labor force projection. It is shown in **IO 28** on the following page. It suggests an opposite trend to labor force projection #1, focusing on an increase in labor force. Using a 78% involvement rate of the population in the labor force, it forecasts a 1% increase in the labor force (15 people) from 2000 to 2010. This means there would be a labor force of 1031 people in 2010. This is a much smaller increase in labor force from 2000 to 2010 than in labor force projection #3. Projection number three predicts a 2010 labor force of 1134 people (a 103 person difference). From 2010 to 2020, labor force projection #2 shows an 11% increase (116 persons) in labor force. This increase coincides

with the 11% increase between 2010 and 2020 in labor force projection #3, but forecasts the labor force at 1147 people in 2020, 117 less people than in 2020 in projection #3.

IO 28: Labor Force Projection #2

| Labor Force Projection #2 | | | | | |
|---|-------------|------|--|-------------|------|
| Year | Census Data | | | Projections | |
| | 1990 | 2000 | | 2010 | 2020 |
| Population | 1337 | 1288 | Population Projection #4 | 1322 | 1471 |
| Number of Persons in Labor Force | 1024 | 1016 | Historic Average % Population in Labor Force (1980 2000) | 1031 | 1147 |
| % Population in Labor Force | 77% | 79% | 78% | 78% | 78% |
| Change in number of persons in Labor Force per 10 years | N/A | -8 | N/A | 15 | 116 |
| % Change in Labor Force | N/A | -1% | N/A | 1% | 11% |

Source: US Census Data and Sauk County Planning and Zoning population projections

Labor Force Projection #3

Labor force projection #3, based on Population Projection #3, shown in **IO 29**, illustrates a high range increase in labor force. Using a 78% involvement rate of the population in the labor force, it shows that from 2000 to 2010, the labor force grows by 12% (118 people) from 1016 to 1134 total persons. It also predicts that from 2010 to 2020 the labor force expands by 11% (130 people) from 1134 to 1264 total persons.

IO 29: Labor Force Projection #3

| Labor Force Projection #3 | | | | | |
|--|-------------|------|--|-------------|------|
| Year | Census Data | | | Projections | |
| | 1990 | 2000 | | 2010 | 2020 |
| Population | 1337 | 1288 | Population Projection #3 | 1454 | 1621 |
| Number of Persons in Labor Force | 1024 | 1016 | Historic Average % Population in Labor Force (1980 2000) | 1134 | 1264 |
| % Population in Labor Force | 77% | 79% | 78% | 78% | 78% |
| Change in number of persons in Labor Force | N/A | -8 | N/A | 118 | 130 |
| % Change in Labor Force | N/A | -1% | N/A | 12% | 11% |

Source: US Census Data and Sauk County Planning and Zoning population projections

It should be pointed out that this set of projections is only based on size change in labor force. The real labor force change in the Town of Reedsburg will depend on the age structure of the labor force, immigration and emmigration. As a result, Projections #1 through #3 may vary greatly from the actual labor force statistics in the future. Another “best guess” can be made as to the possible future age group distribution in the Town of Reedsburg based on data for age groups trends in Sauk County from 2000 to 2020. This assumes that the Town of Reedsburg would experience trends in age group change parallel to those in Sauk County.

IO 30 and **IO 31** show the age group data forecast for the Sauk County labor force. In looking at **IO 30**, notable trends include the older age groups – 55-61, 62-69 and 70+ - showing the greatest amount of increase and the 35-54 age group, the age group in their prime earning years, showing the least change (1%). According to **IO 30**, the age group 62-69 grows the most, exhibiting a 106% or 1,482 people increase. From 2000 to 2020, the age group 55-61 increases by 86% or 2,481 people and the age group 70+ increase by 29% or 1,644 people.

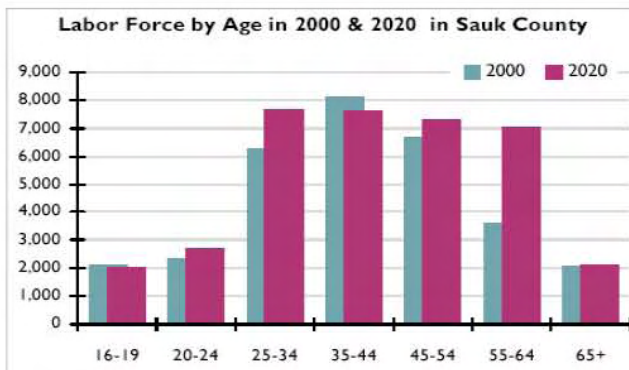
IO 30: Labor Force Change by Age Group in Sauk County, 2000-2020

| Age Groups | 2000 | 2005 | 2010 | 2015 | 2020 | Forecasted Labor Force Change from 2000-2020 (number of persons) | Forecasted Labor Force Change from 2000-2020 (percent) | Projected Population Change from 2000-2020 (number of persons) | Projected Population Change from 2000-2020 (percent) |
|---------------------------|---------------|---------------|---------------|---------------|---------------|--|--|--|--|
| 16-19 | 2,122 | 2,314 | 2,112 | 2,015 | 2,025 | -97 | -5% | -140 | -4% |
| 20-24 | 2,346 | 2,922 | 3,167 | 2,863 | 2,719 | 373 | 16% | 434 | 16% |
| 25-34 | 6,261 | 6,134 | 6,803 | 7,758 | 7,671 | 1,411 | 23% | 1,599 | 23% |
| 35-54 | 14,746 | 15,545 | 15,552 | 14,942 | 14,940 | 194 | 1% | 216 | 1% |
| 55-61 | 2,870 | 3,677 | 4,527 | 5,179 | 5,351 | 2,481 | 86% | 3,124 | 86% |
| 62-69 | 1,398 | 1,570 | 1,970 | 2,469 | 2,880 | 1,482 | 106% | 3,526 | 105% |
| 70+ | 748 | 751 | 763 | 824 | 965 | 217 | 29% | 1,644 | 27% |
| Total, 16 and Over | 30,491 | 32,914 | 34,894 | 36,049 | 36,551 | 6,060 | 20% | 10,403 | 24% |

Source: Eric Grosso, State Labor Market Economist, WI Department of Workforce Development

IO 31 clarifies that within the 35-54 age group, those 35 to 44 will decrease and those 45 to 54 will increase over the next twenty years. It also emphasizes the large increase in the older population 55-64.

IO 31: Sauk County Labor Froce Trends by Age 2000-2020



Source: Sauk County Workforce Profile, www.dwd.state.wi.us/lmi/cp_pdf/S111cpw.pdf

IO-30 also demonstrates general workforce trends. Overall, the workforce in Sauk County is expected to increase by 20% or 6,060 people from 2000 to 2020. In comparing this number to the overall projected population increase of 10,403 people, it is evident that about 60% of the new population will be part of the labor force. This is a lower participation rate than that recorded by the Bureau of Labor Statistics for all workforce participation in Sauk County: 86.5%. It is also evident in **IO-30** that the population 16 and older in Sauk County is expected to grow 4% faster than the labor force of people 16 and older). However, when compared to the State of Wisconsin labor force projections by age group (shown in **IO-32**), it is evident that Sauk County shows less of a gap (4%) between expected population growth and expected labor force participation than the State of Wisconsin (6%) and that the labor force in Sauk County is projected to grow more quickly than the state labor force (20% vs 11%).

IO-32: Forecasted Labor Force by Age Group in Wisconsin, 2000-2020

| Forecasted Labor Force by Age Group in Wisconsin, 2000-2020 | | | | | | | | | | |
|---|------------------|------------------|------------------|------------------|------------------|--|--|--|--|--|
| Age Group | 2000 | 2005 | 2010 | 2015 | 2020 | | Forecasted Labor Force Change from 2000-2020 (numeric) | Forecasted Labor Force Change from 2000-2020 (percent) | Projected Population Change from 2000-2020 (numeric) | Projected Population Change from 2000-2020 (percent) |
| 16-19 | 204,474 | 209,459 | 205,313 | 190,368 | 193,314 | | -11,160 | -5% | -17,822 | -5% |
| 20-24 | 291,507 | 327,964 | 335,817 | 328,731 | 304,855 | | 13,349 | 5% | 16,360 | 5% |
| 25-34 | 600,925 | 590,998 | 644,596 | 689,271 | 689,754 | | 88,829 | 15% | 103,995 | 15% |
| 35-54 | 1,386,418 | 1,429,481 | 1,392,374 | 1,332,601 | 1,312,861 | | -73,556 | -5% | -86,884 | -5% |
| 55-61 | 236,733 | 299,752 | 361,141 | 405,905 | 417,308 | | 180,575 | 76% | 254,493 | 76% |
| 62-69 | 101,251 | 111,407 | 137,344 | 170,602 | 196,085 | | 94,834 | 94% | 283,480 | 93% |
| 70+ | 49,489 | 50,502 | 51,952 | 56,215 | 66,101 | | 16,612 | 34% | 158,573 | 30% |
| Total, 16 and Over | 2,870,797 | 3,019,563 | 3,128,535 | 3,173,693 | 3,180,278 | | 309,481 | 11% | 712,195 | 17% |

Source: Eric Grosso, State Labor Market Economist, WI Department of Workforce Development

Chapter Three: Planning Issues and Opportunities



Planning Issues and Opportunities

The Town of Reedsburg Land Use Planning Committee, comprised of members of the Town board and area residents, took part in several efforts aimed at identifying issues and opportunities facing the Town of Reedsburg. These efforts included a committee visioning session, public survey, focus group work, an Intergovernmental Cooperative Forum, an Open House, and a Public Hearing. In addition to these efforts, all meetings of the Planning Committee were posted in compliance with the open meeting law, and updates of the planning process were given at each Town Board meeting. These updates were reported, along with the Town Board meeting review, in several articles that appeared in Reedsburg area newspapers.

3.0 Visioning Session



In June of 2003, the Comprehensive Planning Committee visioning session was held. During this session, participants identified Reedsburg's many positive attributes and its areas in need of improvement. The Committee then also considered how they would like the Town to look in the next 20 years. The result of the Committee visioning session is summarized below. These results were later compared to the Visual Preference Survey and the Community Survey results to identify areas of agreement.

The following were considered positive attributes in Reedsburg (Opportunities):

- ◆ The rural landscape, including rolling hills, good farmland, small family farms, trees and rivers/streams and preserved natural areas.
- ◆ Its rural feel, ie its people and their attitudes and ideas
- ◆ Proximity to the City of Reedsburg
- ◆ Low tax rates and affordable services
- ◆ Well cared for homes, roads, surroundings for the most part. Cleanliness
- ◆ Right mix of development

The following were considered as areas needing improvement (Issues):

- ◆ Continued annexation by the City
- ◆ Controlled population growth and new housing development
- ◆ Loss of farmland, woodlands, open land etc. to development, urban sprawl
- ◆ Viability of farming in the future
- ◆ New or innovative development regulations
- ◆ Impacts of new development on transportation systems
- ◆ Better retail mix and economic growth in general

As part of the visioning session, the Committee also identified what they wanted Reedsburg to look like in 5, 10 or 20 years.

- ◆ Rural in character, with well kept farms and rural residences on non-productive lands
- ◆ Like it does now with some additional housing

- ◆ Additional cottage industries and ag tourism
- ◆ Preserve the rural character
- ◆ Plan for additional housing and business growth in certain areas while preserving the rural character and good farmland for the rest of the town.
- ◆ Transition between urban city area and rural agricultural areas

3.1 Land Use Planning Community Survey

Survey Highlights:

During the summer of 2003, the Town of Reedsburg conducted a community survey in conjunction with the Comprehensive Planning Project in order to provide an opportunity to obtain additional public input during the planning process. Of the 422 surveys mailed out to households and landowners within the Town, 115 surveys were returned for a response rate of just over 27%. This response rate is fairly typical of a survey of this nature due to its length and the type of questions asked about land use and community character.

The survey included questions to gather basic demographic data; to obtain opinions on existing conditions within the Town, and to gain insight into peoples' thoughts about future development and preservation. A summary of the survey results are provided here with a complete set of the survey questions along with the responses provided in Appendix A.

Community Survey Summary *Town of Reedsburg Comprehensive Plan*



The following is a brief summary of the survey results, organized into some of the various elements of this Comprehensive Plan. The purpose of this summary is to give its readers a brief look into the most prominent concerns and opinions of the residents of the Town. The information has been arranged in the same format as the required elements of a comprehensive plan in order to provide a consistent format for comparison.

Issues and Opportunities:

Although several issues and opportunities can be identified throughout the survey, Survey Questions 38 & 39 directly relate to this element. In terms of opportunities, its proximity to the City of Reedsburg coupled with its rural beauty and charm make the Town of Reedsburg a desirable place to live. The Baraboo River is also an asset that could provide opportunities for recreation and tourism. Additionally, productive agricultural soils and generational farms are assets of the Town which could promote opportunities for some of the new niche agricultural markets. The regions transportation opportunities are also assets that could benefit the Town of Reedsburg.



As for issues facing the Town of Reedsburg, concerns of annexation and development pressure from the City of Reedsburg appear to be the most prevalent. In terms of the Town's employment base, the unknown future of the agricultural industry and loss of productive farmland to development is another major issue facing the Town today. The impact too much development may have on the rural character and beauty of the Town as well as its natural resources is also of great concern.

Agricultural, Natural and Cultural Resources:

Agriculture. The survey results show that farming continues to be a viable career choice in the Town of Reedsburg. 54 % of survey respondents felt that there were adequate Agricultural support and complimentary services in Sauk County to keep ag-related businesses in the Town of Reedsburg economically viable. In addition, nearly 80% of survey respondents indicated they would support activities that promote agricultural opportunities including direct farm product sales, agriculture tourism, workdays and educational opportunities, and, farm related bed and breakfast establishments. Also, 95 % of survey respondents felt it was important, very important, or essential to protect farmland in the Town. 76% of respondents felt that residential development should not infringe on agricultural operations. Finally, 80% of survey respondents felt that the Town should support programs that help preserve agricultural lands for future farming operations while 84% felt that the Town should allow for or encourage the expansion of existing farms.

Natural Resources. According to question 11 of the survey, the second highest ranking reason for which people choose to live in the Town of Reedsburg was its natural beauty. 75% of survey respondents indicated they would be supportive of initiatives aimed at developing tourism and outdoor recreation opportunities specifically for a nature sanctuary while almost 81% indicated support for parks. The three most important land use issues facing the Town of Reedsburg in order of importance were: 1) the protection of water resources, 2) scenic beauty, and 3) cropland disappearance. Strong support was indicated for the protection of virtually all of the resources listed in Question 32. 81% of respondents indicated that the Town should participate in watershed improvement projects on the Baraboo River for fish population and habitat restoration. Finally, 67% indicated that the Town should support programs that purchase open space lands, such as wetlands, floodplains, and woodlands for preservation and recreation purposes.



Cultural Resources. 67% of survey respondents indicated they would be supportive of initiatives aimed at developing tourism and outdoor recreation opportunities, specifically for educational/interpretative centers and local nature or heritage based arts and entertainment. 87% of respondents indicated that protection of historically significant features were either essential, very important or important while 95% of respondents indicated in the same manner that protection of the rural

character of the Town. Finally, 78% of respondents felt that the Town should actively encourage the preservation of historic homesteads and other historic sites.

Housing:

The three most important housing issues identified in the survey were the upkeep of existing homes, providing affordable housing, and providing elderly housing. However, 82% of survey respondents felt that only single family housing should be permitted in the Town. As a result, it may be very difficult to provide affordable or elderly housing opportunities in the Town of single-family housing is the only option available.



In terms of single family development, a large majority of survey respondents felt that new housing development should either occur in the City of Reedsburg or within the City's Extraterritorial Area. The respondents also felt that if housing development were to occur in the Town, that it should occur in small clusters of 1 to 3 homes as opposed to subdivisions or throughout the Town on scattered 35 acre lots. This was reiterated again in Question 36 of the survey. Survey respondents also felt that additional housing would lead to additional conflicts with farming operations.

Utilities and Community Facilities:

Roughly 88% of survey respondents felt that alternative forms of energy that should be pursued or supported by the Town include solar and wind energy while 55 percent of respondents indicated support for ethanol plants. In review of Question 27, individuals overall seemed to be satisfied with the types of services provided to residents of the Town of Reedsburg. Most notably, more than 90% of respondents rated the following services as excellent or good: ambulance, fire protection, police protection, and public libraries. In contrast, only 60% of respondents rated the following services as excellent or good: secondary school system, private school system, road maintenance, and stormwater management. This would indicate possible areas for improvement.

Economic Development:

When asked what was one of the most important reasons for which people chose to reside in the Town of Reedsburg, the highest ranked response was proximity to their job or employment opportunities. However, survey responses were somewhat inconclusive as to the support of business development outside of the City of Reedsburg limits. According to the answers in Survey Question 22, respondents were more supportive (more than 50%) of the development of agricultural based operations like farm



implement dealers, feed mills, fertilizer dealers, veterinarian services/kennels and cottage industries than other business uses. Within the ET area of the City, residents were more supportive of various

low-impact commercial uses including professional offices, health services, and lodging. Survey respondents were also generally supportive of recreationally based and tourism based business throughout the Town. Finally, according to Survey Questions 23 and 24, small businesses with less than 10 full time employees were preferred over large business with many also voicing opposition to any new business development in the town.

Transportation:



59% of survey respondents felt that the current road maintenance of the Town of Reedsburg is either Excellent or Good while 67% responded the same way for bridge maintenance.

Respondents were generally satisfied with the Town's snow removal efforts with 85% indicating either an Excellent or Good rating. According to Survey Question 33, 85% of survey respondents strongly agreed or agreed that the overall road network meets the needs of the citizens while 77% felt that the condition of the

roads is adequate for the intended uses. 58% of respondents felt that biking and walking are important modes of transportation in the Town and that expanded transportation services for the elderly should be provided. According to Survey Question 34, biking routes is the number one transportation opportunity that residents would support for inception or expansion, followed by hiking trails and town/county roads. Finally, 67% of respondents felt that the Town should adopt signage regulations along roads and highways.

Intergovernmental Cooperation:

Through analyzing the answers to various survey questions, it can be noted that respondents felt strongly that there needs to be better communication and understanding between the City of Reedsburg and the Town of Reedsburg, as well as other local governmental units. Better cooperation will lead to more efficient economic development opportunities within and surrounding the City with less conflict, specifically with regard to the ET area. Respondents indicate a need to balance the needs of the Town with those of the City. This includes the development of additional housing in the future. There needs to be a balance between allowing additional housing to be built in the rural areas, while at the same time protecting the rural landscape and family farms by locating additional development close to or within the city to meet the demands of the market. Also, coordinating the various comprehensive plans with neighboring municipalities will help ensure that the area progresses as a whole. Many of these issues are highlighted in other areas within this summary, including the *Issues and Opportunities* section. -

Land Use:

According to Survey Question 35, the three most important land use issues identified in the Town of Reedsburg, listed in order of importance, are: 1. protection of water resources, 2. scenic beauty, and 3. cropland disappearance. In addition, the Town's natural beauty and small town atmosphere were the 2nd and 4th most important reasons why families choose to live in the Town of Reedsburg. In addition, within the City or within the City's ET were the two highest choices as to where new

housing should be created as well as new industry or commercial development. In terms of agricultural land use, survey respondents were typically supportive of livestock operations with up to 500 animals, with no limits necessarily on grazing, crop farming or forestry operations. According to the responses to Survey Questions 21 & 22, there is support for small commercial offices, ag-related, and tourism and entertainment based businesses while more general commercial and industrial establishments are not preferred. The development of recreational-based and open space uses was also supported throughout the survey.



3.2 Vision and Goals

The information obtained from the survey (found in Appendix A) was combined with the visioning session results to create the Town of Reedsburg's Key Visioning Goals in August. Throughout the comprehensive planning process, these goals will be utilized to provide a direction to the development of each of the required elements of the Comprehensive Plan, and will also be utilized in drafting a community vision statement.

Town of Reedsburg Goals

1. Preserve the natural beauty and rural character of the community.

The predominant features of the Town of Reedsburg's rural landscape are its small family farms, rolling agricultural fields and wooded hillsides. This rural landscape is further enhanced by a wide array of unique geological and ecological systems, including the Baraboo River, with its vast highway of unique branches and tributaries. The Town aims to recognize and enhance the natural beauty of the area by promoting stewardship of forested areas, grasslands, the Baraboo River and unique wetlands that support diverse flora and fauna ecosystems; as well as modern agricultural conservation practices, in order to maintain the rural character of the community and the health of the area's natural resources.

2. Preserve and enhance the present and future tax base of the Township.

The Town of Reedsburg's present and future development opportunities are benefited by its proximity to the City of Reedsburg as a major market center of Sauk County, transitioning from an urban setting to a productive agricultural economy. Through cooperative efforts with the City of Reedsburg and Sauk County, the Town strives to establish intergovernmental agreements and programs designed to promote development that reflects and respects this transition and the community's character. This effort will further protect and enhance the diverse rural environment and high quality of life for the area as a whole.

3. Promote a balance between the impacts of human settlement with the natural environment.

Through partnerships and open communication with all units of government, conservation groups, developers, farmers and citizens, the Town will promote the utilization of state of the art practices and programs which protect natural resources and in turn enhance the quality of life for the area's residents and visitors. These partnerships will also identify

current and potential sources of pollution and encourage landowners to integrate solutions that protect and enhance the quality of water, air and land resources.

4. Preserve and enhance the Town's family-farming tradition.

In order to preserve the Town's rich farmland and agricultural tradition, a viable market for agricultural products and complimentary business opportunities must be identified and developed. By encouraging diversification, emerging markets for agricultural niche products will help improve the economic livelihood of today's operations. Through the effective promotion of ag-tourism, consumers will have an opportunity to become connected with their food sources and achieve a better understanding and appreciation of the family farm operation. Additional opportunities for ag-related or ag-compatible cottage industries will provide supplemental income while supplying traditional goods and services for the community and visitors alike.

5. Enhance the availability of high quality educational opportunities.

(promote high quality public/private school systems)

High quality educational opportunities are the cornerstones of today's economy and community. These opportunities, coupled with the identification of local curriculum (employment) needs, will build a knowledgeable, innovative, and dedicated workforce to fill the needs of a growing local and regional job market. Emphasis will be placed on public/private partnerships to provide nontraditional educational programs outside of the classroom, increasing civic involvement, responsibility and specialized training.

3.3 Focus Groups



The Town's goals stated above provide the framework on which more specific recommendations are made. During August, the Land Use Committee established six focus groups including: Agriculture, Natural and Cultural Resources, Housing, Economic Development, Transportation, Utilities and Community Facilities and Intergovernmental Cooperation. Guided by the Vision Goals, each focus group will study the issues and opportunities of a specific Town attribute. From October through the end of January, objectives and policies will then

be developed for each the focus groups, which reflect the required elements of a comprehensive plan. The missions and methods for each of these focus groups were established as follows:

Housing

Using the most current published data, building permit and land division records, and information from local realtors, this focus group will describe the historic trends in housing. Particular emphasis will be placed on trends since 1990. The group will then identify ways to provide an adequate housing



supply that meets existing and forecasted housing demands in the Town. This element must:

- ◆ Assess the age, structural, value and occupancy characteristics of the Town's housing stock
- ◆ Identify policies and programs:
 - ◆ that promote the development of housing for residents of the Town and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs
 - ◆ that promote the availability of land for the development or redevelopment of low-income and moderate-income housing
 - ◆ to maintain or rehabilitate the Towns existing housing stock
 - ◆ Identify further policies and programs:
 - ◆ that create a regulatory balance between individual property rights and community interests
 - ◆ that minimize the conflicts between agriculture and non-agriculture development
 - ◆ that create a regulatory balance between individual property rights and community interests that minimize the conflicts between agriculture and non-agriculture development

Economic Development (Commercial and Industrial Land Uses)

This focus group will summarize existing economic activity within the Town, including number and types of jobs, mix of existing industries and retail uses, availability of sites for new commercial and industrial expansion, and existing local economic development efforts. The group will then summarize existing data on the labor force within the general area, including skills of workers, industry and occupation of employed residents, unemployment rate, and commuting patterns. The group will also identify ways to promote the stabilization, retention, or expansion of the economic base and quality of employment opportunities in the Town of Sumpter. This includes:

- ◆ An analysis of the labor force and economic base of the Town of Sumpter
- ◆ Assess categories or particular types of new businesses and industries that are desired by the Town
- ◆ Assess the Town's strengths and weaknesses with respect to attracting and retaining businesses and industries
- ◆ Designate an adequate number of sites for such businesses and industries
- ◆ Evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses
- ◆ Identify county, regional and state economic development programs and resources that apply to the Town

Agriculture



Using data from DATCP, the Department of Commerce, the Land Conservation Department, American Farmland Trust, and other sources, this focus group will describe trends in the number, sizes, location and type of farms in the Town, Co-ops, milk transportation routes, lending institutions, closest dairies, etc. The group will then identify ways to protect and enhance agricultural opportunities within the Town and reduce conflicts with nonagricultural development. This element must:

- ◆ Identify and evaluate the existing agricultural infrastructure of the Town and the surrounding region
- ◆ Provide an analysis of historic agricultural trends within the Town and the region
- ◆ Assess the Town's strengths and weaknesses with regards to support of agriculture
- ◆ Designate the location for expansion of or establishment of agriculture related businesses
- ◆ Identify local, state and federal programs and resources that provide aid to agricultural sustainability
- ◆ Research and provide information relating to alternative economic opportunities that would enhance or supplement agriculture as an occupation

Natural, Cultural and Community Resource



This focus group will identify and explain significant natural and environmental resources within the Town and as part of a regional ecological system. The group will then identify methods for the conservation and promotion of the effective management of natural resources (such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface waters, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community

design, recreational resources and other natural resources). The group will also identify past efforts and plans aimed at protecting and preserving these resources and identify future needs to further the effort. This includes:

- ◆ Assessing existing resource management plans with the Town from various local, county, state or federal groups or agencies
- ◆ Assessing the condition of the various resources in categories of natural, cultural, and community type resources
- ◆ Identify and assess the Town's current strengths and weaknesses in terms of resource protection and enhancement
- ◆ Identify additional methods and financial resources aimed at enhancing or preserving the identified resources
- ◆ Research and propose new techniques aimed at improving and/or increasing the Town's resources



Transportation, Utilities and Community Facilities

This focus group will describe the existing transportation system in the Town, working closely with the County Highway Department. Included will be a review of the location, capacity, traffic, and condition of town roads, culverts, bridges, County highways and State highways. This group will then review and summarize capacity, location, and service areas

of utility systems within the Town, including electric and gas lines. The group will also review and analyze capacity, locations, and service areas of parks and other relevant community facilities (including the Town Community Center). The group will then identify ways to guide the future development of the various modes of transportation (including: highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation) and the future development of utilities and community facilities in the Town (such as: sanitary sewer service, storm water management, water supply, solid waste disposal, private on-site wastewater treatment technologies, recycling facilities, parks, telecommunication facilities, power generating plants and adequate transmission lines, cemeteries, health care facilities, child care facilities and other public facilities which include police, fire and rescue, libraries, community centers, schools, etc.)

- ◆ Compare the Town's plans with the County's and the State's.
- ◆ Identify roads within the Town by function
- ◆ Incorporate state, regional, and other applicable transportation plans, including transportation corridor plans and studies, that apply in the Town
- ◆ Describe the location, use and capacity of existing public utilities and community facilities that serve the Town
- ◆ Include an approximate timetable that forecasts the need in the Town to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities
- ◆ Assess the future needs for governmental services in the Town that are related to such utilities and facilities

Intergovernmental Cooperation

This group will review and describe existing development plans from neighboring local governmental units, local and state agencies and school districts. It will also coordinate efforts with ongoing planning activities such as the US Highway 12 Local Planning Assistance project, the Badger Reuse Plan, the Sauk County Development Cooperation, the Baraboo Range, the Nature Conservancy and other various regional plans. A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units for siting and building public facilities and sharing public services.

- ◆ Analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state, and other entities
- ◆ Incorporate any plans or agreements to which the local governmental unit is a party
- ◆ Identify existing or potential conflicts between the Town and other governmental units that are specified in this paragraph
- ◆ Describe processes to resolve such conflicts

3.4 Intergovernmental Forum

On May 26, 2004, the Town of Reedsburg held an intergovernmental forum with adjacent and overlying governmental jurisdictions to discuss aspects of the draft plan that had been developed to date. The purpose of the meeting was to provide an opportunity for these governmental jurisdictions to



come together and mutually discuss issues relative to the Town of Reedsburg, specifically looking at the existing and proposed land use maps and the issues and opportunities that have been provided above. Approximately 25 individuals attended the meeting, primarily from the City of Reedsburg and adjacent Towns of Excelsior and Winfield. It should be noted here that the Towns of Excelsior and Winfield, along with the Town of Reedsburg, all holds seats on the City of Reedsburg's Extraterritorial Zoning Commission. The participants were invited to individually identify opportunities and issues that related to their agency or community. A great deal of the discussion focused on the ET area of the City and the appropriate location, type and density of development that should occur in the future. In addition, discussions related to annexation of developed land versus development of land remaining outside of the City's corporate limits and the development of possible standards occurred. Additional discussions relative to future transportation corridors, well head protection ordinances, storm water management issues and other existing conflicts or issues highlighted the need to have a future meeting a series of meetings to discuss the ET area in more detail, possibly through a facilitated process, to identify and implement mutually beneficial policies and regulations. It was agreed that it would be appropriate to continue these types of discussions in the future, perhaps through programming of the ET Commission meetings, to reach some sort of a mutual solution.

3.5 Open House

The Town of Reedsburg Open House took place on June 30th 2004. It was an opportunity for residents of the Town to come to learn about and provide feedback on the Comprehensive Plan. The meeting began with a general overview of the Comprehensive Planning process and how it effects a community's role in land use planning. A discussion of the specific Town of Reedsburg Plan Committee meetings and debates that led to the creation of the Town of Reedsburg's unique Comprehensive Plan followed. Special attention was given to the Committee's density discussions. Then the floor



was turned over to the audience for comments and questions. Pertaining to the topic of density, two options were proposed for clustering time periods in order to properly site development to preserve farmland and natural resources. In areas deemed desirable for development within the town, 3 lot splits in 5 years could be permitted. On the other hand, lot splits in wooded areas and prime agricultural lands could be limited to 3 lot splits in ten years. Another important issue that the audience brought to discussion was the link between water quality in the Town and the possibility of annexation. It was stated that as water quality decreases, especially in rural subdivisions, the desirability for city water increases.

3.6 Public Hearing

The Town of Reedsburg's public hearing took place on July 12, 2004. Due to its proximity in time to the Open House, the attendance at this hearing was relatively low, with approximately 10-12 individuals in attendance. Under public comment, Chair Ed Brooks asked if anyone had any opening comments about the plan that had been prepared by the Committee. The City of Reedsburg sent a representative to provide comment from the City's perspective. Generally

speaking, the City was supportive of the Town's Plan and congratulated the Town on their efforts. The City's representative also went on to say that one area identified by the Town's Plan which had been discussed at the Intergovernmental Forum that the City would be interested in further discussions would be how to handle additional development within the City's ET area. As part of this discussion, agreements on density and development standards in terms of infrastructure would be focal points. The City's representative concluded his comments by again stating the City was very satisfied with the Plan developed by the Town of Reedsburg.

Following the comments by the City's representative, Lance Gurney, staff from Sauk County Planning and Zoning, provided a chronological review of the planning process used by the Town of Reedsburg Comprehensive Planning Committee to develop their comprehensive plan. He highlighted the public participation processes used to generate input and the consensus approach used when developing a preferred land use scenario outside of the City's ET area. A portion of the presentation concentrated on the Land Use chapter of the Plan and what the results meant for land owners.

Following the presentation, an opportunity for additional comments and questions was provided. A few questions were raised in regard to the preferred alternative and the provisions for a "cluster" within the Town as an alternative to the existing 35 acre minimum lot rule. One final question or comment raised was to what standards were going to be applied when siting new homes in the rural areas so as not to conflict with agricultural operations.

At this time the Town Board closed the public hearing. It was recommended by Lance Gurney of Sauk County Planning and Zoning to postpone action on the plan until the newly created Town Plan Commission can review the comments provided at the public open house and the public hearing as well as the final draft of the plan. Mr. Gurney briefly laid out for those in attendance what he anticipated as the timeline for adoption of the Town's Comprehensive Plan. This concluded the public hearing.

Chapter Four: Housing



Housing

A look at the number of housing units, occupancy rate and household type, housing structure type, age and value of existing housing structures assists with identifying the needs of and with providing an adequate housing supply for all residents of the Town of Reedsburg.

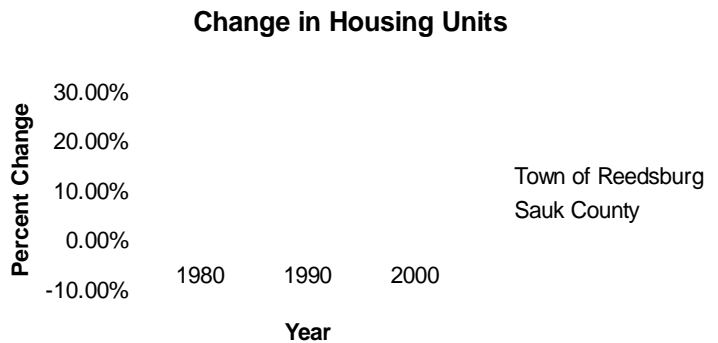
4.0 Housing Analysis

Number of Housing Units



Chart H1 shows that both Reedsburg and Sauk County saw the greatest change in housing units from 1970 to 1980. From 1990 to 2000, the number of housing units in Reedsburg increased 8.36% from 383 units to 415 units, or an addition of 32 housing units. From 1970 to 2000, the average number of housing unit increase per 10 years in the Town of Reedsburg was 9.9%. The number of housing units in Sauk County also increased, but at a greater rate than in Reedsburg. From 1990 to 2000, Sauk County witnessed a 18.88% growth rate, with the 1970 to 2000 average housing unit increase per 10 years of 25.98%.

Chart H1: Housing Units, Reedsburg and Sauk County

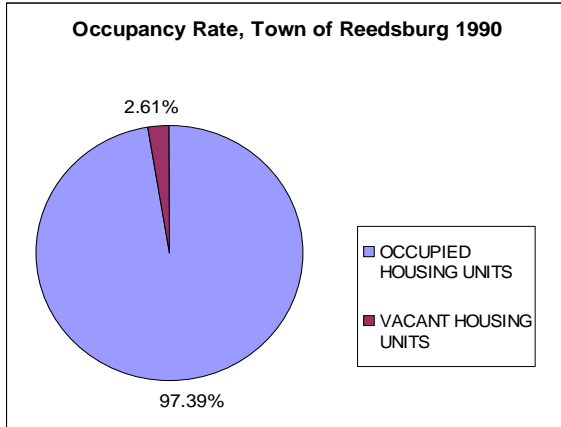


Source: Census 1990 and 2000

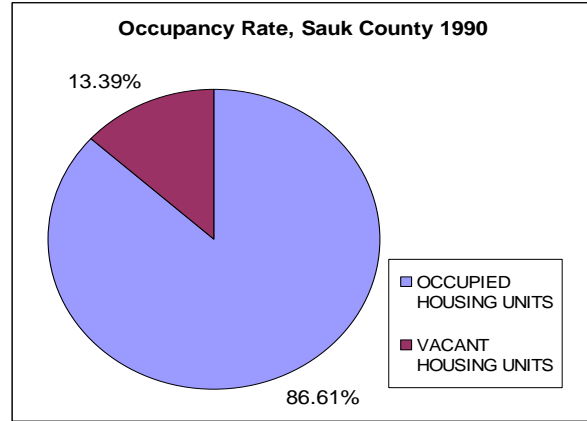
Tenure

According to HUD, an overall vacancy rate of roughly 3% is considered best. This rate allows consumers adequate choice in housing. Charts H2 and H3 show that during 1990, the Town of Reedsburg had a 2.61% vacancy rate, which was much lower than the vacancy rate of 13.39% for Sauk County (US Census Bureau, 1990). The 2000 Census shows the Town of Reedsburg with a 5.06% vacancy rate compared to a 10.92% vacancy rate in Sauk County. The City of Reedsburg had a vacancy rate of 5.5% vacancy in 2000.

Charts H2 and H3: Occupancy Rate, Town of Reedsburg and Sauk County, 1990

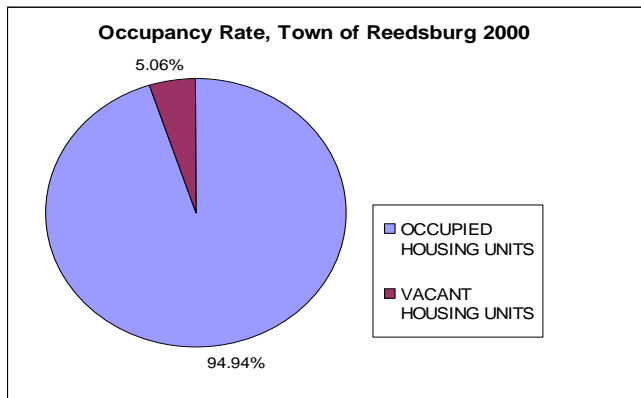


Source US Census, 1990

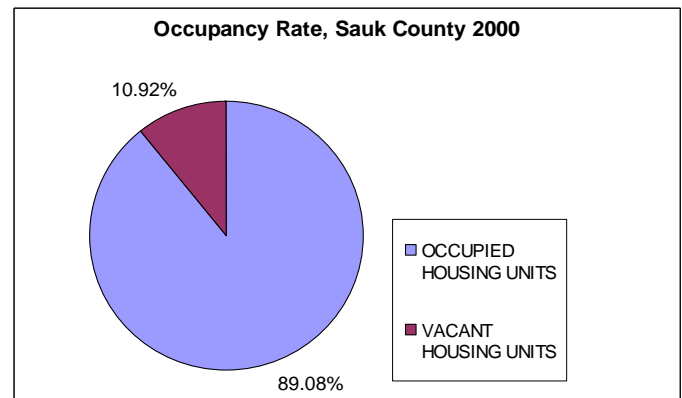


Source: US Census, 1990

Charts H4 and H5: Occupancy Rate, Town of Reedsburg and Sauk County, 2000



Source US Census, 2000



Source: US Census, 2000

Household Characteristics

Table H6, shows that the number of family households increased between 1990 to 2000 by 22 households from 312 to 334. The majority of these family households in both 1990 and 2000 were married households. Married households also increased between 1990 to 2000 by 27 households from 277 households to 304 households. On the other hand, the amount of households of the type “Living in Group Quarters”, decreased by 70 housing units from 209 in 1990 to 139 in 2000. Reedsburg’s housing type trends are in contrast to those of Sauk County. While family and married households are increasing in Sauk County, its greatest increase in household type is in the area of non-family households. This is indicative of an aging or special needs population on the rise in terms of living in group quarter arrangements.

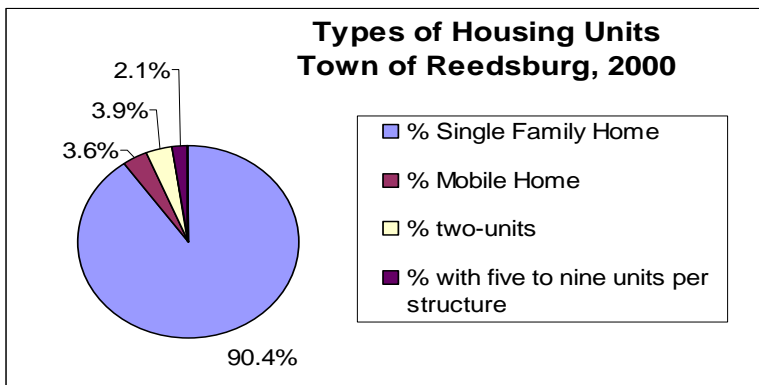
Table H6: Households by Type, Town of Reedsburg and Sauk County

| Households by Type | Town of Reedsburg | | Sauk County | |
|---------------------------|-------------------|------|-------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| Families | 312 | 334 | 12,701 | 14,863 |
| Married | 277 | 304 | 10,906 | 12,284 |
| Non Family | 61 | 60 | 2,156 | 6,781 |
| Living in Group Quarters | 209 | 139 | 684 | 881 |
| Total Occupied Households | 373 | 394 | 17,703 | 21,644 |

Source: US Census 1990 and 2000

Housing Structure

Chart H7: Structure of Housing Units, Town of Reedsburg



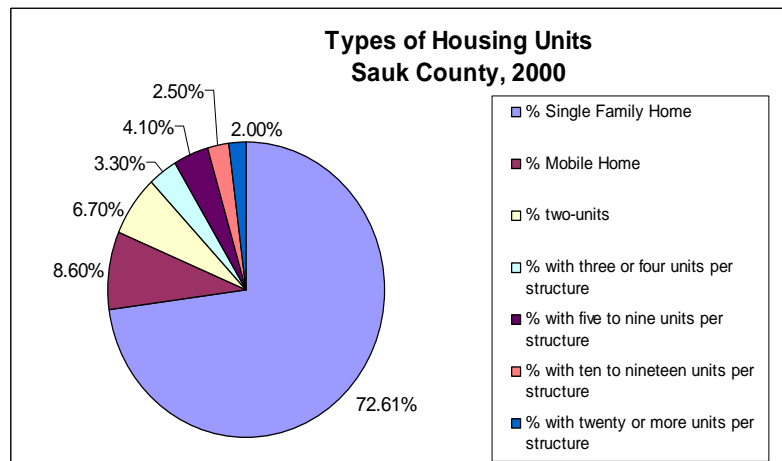
An overview of the types of housing units in the Town of Reedsburg indicates that single family homes dominate. Chart H7 shows that 90.4% of housing units are single family homes. The other types of housing that exist are mobile homes at 3.6%, two unit structures at 3.9% and five to nine unit structures at 2.1%.

Source: US Census

The Town of Reedsburg has no structures with three to four units, ten to nineteen units, or twenty or more units.

A comparison of Charts H7 and H8 shows that the Town of Reedsburg has a lower percentage of mobile homes and multi-unit structures than Sauk County. In contrast, Sauk County has fewer single unit homes than the Town, but includes all types of multi-unit housing. Chart H8 shows that 8.6% of its housing units are mobile homes.

Chart H8: Structure of Housing Units, Sauk County



Source: US Census

Age of Existing Structures



The age of existing housing structures provides insight into housing upkeep costs, the ease of remodeling, and housing resale value in a community.

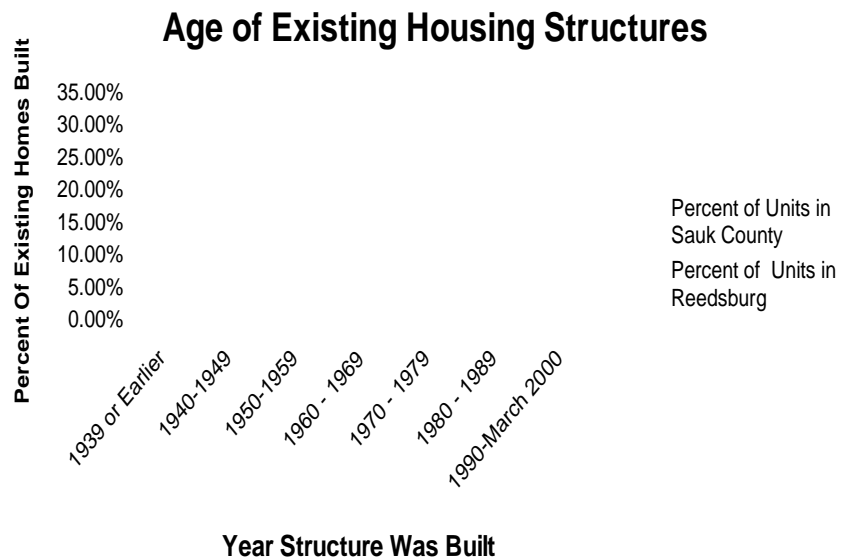
In looking at Chart H9, which represents a sampling of the census data, 32.68% of the Town of Reedsburg’s housing was built before 1939, 6.59% of the housing was constructed from 1940-1949, 7.56% of housing was constructed from 1950-1959, 3.9% was built from 1960-1969, 18.05% was constructed from 1970 -1979, 14.15% of the housing was built from 1980-1989 and, finally, during the past eleven years, from 1990-2000, 17.07% of the Town’s housing was constructed.

The majority of the homes in the Town of Reedsburg were built either before 1939 or after 1970. One third of its housing is more than 60 years old. However, this older housing is coupled with a significant amount of newer housing. During the past twenty years, 31.22% (about one third) of all housing was built. The construction of new housing from the period 1990 to March 2000 increased by 2.92 percentage points from the period 1980-1989.

The majority of the homes in the Town of Reedsburg were built either before 1939 or after 1970. One third of its housing is more than 60 years old. However, this older housing is coupled with a significant amount of newer housing. During the past twenty years, 31.22% (about one third) of all housing was built. The construction of new housing from the period 1990 to March 2000 increased by 2.92 percentage points from the period 1980-1989.

Chart H9: Age of Existing Housing Structures

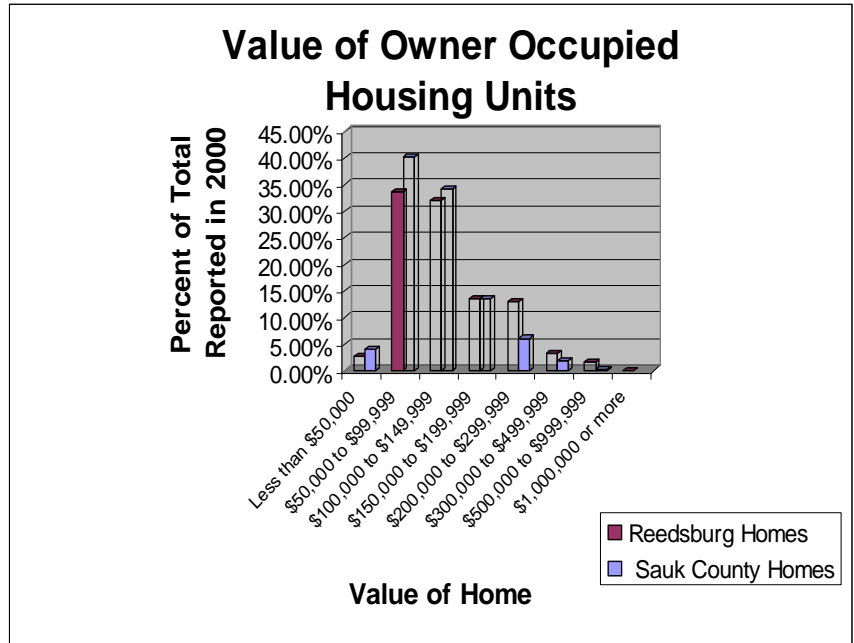
Percentage wise, the Town of Reedsburg has experienced more construction than Sauk County except from 1960 to 1969, and during the last eleven years. Like the Town of Reedsburg, the greatest percentages of housing in Sauk County were constructed before 1939 or after 1970. However, Sauk County saw a larger surge of construction during the past 11 years. From 1990 to March 2000, 23.91% of total housing units were constructed in Sauk County, while 17.07% of total housing units were constructed in the Town of Reedsburg.



Home Values

In 2000, the greatest percentage of homes in the Town of Reedsburg were between \$50,000 and \$149,000. 33.7% were between \$50,000 and \$99,999, while 32.07% were between \$100,000 and \$149,000. In terms of other home value categories in the Town of Reedsburg, 13.59% of housing is between \$150,000 to \$199,999, 13.04% of housing is between \$200,000 to \$299,999, 3.26% of housing is between \$300,000 and \$499,999 and 1.63% is between \$500,000 and \$999,999. In relation to Sauk County, Reedsburg has a significantly greater percentage (13.04% compared with 6.08% in Sauk County) of homes with values between \$200,000 and \$299,999.

Chart H10: Value of Owner Occupied Housing Units



Source: Us Census, 2000

Housing Affordability

For purposes of clarification, affordable housing is defined as housing for which people pay 30% or less of their income on monthly housing expenses. As you can see in the chart below, more than 50% of the Town of Reedsburg’s households would be considered to be low to moderate income, a statistic used by HUD when determining adequate affordable housing stock in a community. The income breakdown for 2000 depicted in Table H11,

Chart H11: Low-to-Moderate Housing Affordability- 2000

| REEDSBURG 2000 | | | |
|---|---------------------|---------------------------|--|
| Household Median Income | | 49,236 | |
| Household income category | Rounded description | Percent of the population | Housing Expenses per month based on the 30% of income standard |
| extremely low income (below 30% of HMI) | < \$15,000 | 10.8% | \$375 or less |
| very low income (30% to 50% of HMI) | \$15,000-\$25,000 | 7.6% | \$375-\$625 |
| low income (50% to 80% of HMI) | \$25,000-\$35,000 | 9.1% | \$625-\$875 |
| moderate (80% to 100% of HMI) | \$35,000-\$50,000 | 23.9% | \$875-\$1250 |

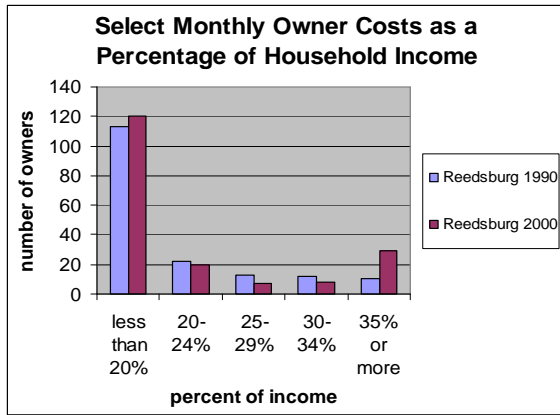
Source: US Census, 2000

shows how much each income group can pay per month for affordable housing (30% or less of their monthly income). In 2000, people of extremely low income could pay up to \$375 dollars a month for housing costs while people with low income could pay somewhere between \$625 and \$875 dollars a month.

Mortgages

As mortgage payments are the major of monthly housing expense, this data can then be compared to the distribution of monthly mortgage and monthly rent (Charts H12 – H16) costs in order to determine if affordable housing exists for all income groups.

Chart H12 and H13: Monthly Mortgage Costs



Source: US Census, 2000

| percentage of income | Reedsburg 1990 | | Reedsburg 2000 | |
|----------------------|-----------------|------------------|-----------------|------------------|
| | number of units | percent of units | number of units | percent of units |
| less than 20% | 113 | 66% | 120 | 65% |
| 20-24% | 22 | 13% | 20 | 11% |
| 25-29% | 13 | 8% | 7 | 4% |
| 30-34% | 12 | 7% | 8 | 4% |
| 35% or more | 10 | 6% | 29 | 16% |
| total units | 170 | 100% | 184 | 100% |

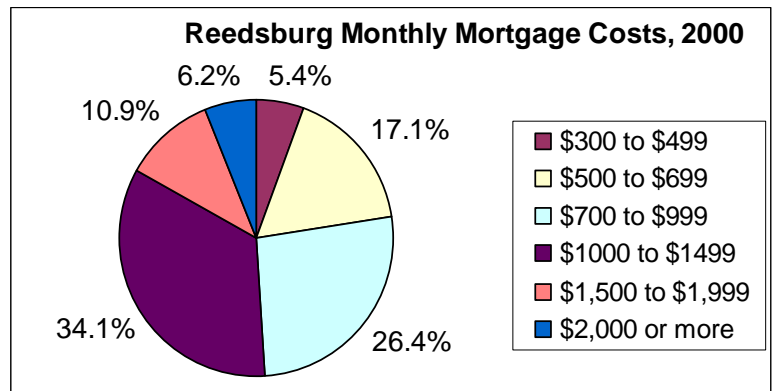
Source: US Census, 2000

In relation to monthly owner costs as a percentage of household income (Chart H12), 5.4 % of the households with mortgages paid \$300-499 per month, 17.1% paid 500-699 per month, 26.4% paid 700-999 per month 34.1% paid 1000-1499 per month, 10.9% paid 1500-1999 per month and 6.2% paid \$2000 or more per month according to H13. This means that there are relatively few mortgages for people of extremely low income, that about 1/5 of the mortgages fall within the upper half of very low income and the beginning of the lower income group and that most mortgages fall within the upper portion of the the lower income group and the moderate income group. In comparison to Sauk County, the Town of Reedsburg has a greater number of higher cost mortgages and a lower percentage of mortgages below \$699 than the County.

Chart H14 and H15: Monthly Mortgage Costs - 2000

| Monthly Mortgage Costs | Reedsburg | | Sauk County | |
|------------------------|-----------------|------------------|-----------------|------------------|
| | Number of Units | Percent of Units | Number of Units | Percent of Units |
| Less than \$300 | 0 | 0.0% | 227 | 4.6% |
| \$300 to \$499 | 7 | 5.4% | 1,379 | 28.1% |
| \$500 to \$699 | 22 | 17.1% | 1,654 | 33.6% |
| \$700 to \$999 | 34 | 26.4% | 1,210 | 24.6% |
| \$1000 to \$1499 | 44 | 34.1% | 368 | 7.5% |
| \$1,500 to \$1,999 | 14 | 10.9% | 59 | 1.2% |
| \$2,000 or more | 8 | 6.2% | 19 | 0.4% |

Source: US Census, 2000



Source: US Census, 2000

These results can be compared with data from 1990. In considering monthly owner mortgage costs, no units were less than \$300, 34.8% of the units were between \$300 to \$499, 32.6% of the units were between \$500 to \$699, 24.7% of the units were between \$700 to \$999 and 7.9% of the units were between \$1000 to \$1499. In comparison with the household income interpretation from 1990, one can draw the conclusion that no mortgages were available for those of extremely low income, there were limited choices for people in the upper portion of the very low income bracket, that the majority of mortgages were accessible to people of low income, and about 1/4 were held by those of moderate income. There were few mortgages that fell into the categories above moderate income- only around 10%. This data indicates that from 1990 to 2000, mortgages moved away from the lower income category into the moderate and upper income categories. Essentially, this implies that fewer lower income houses are on the market today than in 1990 and that housing affordability has gone down. According to the Sauk County Housing Authority, one of the implications of this trend is that people who qualify for HUD or Rural Development grants cannot obtain them due to the limited number of houses on the market within their price range.

H16: Low-to-Moderate Housing Affordability -

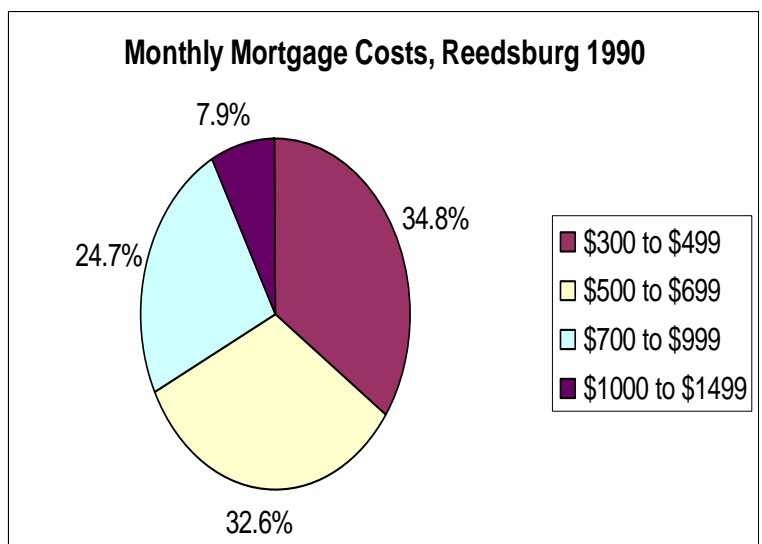
| REEDSBURG 1990 | | | |
|--|---------------------|---------------------------|--|
| Household Median Income (HMI) 32,237 | | | |
| Household income category | Rounded description | Percent of the population | Housing Expenses per month based on the 30% of income standard |
| extremely low income (below 30% of HMI) | < \$10,000 | 7.3% | \$250 or less |
| very low income (30% to 50% of HMI) | \$10,000-\$15,000 | 8.4% | \$250-\$375 |
| low income (50% to 80% of HMI) | \$15,000-\$25,000 | 18.6% | \$375-\$625 |
| moderate (80% to 100% of HMI) | \$25,000-\$35,000 | 22.7% | \$625-\$875 |

Source: US Census, 2000

Charts H17 and H18: Monthly Mortgage Costs - 1990

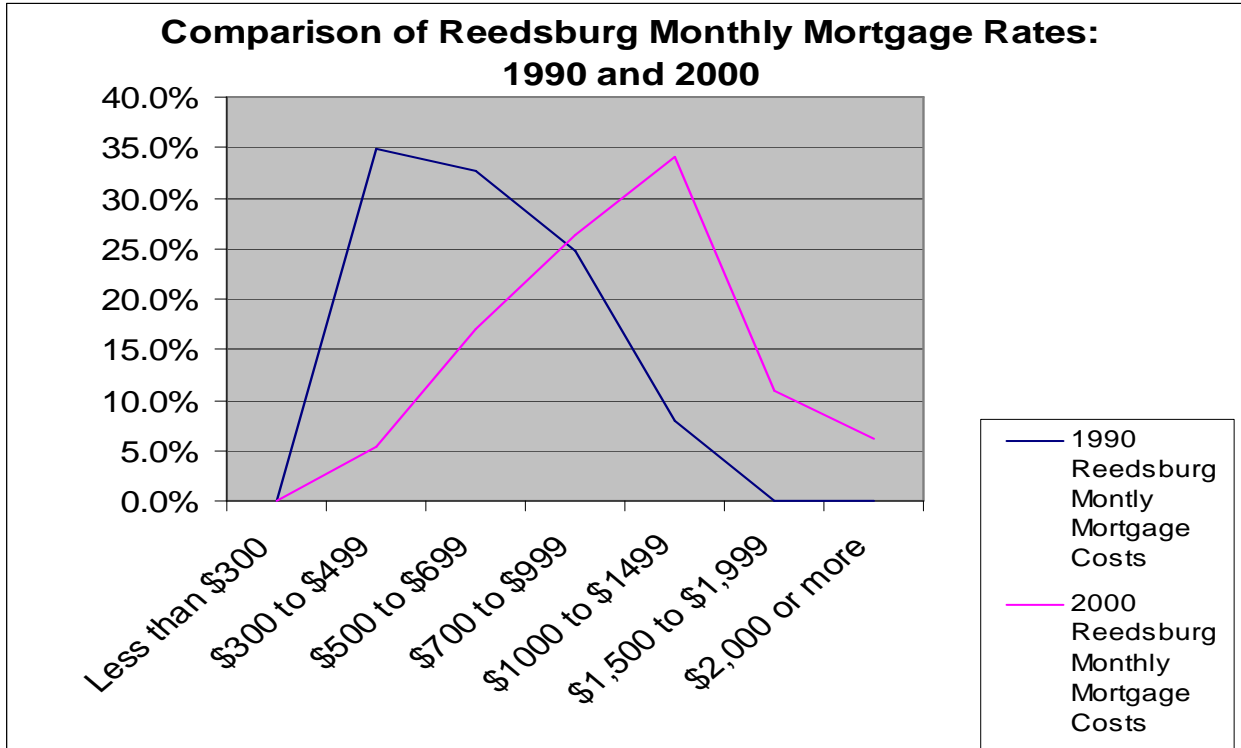
| Monthly Mortgage Costs, Reedsburg 1990 | | |
|--|-----------------|------------------|
| Monthly Mortgage Costs | Number of Units | Percent of Units |
| Less than \$300 | 0 | 0.0% |
| \$300 to \$499 | 31 | 34.8% |
| \$500 to \$699 | 29 | 32.6% |
| \$700 to \$999 | 22 | 24.7% |
| \$1000 to \$1499 | 7 | 7.9% |
| \$1,500 to \$1,999 | 0 | 0.0% |
| \$2,000 or more | 0 | 0.0% |

Source: US Census



Source: US Census

Chart H19: Monthly Mortgage Costs Comparison – 1990 to 2000 -



Source: US Census

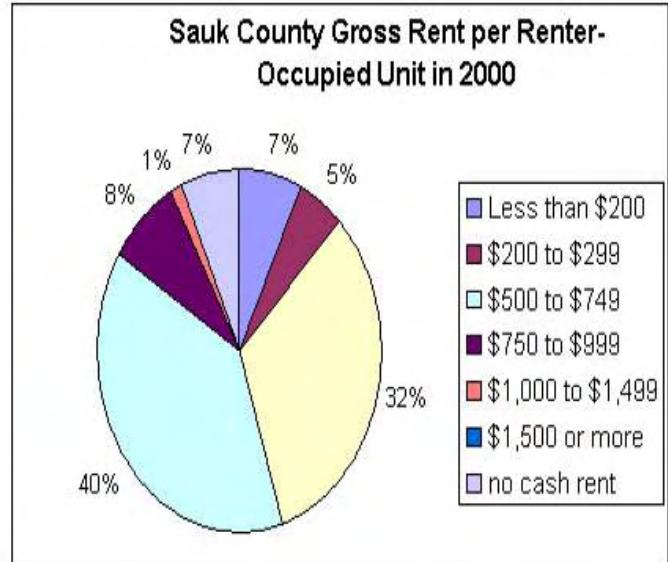
Rents

In analyzing monthly gross rent for 2000, there were no rents lower than \$299, 24.6% of the units were between \$300 to \$499, 52.6% of the units were between \$500 to \$749, 7% of the units were between \$750 to \$999, no units were greater than \$1,000 and 15.8% of the units had no cash rent. This means that 24.6% of the units were affordable for extremely low income as well as for the lower range of very low income people. 52.6% of the units were within the set range for the upper half of very low income persons and low income persons resulting in the ability to afford 77.2% of all rental housing. For persons of moderate income, 7% of the rental units were within their set range of affordability, but they had access to 84.2% of all rental housing. In comparison to Sauk County, the Town of Reedsburg has a smaller percentage of its rental housing in the brackets below \$500 gross rent. In conclusion, in the Town of Reedsburg rental housing has more possibilities for low income persons than the actual housing market.

Charts H20 and H21: Monthly Rental Costs – 2000 -

| | | | | |
|--------------------|----|--------|-------|--------|
| Less than \$200 | 0 | 0.0% | 389 | 7.3% |
| \$200 to \$299 | 0 | 0.0% | 283 | 5.3% |
| \$300 to \$499 | 14 | 24.6% | 1,731 | 32.3% |
| \$500 to \$749 | 30 | 52.6% | 2,096 | 39.1% |
| \$750 to \$999 | 4 | 7.0% | 427 | 8.0% |
| \$1,000 to \$1,499 | 0 | 0.0% | 69 | 1.3% |
| \$1,500 or more | 0 | 0.0% | 10 | 0.2% |
| no cash rent | 9 | 15.8% | 350 | 6.5% |
| total | 57 | 100.0% | 5355 | 100.0% |

Source: US Census



Source: US Census

In examining monthly rental costs for 1990, 18.9% of the rents were between \$200-\$299, 62.2% of the rents were between \$300-\$499, 5.4% of the rents were \$1000 or more and 13.5% were no cash rents. In looking at the data for household income in 1990, the percentages indicate that extremely low income and the bottom half of persons of very low income could afford 18.9% of the housing; that the upper half of persons of very low income and persons of the bottom half of low income had 62.2% of rents in their affordability range, but could afford 86.1% of the rents available when combined with the other categories. In addition, although there were no rents in the set range for moderate household income, it can be concluded that these incomes could also afford 86.1% of rents available. This data indicates that from 1990 to 2000 rental affordability remained stable, with the largest affordability for persons of low income and the upper half of persons of very low income. From 1990 to 2000, however, the percentage of affordable rents for persons of extremely low to the lower half of very low income increased by about 6% from 18.9% to 24.6%.

Charts H22 and H23: Monthly Rental Costs – 1990

Gross Rent, Reedsburg 1990

| | |
|-------|-------|
| 13.5% | 18.9% |
| 5.4% | |
| | 62.2% |

Source: US Census

| | | |
|-----------------|----|-------|
| Less than \$200 | 0 | 0.0% |
| \$200 to \$299 | 7 | 18.9% |
| \$300 to \$499 | 23 | 62.2% |
| \$500 to \$749 | 0 | 0.0% |
| \$750 to \$999 | 0 | 0.0% |
| \$1000 or more | 2 | 5.4% |
| no cash rent | 5 | 13.5% |

Source: US Census

Finally, looking at data on selected monthly *rental* and *owner* costs as a percentage of household income provides further insight into housing affordability in the Town of Reedsburg. In 2000, the majority of residents paid less than 30% of their income in terms of *monthly owner costs*, with the greatest number paying less than 20% of their income. However, 29 households paid 35% or more of their income. This marks a significant rise of 19 people from 1990, indicating that for some members of the population housing has become less affordable. In 2000, in relation to *rental costs*, the majority of residents paid less 30% of their income, with the largest segment of them paying less than 20% of their income. From 1990 to 2000 there was a significant increase in the number of owners paying less than 20% of their income. The number of people paying 35% or more increased slightly. Again, this data suggests that while the rental housing market continues to respond well to the market needs for the Town’s residents, the owner housing market has not. As represented in these charts, more people are finding it more difficult to own homes in the Town of Reedsburg today as compared to 1990.

Charts H24 and H25: Percentage of Income

| | | | | | | | |
|----|------|----|------|-----|------|-----|------|
| 23 | 62% | 36 | 63% | 113 | 66% | 120 | 65% |
| 5 | 14% | 7 | 12% | 22 | 13% | 20 | 11% |
| 0 | 0% | 0 | 0% | 13 | 8% | 7 | 4% |
| 2 | 5% | 0 | 0% | 12 | 7% | 8 | 4% |
| 2 | 5% | 5 | 9% | 10 | 6% | 29 | 16% |
| 37 | 100% | 57 | 100% | 170 | 100% | 184 | 100% |

Source: US Census

Source: US Census

4.1 Housing Opportunities and Needs

Existing Housing Opportunities

There are four existing rural subdivisions in the Town of Reedsburg:

- Oak Crest Park**
- Fawn Valley**
- Labansky Subdivision**
- Eagle Ridge Addition**



According to records retained by the Sauk County Treasurer’s

Office, several lots still exist within these subdivisions for additional development, including approximately 15 lots within the Eagle Ridge Addition and approximately 5 lots within the Labansky Subdivision. When these lots are added to the number of undeveloped lots throughout the Town of Reedsburg, one can conclude that there are approximately 80-90 lots of less than 35 acres that can be built upon and therefore may be available for future single-family housing development. In addition, lands located within the City of Reedsburg’s Extraterritorial

Zoning District may also be available for development without platting or rezoning based on the City's zoning and other relevant regulations.

In contrast, no additional land has been designated or zoned for multi-family housing within the Town of Reedsburg. Based on the information analyzed above, it is difficult to determine if additional rental housing is needed. However, the rents charged for the existing units seem to be meeting the demands of the market in terms of affordable housing. Additional rental units are also available within the City of Reedsburg.

Recent Housing Growth Rates



Since 2000, the Town of Reedsburg has begun to experience a growth in new residential construction starts when compared to the previous decade as reported by the US Census. According to the US Census, approximately 32 new homes were constructed in the Town of Reedsburg between 1990 and 1999. However, records found in the Sauk County Planning and Zoning office indicate that the number was closer to 52 new housing starts. Part of the

discrepancy between these two entities is the effect annexation by the City of Reedsburg has had on this number. Between 1990 and 2000, approximately 13 homes have been annexed by the City of Reedsburg from the Town. If these homes were subtracted from the 52 new housing starts reported by Sauk County, the difference would only be 7 units, which is tolerable. This would result in a housing growth rate of approximately 4.5 new housing units per year as a growth rate from 1990 to 1999.

In comparison, the number of permits issued for new housing construction in the Town of Reedsburg by Sauk County from 2000 to 2003 was 30, for an average of 7.5 new homes per year. If one was to consider the last 13 years to determine an overall housing growth rate, the average would be approximately 6.3 new homes per year. This issue will be further discussed in the Land Use chapter of this Plan.

Additional Housing Opportunities

The Town of Reedsburg is predominately zoned as Exclusive Agriculture outside of the City's Extraterritorial Area. In terms of housing, this means that the minimum lot size for new housing is primarily 35 acres with a few exceptions. This type of zoning greatly limits the amount of new rural housing developed within the Town outside of subdivisions. In response to this issue, Sauk County is currently working to create new zoning districts and other regulations to allow for additional housing opportunities in the rural areas. These new rules include the creation of a "Planned Unit Development" Overlay Ordinance and revisions to the subdivision ordinance, which will collectively allow for alternative planning techniques called clustering or conservation subdivisions. The Sauk County Department of Planning and Zoning hopes to have these new alternatives available at some point in 2004.

Future Housing Needs

In analyzing existing housing units, there appears to be enough low income housing for the community in terms of the rental market. 77.2% of rental units fall within or below the low income category. However, for those wishing to move to the community, there is a lack of low income housing vacancies. The Director of Sauk County Housing Authority stated that the vacancies that do exist in the Town of Reedsburg area are too expensive for people of low income.



In terms of vacancy, Reedsburg currently has a satisfactory vacancy rate that falls within the desirable range described by UW Extension in the booklet “Housing Wisconsin”, however, this area requires attention and planning for the future. It is important for the economic development and stability of the Town that the Town is able to provide adequate housing for low to moderate income families involved in the manufacturing industry. Therefore, it is important that the Town of Reedsburg look into the creation of more housing units, especially for these income groups. In terms of incorporating lower income housing, the Town could consider mandating that subdivisions and apartment complexes include low income housing units or could also work with the City of Reedsburg in developing regulations that would allow for zero-lot line/twin home construction. Sauk County Housing Authority is willing to provide its expertise and assistance for projects that create low income housing. It has direct experience in the area, having already established one low income housing project, the Winfield Apartments in the City of Reedsburg.

Another characteristic of the population to consider for future housing needs, is the age of the population. Given that the population is aging, it may be beneficial for the Town of Reedsburg to explore the establishment of a retirement center and elderly group living options. The Town may wish to work with Sauk County and the City of Reedsburg to explore this opportunity of providing housing choices for its aging people.



Projected Housing Needs Based on Population and Housing Forecasts

In the Issues and Opportunities chapter of this Plan (Charts *IO 20 – IO 23*), population and housing forecasts have been prepared for the Town based on historical US Census data using an exponential projection formula. In addition, two additional projections were developed using Sauk County Planning & Zoning data relating to new housing starts between 1990 and 2003. In

lieu of the four projections, it seems highly unlikely that the Town will continue to experience a decline in population and housing given their most recent trends. This, coupled with the density and development policies developed by the Town of Reedsburg (refer to the Land Use chapter

of this Plan) provide reason to discount the first two projections, which represent declines in both population and housing units in the next 20 years. From that perspective, the rational used in developing Projection 3 seems to make more sense, except for the fact that the historical data does clearly indicate that the average household size is more likely to continue to decline in the future. With that being said, Projection 4 seems to be the most likely scenario in terms of new housing development and population growth for the Town during the 20-year planning period. This projection is inclusive of the area of the Town that lies within the City of Reedsburg’s ET area. That projection is provided here as the selected anticipated single family housing growth rate for the Town of Reedsburg.

Chart H26: Future Housing and Population Projection – Projection #4

| | Population per Census | Number of Housing Units | Occupancy Rate | Average Number of Persons per Housing Unit | Group Quarter | Calculated Population per County |
|------------------|-----------------------|-------------------------|----------------|--|---------------|----------------------------------|
| 1990, per census | 1,367 | 383 | 95% | 3.1 | 209 | 1,337 |
| 2000, per census | 1,236 | 415 | 95% | 2.78 | 139 | 1,235 |
| 2000, per county | | 435 | 95% | 2.78 | 139 | 1,288 |
| 2010, projected | | 498 | 95% | 2.5 | 139 | 1,322 |
| 2020, projected | | 561 | 95% | 2.5 | 139 | 1,471 |

Source: Sauk County Planning & Zoning

4.2 Housing Programs and Resources

Listed below are some examples of housing assistance programs available to the Town of Reedsburg 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 or older

Section 8 – assists 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 multi-family 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 and 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

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 three specific programs offered by WHEDA to assist individuals with their homeownership needs: HOME, Home Improvement Loans and Tax Credits. The HOME program provides competitive mortgages to qualified potential homeowners with fixed below-market interest rates. The Home Improvement Loan 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. Tax Credits is a program administered by WHEDA, but authorized through the IRS, designed to help create low-income housing by offsetting construction costs. Qualified developers can apply to receive tax credits, which they can then sell to investors in order to reduce construction costs so that future mortgages or rents fall into the affordability range for low-income families.

•Other Programs

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

4.3 Goals, Objectives and Policies



In order to provide a range of housing choices which meet needs of all residents in the Town of Reedsburg the following objectives and policies have been identified in addition to the Town's five Planning Goals.

Housing Objectives

- HO-1** Develop new housing siting standards for new rural housing in agriculture areas so as to minimize conflict with agriculture operations.
- HO-2** Encourage housing to occur in the City of Reedsburg Extraterritorial Territorial area under a Town of Reedsburg sanitary sewer district which will be connected to the City's public sewer system.
- HO-3** Establish a purchase of develop rights and transfer of development rights program to help preserve open farm and green space and environmentally sensitive areas.
- HO-4** Offer clustering housing as an option to exclusive agriculture 35 acres lot sizes at a density to be determined.

- HO-5** Promote development that increases the overall tax base of the Town, while not increasing tax funded expenses.
- HO-6** Promote maintenance and rehabilitation of the existing housing stock.
- HO-7** Strive to have new development reflect the character of the Town, while protecting natural resources such as the viewshed of the Town, prime farmland and wetlands.
- HO-8** Develop a housing growth plan with the City of Reedsburg which is beneficial to both parties.
- HO-9** Encourage environmentally friendly landscaping alternatives in new housing developments.
- HO-10** Support efforts which provide affordable housing and which offer options for people with different needs, ages and income levels.

Housing Policies

The Town Shall:

- HP-1** Establish an architectural review board to help preserve the look of the Town relative to ensuring that building architecture is both reflective of the lot and general location of the lot. For example, an agriculture lot/area would include traditional architectural themes and a wooded area would include wooded architectural theme.
- HP-2** Utilize established criteria (state and/or county requirements) and local observation to define appropriate setbacks and buffers between new housing development and existing agricultural operations as well as between new agricultural operations and existing housing developments to reduce the possibility of conflicting land uses. At such time when setbacks and buffers are defined, include them as an addendum to this policy.
- HP-3** Establish an architectural review board that will work to identify research grants and other funding alternatives to aid the use of environmentally friendly landscaping. Consider notifying town residents and developers through such methods a town newsletter, informational meeting or during the review of development proposals.
- HP-4** Research models and examples other municipalities have used to implement a transfer of development rights program to consider the future development and implementation of a local transfer of development rights program.
- HP-5** Use and enforce development (similar to LESA) guidelines to site new development.
- HP-6** Encourage new development to use common services such as- shared wells, Private On-site Waste Treatment Systems (septic systems) and driveway access whenever possible.

- HP-7** Research the availability of and provide information to residents with regard to federal and state grant programs and low interest loan options to provide aid to those improving existing structures in the Town.
- HP-8** Establish a committee of Town and City of Reedsburg officials to encourage zoning options within the City of Reedsburg's ET, including, but not limited to zero setback lot lines for two family dwellings, identifying areas appropriate for Planned Unit Developments (PUDs) and establish a time based development system that is relative to the ability to provide services.
- HP-9** Promote multi-family housing options in the City of Reedsburg's ET to provide adequate housing to those with special needs including the elderly or handicapped by encouraging developers to include these options within the town and cooperating with the City of Reedsburg to consider these options within the ET as well.
- HP-10** Strive to encourage a variety of lot sizes within the City of Reedsburg's ET and promote diverse housing designs to minimize generic "cookie cutter" development.
- HP-11** Prepare an illustrated guide that showcases recommended architectural styles consistent with location of the development in regards to the surrounding landscape. It's intended that the illustrated guide be developed with the aid of Sauk County and administered by the Architectural Review Board.
- HP-12** Establish an Architectural Review Board shall develop siting guidelines utilizing the natural characteristics of the land as well as planting requirements to limit the visual impact of new development on the Town's rural landscape.
- HP-13** Work with Sauk County to develop zoning options for accessory living units to a primary residence outside of the City of Reedsburg's ET which will permit independent or interdependent living arrangements.

Chapter Five: Economic Development



Economic Development

Many factors are looked at when considering the overall economic activity and forecast of a community and the interrelation with the larger region. For the Town of Reedsburg, these factors include labor force and employment characteristics, tourism economic impact and agricultural economic impact.

5.0 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 area’s economic vitality. This information will then be utilized in forecasting what may occur in the future in terms of additional economic development opportunities and job growth.

Commuting Patterns



A brief look at commuting patterns shows how people travel to work and how far they generally travel. According to 2000 Census data, the majority (72.22%) of the workforce in the Town of Reedsburg drove alone to work. Their average time traveled was 14.5 minutes, which was under the average time to work of 20.3 minutes for Sauk County. From 1990 to 2000, the amount of people who carpooled slightly increased from 5.42% to 8.66%, although it is

still a relatively small percentage of the population. In terms of commuting patterns, the second most common option was people who worked at home. In 2000, it was recorded that 12.58% of the workforce worked at home. The percentage of people working at home in the Town of Reedsburg may be in large part be attributed to the farming industry found in the area. This percentage is double the 6.27% who work at home in all of Sauk County. Finally, in 2000, 6.54% of workers walked to work or used public transportation, which was a 100% change from 1990.

ED1: Commuting Patterns Comparison

| | | | | | | | | |
|-------------------------------|-----|---------|--------|---------|------|---------|--------|---------|
| Drove Alone | 458 | 77.63% | 16,004 | 70.42% | 442 | 72.22% | 22,213 | 77.41% |
| Carpooled | 32 | 5.42% | 2,952 | 12.99% | 53 | 8.66% | 3,196 | 11.14% |
| Public Transportation | 0 | 0.00% | 87 | 0.38% | 15 | 2.45% | 139 | 0.48% |
| Walked | N/A | | N/A | | 21 | 3.43% | 1,116 | 3.89% |
| Other Means | 6 | 1.02% | 185 | 0.81% | 4 | 0.65% | 230 | 0.80% |
| Work At home | 94 | 15.93% | 3,498 | 15.39% | 77 | 12.58% | 1,800 | 6.27% |
| Total | 590 | 100.00% | 22,726 | 100.00% | 612 | 100.00% | 28,694 | 100.00% |
| Average Travel Time (minutes) | N/A | | N/A | | 14.5 | | 20.3 | |

Source: US Census Bureau, 2000 Census

During the summer of 2003, the Town of Reedsburg conducted a community survey to gain valuable insight into various issues. Question #6 of the survey asked for information on commuting patterns for the residents of the Town. Although this information only represents a sample of the Town’s full workforce, it does provide additional insight into commuting patterns and employment opportunities for the Reedsburg area.

ED2: Commuting Patterns per Town Survey Responses

| Distance Traveled to Work | Number of Survey Respondants | Percentage of Survey Respondants |
|---------------------------|------------------------------|----------------------------------|
| At home/on Farm | 17 | 20.48% |
| In Sauk County | 54 | 65.06% |
| Outside of Sauk County | 9 | 10.84% |
| Out of State | 3 | 3.61% |
| Total Respondants | 83 | 100.00% |

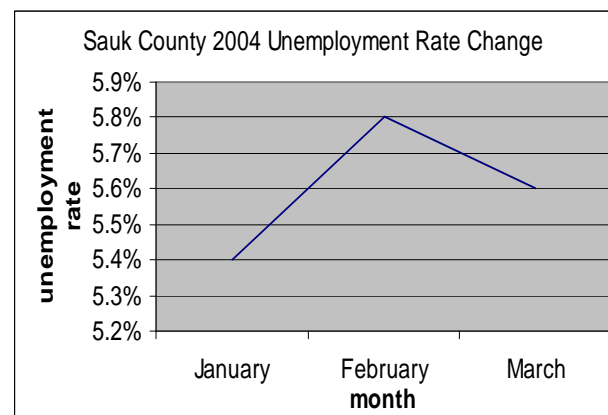
Source: Town of Reedsburg Community Survey - 2003

Employment Characteristics in Sauk County

Employment opportunities are strong throughout Sauk County, as is reflected in the unemployment rates and other employment data as indicated in **Tables ED 3** and **ED 4**. According to the State of Wisconsin Department of Workforce Development (DWD), Sauk County’s Annual Average Unemployment Rate for 2002 was 4.4%. Unemployment for Sauk County since the start of 2004 has fluctuated from a high of 5.8% in February to a low of 5.4% in January. It should be noted here that the information in Table ED 5 is not seasonally adjusted. Sauk County, and specifically the Reedsburg area, tend to show significant signs of job growth during the months of May – September each year. This is due, in large part, to the hospitality and leisure industries in Sauk County, which are concentrated primarily within the Wisconsin Dells/Lake Delton area.

ED 3 and ED 4: Unemployment Statistics

| Category | Town of Reedsburg, 2000 | Sauk County, 2000 |
|----------------------|-------------------------|-------------------|
| Civilian Labor Force | 637 | 30,374 |
| Unemployed | 11 | 1,266 |
| Unemployment Rate | 1.10% | 3.0% |
| Employment | 626 | 29,108 |
| Not in Labor Force | 379 | 12,085 |



Source: Wisconsin Department of Workforce Development, 2004

Education Levels

As noted in the Issues and Opportunities section (Chart **IO 9**), the majority of the population in 2000 (78%) held a high school degree or higher, while 15% of the population held a bachelor’s degree or higher. These figures represent a significant increase in the level of education attained from 1990, which were 66.7% and 7.7% respectively.

There is a great opportunity in the Town of Reedsburg for workers to further their level of education. With the close proximity of a branch of MATC in the City of Reedsburg, the population has an immediate resource for improving and refining its job skills and general knowledge. In addition, other regional secondary educational facilities include: UW – Baraboo, UW Richland Center, MATC in Madison, UW – Madison, and Edgewood College. For more information on these educational institutions, please refer to Chapter - Utilities and Community Facilities.

Working Age Population

ED 5: Civilian Labor Force and Employment

Table **ED 10** shows that the population age 16 years or older remained stable, with only a small decline of 8 people, from 1990 to 2000. The number of people employed (in said age bracket) increased by 21 people from 1990 to 2000. This brought the percent employment of those in the labor force up to 98%.

| | | | | |
|---|-------|-------|--------|--------|
| Population 16 years and older | 1,024 | 1,016 | 35,509 | 42,480 |
| Civilian Labor Force | 629 | 637 | 24,457 | 30,374 |
| Employed Civilian Population | 605 | 626 | 22,987 | 29,108 |
| Percent Employment of Civilian Labor Force | 96% | 98% | 94% | 96% |
| Percent Employed of Population 16 years and older | 59% | 62% | 65% | 69% |

Source: US Census, 1990 & 2000

Area Employment Opportunities and Economic Viability



In terms of employment opportunities, an advantage for the Town of Reedsburg is its proximity to the City of Reedsburg Industrial Park. The City has a well developed industrial sector, which houses over thirty industrial firms. Area employment opportunities in manufacturing, health care, service industry and tourism related businesses are varied and remain strong.

The potential for economic opportunities within commuting distance of Reedsburg continues to improve. Several large area employers provide diverse employment opportunities that residents

in the Town of Reedsburg may take advantage of. *Tables ED 6 and ED 7* show the top 20 employers during 2002 divided into Manufacturers /Distributors, and Non-Manufacturers.

ED 6: Sauk County Top 10 Manufacturers/Distributors by Employment

Of the top 20 in the Reedsburg area, Land's End, Grede Foundries, Seats Inc., Gerber Products Plastics, and Reedsburg School Systems, together employ approximately 3,035 persons. In addition, the Dells/Delton area is home to the Ho-Chunk Casino, Hotel and Convention Center; the Kalahari Resort and Convention Center; Noah's Ark; and Wilderness Lodge with approximately 3,550 employees collectively.

| 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

The Baraboo area contains Baraboo Sysco Foods, Perry Judd's, Flambeau Plastic, Sauk County Government, Baraboo School System and St Clare Hospital, collectively employing 3,587 persons.

ED 7: Sauk County Top 10 Non- Manufacturers by Employment

| | | | |
|--|----------------------------------|-------|--------------------------------------|
| 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

Other large employers in the Reedsburg area provide additional employment opportunities. They include Pace Industries (196 employees), Skinner Transfer (135), Plateco (110), Zinga Industries (70), Reedsburg Hardwood (64), Saputo Cheese (62), Columbia Par Car (79), Lakeside Foods (65), Foremost Farms, USA (51), Cellox Corporation (41), Reedsburg Medical Center (380) and the City of Reedsburg (120). The area remains strong in terms of job retention and growth, due in large part to the diversity that is represented here.

The overall economic viability of the Reedsburg area is strong. The City of Reedsburg is host to a number of Tax Increment Finance Districts (TIF) and Redevelopment Districts, which aid in the development and recruiting of industrial tax base as well as high-end manufacturing jobs. The City has also established a Business Center Redevelopment District aimed at promoting development in the City's business Center. This may include new commercial, industrial, entertainment and service type businesses. The redevelopment of land within the City is also an economic opportunity that should be explored, particularly the redevelopment of brownfield sites. A listing of these sites within the City can be obtained by referencing Section 2.10 of the City's Comprehensive Plan. The agricultural, tourism, retail sales and services sectors of the economy are strong in the Reedsburg area as well. These business types provide a greater degree of diversity that will enable the Reedsburg area to remain a thriving business center in northwest Sauk County in the future. Several of these businesses are located within the Town of Reedsburg, and more specifically the City of Reedsburg's extraterritorial area.

Finally, the nearby Baraboo and West Baraboo area contains many service, retail and tourism industries and attractions along with four industrial/business parks. All have water, sewer electric and gas service in place. There is also a small airport nearby. None of the parks have adjacent acreage available for future expansion, but the city and village do have areas identified for additional industrial and business development. The Baraboo, West Baraboo Area is served by US Highways 12, 33, 123 and 159. Community shopping needs are addressed with a variety of small businesses and larger corporations serving the area.

Occupation By Type

The 1990 and 2000 Census provides a sampling of the occupations of the employed labor force in the Town of Reedsburg, 16 years or older. **Table ED 8**, which compares the 2000 census to the 1990 census, indicates the percentage of Town of Reedsburg residents working in management, professional, and related occupations increased the most. Production, transportation and material moving occupations as well as sales and office occupations increased as well. Occupations that saw a decrease in the percentage of population employed included: service occupations; farming, fishing and forestry occupations; and construction, extraction, and maintenance occupations. Farming, fishing and forestry occupations declined the most.

The Town of Reedsburg's trends concerning areas of decline and increase in relation to different occupations follow the trends of Sauk County, except in the areas of service occupations and management, professional and related occupations. Management, professional, and related occupations are decreasing in Sauk County while they were the area of the most important increase in the Town of Reedsburg. In contrast, service occupations are increasing in Sauk County but declining in the Town of Reedsburg.

ED 8: Employment by Occupation, Town of Reedsburg

| | | | | |
|---|-----|--------|-----|--------|
| Management, professional, and related occupations * | 101 | 16.69% | 162 | 25.88% |
| Service occupations** | 87 | 14.38% | 62 | 9.90% |
| Sales and office occupations*** | 124 | 20.50% | 167 | 26.68% |
| Farming, fishing, and forestry occupations | 100 | 16.53% | 30 | 4.79% |
| Construction, extraction, and maintenance occupations**** | 93 | 15.37% | 58 | 9.27% |
| Production, transportation and material moving occupations***** | 100 | 16.53% | 147 | 23.48% |
| Occupation Total | 605 | | 626 | |

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.

Agriculture Economic Activity



For the Town of Reedsburg, the agricultural industry plays a large economic role. The most recently compiled data for agriculture economic characteristics was in 1997 and is broken down by county. This information is provided in Tables **ED 9** through **ED 11** as

indicators of the important economic impact agriculture has on communities. Table **ED 9** 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.

ED9: Characteristics of Hired Farm Labor, Sauk County and the State of Wisconsin 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

Tables *ED 10* and *ED 11* show 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, and more importantly health care benefits. Overall, economic development strategies for agriculture include looking at opportunities for diversification in products produced, producing for niche markets, direct marketing, agri-tourism and participating in grower cooperatives. Additional information relating to the Agriculture Industry will be included and covered in Chapter Six of this plan.

ED 10: 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

ED 11: Farm Income in Sauk County vs. State of Wisconsin, 1997

| 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

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 ED9, 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. Comparatively, tourism expenditures have grown in Sauk County by approximately 248% in the last decade, from \$246,078,017 in 1993

to just over \$856 million in 2002 according to the Department of Tourism. Collectively, the tourism industry supported 24,532 jobs, equating to an increase in jobs from 2001 to 2002 of approximately 900. Local revenues collected as a result of travelers amounted to an estimated \$66 million in 2002, which was an increase of 7.7% from 2001.

ED 12: 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 Reedsburg area of Sauk County provides opportunities for recreation, cultural, historical and nature based tourism. Some of the sites visited in and near the Town of Reedsburg include: the 400 Trail bike trail, the Baraboo River, the Baraboo Range, Lake Redstone, Pioneer Village Mirror Lake State Park, Dutch Hollow and Hemlock Park. In addition, other tourism draws in the region (within a twenty minute drive) include the Dells/Delton area, the Ho-Chunk Casino and Convention Center, the International Crane Foundation, the Aldo Leopold Foundation, Devil’s Lake State Park and the Circus World Museum.

With the Town of Reedsburg’s proximity to so many tourism locations, the potential for the Town to add to it's 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 Reedsburg and the nearby attractions can bring a portion of the Sauk County tourism revenue (\$625 million dollars in 2000) to the Town of Reedsburg. Other opportunities should center around the Baraboo River, the 400 State Trail, and the emerging agri-tourism industry.

5.1 Opportunities to Attract and Retain Business

The Town of Reedsburg recognizes the prime potential of the lands outside of the City of Reedsburg ET zone for agriculturally related business. Therefore, it necessary to focus on 1) maintaining existing agricultural operations in this areas and 2) drawing new forms of agricultural business to this area.



A major opportunity for additional economic development for the Town of Reedsburg is the emerging tourism industry.

The Town of Reedsburg 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.

In terms of business retention, one of the key assets of the Town of Reedsburg is its proximity to the branch of the Madison Area Technical College in Reedsburg. MATC serves as an immediate resource for the population and area businesses, in providing opportunities to acquire as well as to improve job skills. MATC caters to the Reedsburg area business community's needs by offering customized labor training programs for area businesses.

5.2 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 (IRBs)** 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 IRBs.
- **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 throughout 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.

In order to promote the stabilization, retention, or expansion of the economic base and quality of employment opportunities in the Town of Reedsburg, the following objectives and policies have been developed.

5.3 Economic Development Objectives and Policies

Objectives

EDO-1 Encourage farming as an occupation and encourage the development of desirable farm related businesses that compliment the Town's rural setting.

EDO-2 Prohibit large commercial and industrial development outside of the Town's transition area in order to maintain the Town's rural character, water quality and air quality.

EDO-3 Promote the development of cottage industries and small commercial businesses that enhance or preserve the Town's natural beauty and rural character.

EDO-4 Promote alternative agricultural endeavors such as organic farming, fruit or vegetable crops, direct marketing etc.

EDO-5 Keep business development in areas that would have the least amount of an impact on productive farmlands.

EDO-6 Support a cost effective and well rounded school curriculum including professional, technical, agricultural and industrial learning opportunities by using innovative, on-site and contemporary learning from public and private educational institutions, local industries and local businesses.

EDO-7 Encourage greater cooperation with the City of Reedsburg with the establishment of a joint business/industrial park.

EDO-8 Promote economic development within the Town by placing an emphasis on its many assets, including its modern infrastructure, public services, hospital, educational systems, library, tax rates, and most importantly, the work ethic of it's people.

EDO-9 Reduce the impact industrial development has on our air and water quality.

EDO-10 Support the clean-up and revitalization of the Baraboo River and its tributaries to enhance recreational and tourism opportunities.

Economic Development Policies:

The Town Shall:

EDP-1 Direct commercial and industrial development, excluding current permitted uses and special exceptions, to areas inside of the City of Reedsburg's ET defined on the Proposed Land Use Map.

EDP-2 Establish an Architectural Review Board to promote attractively sited development that blends into the natural landscape.

EDP-3 Explore the development of tourism opportunities in conjunction with the Baraboo River Corridor.

EDP-4 Explore cooperative opportunities for direct marketing to increase the income potential for the Town's agricultural operations.

EDP-5 Encourage local industries and businesses to recruit local talent through the hosting of job fairs and coordination through various job placement agencies.

EDP-6 Promote cooperation with the City of Reedsburg by establishing corporate boundary agreements to encourage the development of shared services.

EDP-7 Prohibit large commercial and industrial development outside of the Town's transition area in order to maintain the Town's rural character, water quality and air quality.

Chapter Six: Agricultural Resources



Agriculture



Farming is a key part of the local economy, heritage and way of life in Sauk County. The Town of Reedsburg is deeply rooted in the agricultural tradition. While only a small portion of its residents are employed in farming, 51% of the total landcover in the Town of Reedsburg is farmland. It's agricultural landscape is an integral element of Town's rural character and lifestyle. Also,

many ag-related businesses are located in the Town of Reedsburg area: the only canning factory in Sauk County, Lakeside Foods; South Central Dairy Herd Improvement, which serves three counties; Reedsburg Egg Factory; two fertilizer companies; a local cheese factory and an implement dealer.

The Town of Reedsburg is, however, experiencing a decline in its farming community and farmland. According to a recent study completed in August, 2001 by the University of Wisconsin- Madison entitled, "*Wisconsin County Agricultural Trends in the 1990s*", this is "a problem that affects all Wisconsin communities. Research in Wisconsin and other states suggests that farm and farmland losses are the result of economic pressures within agriculture as well as competition for agricultural lands from residential and recreational development." The goal of this comprehensive plan is to address how to preserve valuable agricultural lands and farming operations while still allowing for some growth within the Town.

6.0 Regional Trends in Agriculture

In Wisconsin, the average farm size increased by 2.73% from 1987 to 1997. From 1987 to 1992 the average farm size increased by 3.17% from 221 to 228 acres. However, from 1992-1997 the average farm size decreased by 0.44% from 228 to 227 acres. In contrast, the number of farms in Wisconsin continually decreased from 1987-1997. In Sauk County, farm size decreased by 6.98% from 1987 to 1997. From



1987-1992, average farm size decreased by 1.22% from 246 to 243 acres. From 1992 to 1997, average farm size decreased by 5.76% from 243 to 229 acres, which now is very close to the statewide average. The number of farms in Sauk County decreased from 1987 to 1992, but then increased from 1992 to 1997, implying that in Sauk County new farms are being created at smaller acreages.

Table A1: Trends In Average Size of Farms

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

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

As *Table A2* shows, from 1990 to 1997, 3,766 acres of agricultural land were sold in the Town of Reedsburg. 1,073 acres of this land (about one third) were diverted from agriculture to other uses. This means that out of the total existing farm acreage in 1990, 7.2% of it was converted to on-agricultural uses. These numbers coincide with those of Sauk County and Wisconsin. In each case, about one third of the total agricultural acres sold were diverted to other land uses.

Table A2: Agriculture Land Sales, Town of Reedsburg, Sauk County, and State of Wisconsin

| | Agriculture Land Sales | | | | | | | | | | |
|-------------------------------|--|------------|--------------------------|--|------------|--------------------------|------------------------|--|--------------------------------|------------|------------------|
| | Agriculture Land Continuing in Agriculture Use | | | Agricultural Land Being Diverted to Other Uses | | | | | Total of all Agricultural Land | | |
| | Number of Parcels Sold | Acres Sold | Average Dollars Per Acre | Number of Transactions | Acres Sold | Average Dollars Per Acre | Total Farmland in 1990 | Percent of Farmland Sold and Converted | Number of Parcels Sold | Acres Sold | Dollars Per Acre |
| Town of Reedsburg 1990 - 1997 | N/A | 2,693 | \$898 | N/A | 1,073 | \$1,235 | 14,954 | 7.2% | 60 | 3,766 | \$979 |
| Sauk County 1990 - 1997 | N/A | 50,947 | \$914 | N/A | 16,130 | \$1,124 | 313,543 | 5.1% | 1,103 | 67,077 | \$979 |
| Sauk County 2001 | 33 | 2,017 | \$2,511 | 19 | 642 | \$2,712 | N/A | N/A | 52 | 2,670 | \$2,560 |
| State of Wisconsin 2001 | 1,974 | 126,404 | \$2,060 | 993 | 49,337 | \$3,448 | N/A | N/A | 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

The dollar per acre is the average price per acre of land sold between 1990 and 1997. It is evident that farmland being converted into other uses had a greater price per acre than farmland being sold for continuing agricultural use in the Town of Reedsburg as well as in Sauk County and Wisconsin. Although no specific data has been developed, recent real estate transactions indicate that land prices have more than doubled since 1997 and are continuing to climb.

A look at the trends in farm numbers from 1990 to 1997, *Table A3* shows that the estimated number of farms in the Town of Reedsburg has remained stable, increasing by only 1 farm from 87 to 88. The actual number and makeup of farms in the Town of Reedsburg is hard to pinpoint as these statistics includes any farms with main acreage in a neighboring township. In Sauk County, the rate of decrease was greater during this same time period. The number of farms decreased by 90 farms from 1,597 to 1,507 farms.

Table A3: Trends in Farm Numbers Sauk County and Town of Reedsburg

| Trends in Farm Numbers, 1989 1997 | | | | | | | |
|-----------------------------------|-------------------|--------------------|-------------------------|-------------------------|--------------------|----------------------------|----------------------------------|
| Sauk County | | | | | | | |
| Farm Numbers 1990 | Farm Numbers 1997 | % Change 1990-1997 | Dairy Farm Numbers 1990 | Dairy Farm Numbers 1997 | % Change 1990-1997 | Farms per Square Mile 1997 | Dairy Farms per Square Mile 1997 |
| 1597 | 1507 | -5.6% | 687 | 47 | -30.90% | 1.9 | 0.6 |
| Town of Reedsburg | | | | | | | |
| Farm Numbers 1990 | Farm Numbers 1997 | % Change 1990-1997 | Dairy Farm Numbers 1990 | Dairy Farm Numbers 1997 | % Change 1990-1997 | Farms per Square Mile 1997 | Dairy Farms per Square Mile 1997 |
| 87 | 88 | 1.1% | 38 | 24 | -36.8% | 2.7 | 0.7 |

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

Dairy farms in the Town have significantly declined by 36.8% from 1990 to 1997 from 38 to 24 farms. This decline follows the trend in Sauk County where dairy farms also declined by 30.9% from 687 to 475 farms from 1990 to 1997. However, the Town of Reedsburg is losing dairy farms at a slightly faster rate than Sauk County. In 1997, the Town had an estimated number of 2.7 farms per square mile, which is higher than the County estimate of 1.9 farms per square mile.

Production Trends

Tables A4 and A5 show that during 1999, the average yield for field corn for Sauk County differs by only 1 bushel per acre than that of the State. The average difference for corn silage is 1 ton per acre. Other yield differences between Sauk County and the State were: alfalfa at .3 tons per acre, forages harvested at .5 tons per acre, and soybean yields at .2 tons per acre.

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

| Farm Production Trends, 1999 | Forage | | | | | | Soybeans | | Small Grains (combined oats, barley, wheat) |
|------------------------------|-----------|-------|---------------|----------------------|-------|-----------|----------|---------|---|
| | Alfalfa | | Other forages | All forage Harvested | | acres | yield | | |
| | acres | yield | acres | acres | yield | | | | |
| 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

Table A6 on the next page shows that 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. On contrast, the productivity of the herds did increase from 1991 to 1999 for both the County and the State, reflective of the agriculture industry throughout the State of Wisconsin.

In light of these changes collectively, 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”.

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

| | 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 | -223 | -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

Agricultural Infrastructure

The agricultural industry in the Town of Reedsburg is supported by a diverse agricultural infrastructure within the Reedsburg area and Sauk County region. The Reedsburg area has historically served as a regional trade center for the northwest portion of Sauk County, acting as a marketplace for selling produce and purchasing agricultural services and products.



Interviews were conducted with local farmers, the Town of Reedsburg Planning Committee, and agricultural resource agencies to identify the existing agricultural infrastructure and evaluate it. The categories that were assessed in terms of infrastructure included: lending/credit institutions, shipping services, fertilizer suppliers, feed mills, elevators, bulk grain storage and loading facilities, hardware stores, equipment dealers and implements, machinery repair services, contractual services, manure hauling, veterinarian services, meat processing, dairy/milk haulers, dairy cooperatives, genetics laboratories, dairy supply, farmer markets, and breeders. The analysis included and evaluation of the provision of services and amount of competition within a 15 mile radius of the City of Reedsburg.

Based on the analysis, responses to the interviews, and general discussions of the Planning Committee, it appears that the level of satisfaction of the existing agricultural infrastructure is

relatively high. In particular, a few needs were identified through an interview with the UW Extension Ag Agent in Sauk county. They included the need for additional competition to improve local pricing, specifically for fertilizer and feed suppliers. In addition, the need for additional custom spray applicators is relatively high as well. Finally, there appears to be no suppliers of organic feed and fertilizer within the area. Some positive components of the agricultural infrastructure include a farmer’s market in the City of Reedsburg; the creation of a new marketing cooperative that will promote direct sales to area entertainment businesses within the Wisconsin Dells area; and finally, the new rail load-out facility in Rock Springs. The provision of banking/lending institutions, hardware stores, equipment dealers and implements, repair services, shipping services, dairy cooperatives and suppliers, and veterinarian services appear to be adequate. Also, the opportunity for ag-related businesses and cottage industries exist for residents within most areas of the Town and additional land for development has been identified within the ET area of the City for new business development.

6.1 Local Agriculture Practices

Exclusive Agriculture Zoning is a type of zoning linked to the Farmland Preservation program that enables farmers to be eligible for Farmland Preservation tax credits. To be eligible for the program, Sauk County adopted an Agricultural Preservation Plan in 1979, and Exclusive Agricultural zoning in 1985. Exclusive Ag Zoning is designed to preserve agricultural lands. It allows land to be zoned for agricultural purposes

Table A7: Exclusive Agriculture Participation in the Town

| Exclusive Agriculture Zoning Certification | | | | |
|--|------------------------|---|------------------------------------|-------------------|
| Reedsburg | Number of Certificates | Acres of Exclusive Ag Participating and Certified | Percent Change in Acreage Per Year | Average Farm Size |
| 1989 | N/A | N/A | N/A | N/A |
| 1990 | 34 | 5,075.23 | | 149.27 |
| 1991 | 31 | 4,875.38 | -3.94% | 157.27 |
| 1992 | 33 | 5,184.72 | 6.34% | 157.11 |
| 1993 | 31 | 4,935.63 | -4.80% | 159.21 |
| 1994 | 36 | 4,990.43 | 1.11% | 138.62 |
| 1995 | 31 | 4,996.44 | 0.12% | 161.18 |
| 1996 | 27 | 4,682.63 | -6.28% | 173.43 |
| 1997 | 32 | 5,438.57 | 16.14% | 169.23 |
| 1998 | 34 | 5,753.88 | 5.80% | 169.23 |
| 1999 | 31 | 4,783.79 | -16.86% | 154.32 |
| 2000 | 34 | 4,902.62 | 2.48% | 144.19 |
| 2001 | 44 | 5,933.49 | 21.03% | 134.85 |
| 2002 | 48 | 6,198.92 | 4.47% | 131.89 |

Source: Sauk County Planning and Zoning

only, sets a minimum lot size (35 acres in Sauk County) and states that modifications to the zoning or the use of land designated exclusive agriculture can only occur for uses compatible with agriculture. Between 1990-2002, the number of Exclusive Agriculture Zoning Certificates in the Town of Reedsburg has ranged from 27 to 48. However, since 1999 the number of certificates has increased each year, with 2001 and 2002 recording the highest numbers of certificates ever: 44 certificates were administered in 2001 for a total of 5,933.49 acres and 48 certificates were administered in 2002 for a total of 6,198.92 acres.

Agricultural Suitability Classifications

Soil suitability is a key factor in determining the best and most cost-effective locations and methods for agricultural practices. It is also important when considering the development potential and type in certain areas. The USDA-NRCS categorizes soils according to their suitability for producing food, feed, fiber, forage, and oilseed crops. Their classification analyzes

the limitations of the soil, the ease by which it is damaged, and its response to treatment by looking at types of soils, slopes, drainage, erosion, depth to bedrock, depth to water table, and various other factors. In general the fewer limitations a soil has, the more suitable it is.

Table A8, Soil Classification, Town of Reedsburg

| Soil Class | Acres | Percent of Total Land Area |
|------------------------------|-----------|----------------------------|
| Class I | 308.79 | 1.34% |
| Class II | 4,706.93 | 20.42% |
| Class III | 5,446.66 | 23.62% |
| Class IV | 3,811.83 | 16.53% |
| Class V | 0.00 | 0.00% |
| Class VI | 4,079.05 | 17.69% |
| Class VII | 231.81 | 1.01% |
| Class VIII | 1,206.57 | 5.23% |
| Total | 19,791.64 | 85.85% |
| Acreage in City of Reedsburg | 3,263.30 | 14.15% |
| Total acreage in Reedsburg | 23,054.94 | 100.00% |

Source: Sauk County Planning and Zoning



The Land Capability Classification Map (Map 6-1) located at the end of the Chapter, identifies the soils within the Town of Reedsburg. Of the approximately 23,000 acres in the Township, over 3000 acres lie within the City of Reedsburg. Approximately 45.38% of the soils in the Town of Reedsburg are Class I, II, or III soils. These are considered prime farmland soils. Only 1.34% of the soils or 308.79 acres are Class I soils. These soils have few limitations. 20.42% or 4706.93 acres are Class II soils. This

soil class has some limitations such as wetness, erosion, or aridity that require conservation practices and cultivation with a few simple precautions. 23.62% or 5,446.66 acres are Class III soils. They also require conservation practices and can be cultivated safely with a few special precautions.

34.23% of the soils in the Town of Reedsburg are Class IV, V or VI soils. 16.53% or 3,811.83 acres are Class IV soils. These soils have more severe limitations that require careful management. There are no Class V soils in the Town of Reedsburg. 17.69% or 4,079.05 acres are Class VI soils. These soils have limitations that make them generally unsuited for cultivation and limit their use to pasture, woodland or wildlife.

Only 6.24 % of soils in the Town of Reedsburg are Class VII and VIII soils. 1.01% or 231.81 acres are Class VII soils, which have very severe limitations that restrict their use to pasture,

woodland and wildlife. 5.23% or 1,206.57 acres are Class VIII soils with very severe limitations that restrict their use to recreation and wildlife.

Additional information will be discussed regarding types of soils prevalent in the Town of Reedsburg and restrictions due to surface water features and/or significant slopes.



Country Bumpkin Farm Market

6.2 Alternative Agriculture Economic Opportunities

As technological advances continue to find their way into farming, agriculture will continue to experience change in years to come. At this point it is hard to determine if that trend will mean more farms with less acreage and greater efficiency or less farms with more acreage as the market becomes too competitive for marginal farms.

Despite the changes in the number of farmers, farm 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. Changes in 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 a certain niche in the market or to ‘specialize.’ One component of this trend towards specialization is the cultivation of non-traditional types of food and fiber. These factors, coupled with the opportunity for direct marketing and exclusive contracting have produced positive results for the industry. These findings could provide insight into how to preserve and successfully manage existing farm operations.

Due to the relatively stagnant agricultural market for the past 20 years and rising health care costs, farm families have had to look for alternative sources of income to sustain their operations. Traditionally, this meant that one or both of the parents of a farm operation looked for outside employment opportunities to support the family farm operation. Recently, more and more families are



identifying ways to seek alternative sources of income without having to leave the farm. Niche market farming, direct sales marketing, agri-tourism/bed and breakfast establishments, flower/landscape nurseries, organic farming, orchards, recreational opportunities (i.e. corn maze), ag-related cottage industries, and game farm operations are just some examples of ag-related income opportunities that exist at the farmstead. In addition, some farms have been successful by concentrating on a specific agricultural product, as mentioned above. 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.

6.3 Federal, State and Local Programs and Resources

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 viewed as small components of the collective system aimed at preserving the production of food and fiber and our resources in the United States.

- **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 Reedsburg. The Farm Service Agency (FSA) and the 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 Protection Program (FPP) – provides cost-share funds for state and local farmland protection programs.

Conservation Reserve Program (CRP) – pays farmers to take highly erodible land out of production for 10 to 15 years.

Conservation Reserve Enhancement Program (CREP) – enhances CRP by authorizing higher payments for environmentally sensitive land.

Wetlands Reserve Program (WRP) – Restores drained wetlands and protects them with permanent or 30-year easements.

Environmental Quality Incentives Program (EQIP) – provides cost-sharing funding for conservation practices.

Wildlife Habitat Incentives Program (WHIP) – provides financial assistance to landowners looking to restore wildlife habitats.

- **State and Local Programs and Resources**

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

Farmland Preservation Program - providing tax credits to farms of 35 acres or more in areas zoned Exclusive Agriculture, with an income not less than \$6,000 for each of the last 3 years, and operations are in compliance with county soil and water conservation programs (Farmland Preservation Agreement Fact Sheet, drafted by DATCP 4/98).

Wisconsin's Use Value Tax System – provides tax relief to agricultural land owners by assessing the property on its value in terms of crop production and agricultural market prices, not current real estate market trends or non-farm development potential.

Ag Zone – A new agricultural economic development initiative in the State of Wisconsin, the Ag Zone program 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.

6.4 Agricultural Objectives and Policies



This comprehensive plan seeks to guide decision-making regarding the preservation of agricultural resources and land use in the Town of Reedsburg. As a result, the following objectives and policies have been developed by the residents of the Town of Reedsburg to meet present challenges and plan for the future:

Agriculture Resources Objectives:

ARO-1 Preserve and protect the natural agricultural quality of the township by maintaining family farms for future generations.

ARO-2 Protect prime agricultural areas by encouraging housing to locate in areas that are not conducive to productive agricultural operations.

ARO-3 Encourage the development of alternative agricultural businesses, cottage industries and ag-tourism so as to improve the economic position of agriculture in the Town.

ARO-4 Encourage ecologically sound agricultural practices.

ARO-5 Discourage factory farming.

ARO-6 Utilize farm products and farm waste products for energy production.

Agriculture Policies:

The Town Shall:

ARP-1 Promote agriculture that is locally owned and operated.

ARP-2 Develop a special permitting and public hearing process to farms larger than 500 animal units.

ARP-3 Develop a land assessment process that protects prime agricultural land, wetlands, contiguous woodlands over 40 acres and prime wildlife habitat from residential development.

ARP-4 Encourage cottage industries that are consistent with the agricultural context of the town.

ARP-5 Promote agriculture by advertising farms in the town that are willing to host tours to educate the public about the importance of agriculture; offer incentives to the farms participating in the program.

ARP-6 For purposes of rural aesthetics and pest management encourage crop rotations and crop variety.

ARP-7 Create a town committee to educate landowners about using environmentally friendly farm practices and notify landowners if environmental improvements and alternative practices are needed on their property.

ARP-8 Encourage the use of “manure digesters” to help reduce odor.

ARP-9 Explore cooperative opportunities for direct marketing to increase the income potential for the Town’s agricultural operations.

ARP-10 Guide the location of future development away from prime agricultural lands and established agricultural operations as illustrated on the official proposed land use map.

Chapter Seven: Natural and Cultural Resources



Natural, Cultural and Community Resources

The Town of Reedsburg is fortunate to have abundant recreational, natural and cultural opportunities. A summary of the natural and historical attributes found in the Town of Reedsburg provides insights and a basis for preservation programs, growth management practices and potential tourism industries.

This section considers three natural elements - soil composition, groundwater flow and depth to bedrock- which are important factors when considering preservation programs as well as the - planning of new development. Their assessment helps to determine land suitability for wells and septic systems and can help protect against groundwater contamination. This plan gives general descriptions and information about each of these natural elements.

7.0 General Soils Information

Soil suitability is a key factor in determining the best and most cost-effective locations for new development. Problems that limit development on certain soils including slumping, poor drainage, erosion, steep slopes and high water tables. Soil suitability is also a key factor in determining agricultural suitability, as previously discussed in the Agricultural Resources Inventory. Based on the Soil Survey for Sauk County (1980 - USDA Soil



Conservation Service) soils in the Town of Reedsburg study area can be grouped into two broad categories:

La Farge-Nordan-Gale, and Eleva-Boone-Plainfield

These areas are dominated by moderately well drained to excessively drained soils that have a loamy or sandy surface layer and loamy, sandy, or clayey subsoil; underlain by bedrock. These are gently sloping to very steep soils on unglaciated uplands. These soils are on ridgetops, side slopes and valley floors.

Most areas are used for cultivated crops and pasture, but some areas, especially of the - steeper soils, are woodland. For La Farge-Nordon Gale soils, erosion is the main concern in cultivated areas. Erosion, soil blowing and droughtiness are the main hazards for Eleva-Boone-Plainfield soils.

The gently sloping soils of the La Farge-Nordan-Gale group have good potential for cultivated crops, while the sloping and moderately steep soils have fair potential. The steep and very steep areas have poor potential. All have good potential for trees.

The gently sloping and sloping soils of the Eleva-Boone-Plainfield group, if irrigated and adequately sheltered from erosion and soil blowing, have fair potential for cultivated crops. The moderately steep and steep soils have poor potential. All have good potential for trees.

The potential for residential development is fair; however shallow depth to bedrock can be a severe limitation for conventional septic systems.

Ettrick-Fluvaquents wet-Curran:

These soils are found along the Baraboo River, as well as along the segments of Hay Creek and Copper Creek closest to the Baraboo River. These areas are dominated by poorly-drained to very poorly-drained soils that have a loamy or sandy surface layer and subsoil and are underlain by outwash sand or loamy and sandy deposits. These nearly level to gently sloping soils occupy outwash plains, flood plains and terraces.

Ettrick and Curran soils are used mainly for cultivated crops and pasture. Fluvaquents, wet, are used mainly for pasture and woodland. Flooding and excess wetness are the main limitations for cultivated crops. If adequately drained and protected from overflow, the Ettrick and Curran soils have good potential for cultivated crops. The Curran soils have fair potential for trees, but the Ettrick soils and Fluvaquents have poor potential. -

The potential for residential development is poor; and flooding and wetness are severe limitations for conventional septic systems.



within the Wisconsin River drainage basin: Baraboo River and Narrows Creek. (Cross Creek and Little Baraboo River?)

Both watersheds are primarily affected by nonpoint sources of pollution. Nonpoint source pollution occurs when rain and melting snow wash soil, nutrients, pesticides and other substances off the land and into lakes, streams and groundwater. The primary source of nonpoint pollution in the Baraboo River and Narrows Creek watershed are from barnyard runoff and manure spreading practices. As a result, the Baraboo River and Narrows Creek

7.1 Environmentally Sensitive Areas

Drainage Basins and Watersheds

The Town of Reedsburg 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 of two watersheds

watersheds were selected for a nonpoint source priority watershed project sponsored by Trade and Consumer Protection, Sauk County Land Conservation Department, the Department of Agriculture and WDNR, which continues today.

Surface Water



<http://www.dnr.state.wi.us/org/gmu/lowerwis/baraboo.htm>

Baraboo River – The Baraboo River supports a warm water sport fishery, is a major tributary to the Wisconsin River and is important as a smallmouth bass fishery and a canoe trail. The River receives discharge from the city of Reedsburg.

Babb Creek – Babb Creek is a 6-mile tributary to the Baraboo River. The creek supports a warm water forage fishery. Sampling conducted in the summer of 2000 - found the water to be of fair quality. The stream is considered impaired as a result of nonpoint sources of pollution and is listed on the EPA's list of impaired waters. This nonpoint pollution comes from general erosion as well as streambank pasturing. A rare aquatic species has been found in the creek in past surveys.

A cursory habitat evaluation was conducted during the summer of 2001. The evaluation found the creek to have good in-stream habitat at the mouth and fair to poor habitat upstream. In the upper reaches of the creek, there is evidence of heavy watershed erosion and nonpoint sources of pollution. In addition, unstable banks were noted. These nonpoint sources of pollution have contributed sediment to the system and increased the amount of sediment found on the bottom of the stream.

Copper Creek - Copper Creek is a seepage and spring fed tributary to the Baraboo River. The stream is shallow with little aquatic habitat and is affected by nonpoint source pollution. The stream supports a warm water forage fishery.

Narrows Creek- Narrows Creek flows about 18 miles from its sources near Hillpoint and Lime Ridge to its junction with the Baraboo River at Rock Spring. It crosses over the southeast corner of the Town of Reedsburg. The creek has been heavily impacted by agriculture, particularly dairy farming practices and experiences heavy bank erosion and siltation during periods of rapid rainfall. It is part of a priority watershed project

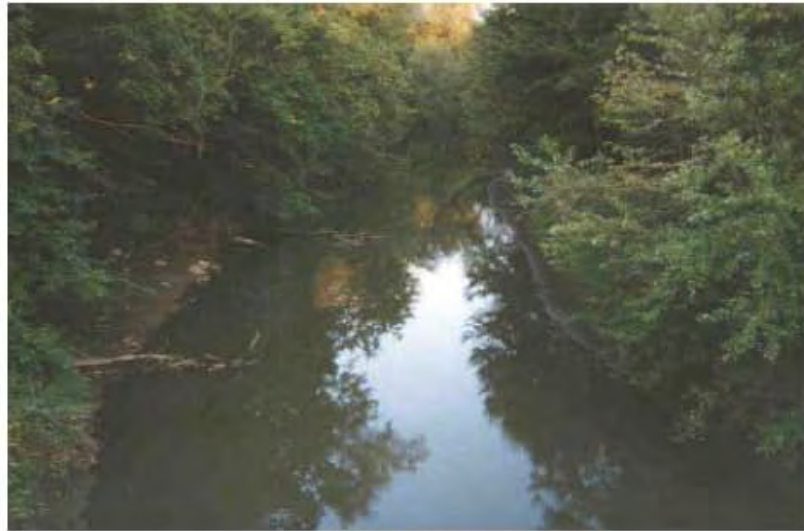
sponsored by the Sauk County Land Conservation Department, which continues until 2004. The Sauk County Health Care Center discharges to a tributary of Narrows Creek. **Hay Creek** – Hay Creek is a spring and seepage fed stream that flows to the Reedsburg Millpond. The creek is considered a Class II trout stream for the lower 5.7 miles. The upstream portion is too small to support a trout fishery. The stream is impacted by nonpoint sources of pollution. Surveys conducted in 1998 found water quality to be poor for warm water species and fair for cold water species.

Groundwater

Zones of Contribution - Groundwater is found at various depths, depending on the general topography, the distance above the permanent stream level and the character of the underlying rock formation. The Town of Reedsburg draws water from the Cambrian sandstone aquifer that dominates the region. *Map 7-2, Environmentally Sensitive Areas* shows that most groundwater in the Town and City of Reedsburg is obtained from four different sources. The *Map 7-2* also illustrates how the zones of contribution feeding these sources will expand over the next 100 years. The zones of contribution for the City stretch into the Town. It is necessary to understand how these zones of contribution expand so that it is possible to plan for their preservation. Wellhead protection is a preventive program that exists designed to protect public water supply wells. The goal of wellhead protection is to prevent contaminants from entering public water supply wells by managing the land that contributes water to the wells. Such a program does not exist in Sauk County, however, each individual community can take measures to ensure the good water quality of the zones of contribution through regulations on types of development permitted.

Water Quality –

In general, water quality in the Town of Reedsburg is good. However, in the sandy soils of the northeast corner of the Town, higher than normal levels of nitrates have been discovered.



Depth to Bedrock - Depth to bedrock can become a planning and development issue when soil elements above bedrock are less than 10 feet deep. This means that there may be too little soil to construct foundations or put in septic systems. The depth to bedrock in the Town of Reedsburg is 25 to 150 feet in area surrounding Narrows Creek, the Baraboo River and Babb's Creek. In other areas the depth to bedrock is 0-25 feet. Therefore, there could be some development issues in the Town due to depth of

bedrock. Excessively shallow bedrock in the Town of Reedsburg is most likely to occur on the ridgetops.

Development - Understanding the origins of groundwater flows is a valuable tool for assessing the quality of water for proposed areas of development and for assessing how contamination moves through water sources. For example, if a contamination site to the north of a proposed subdivision development has been identified and the water flows from the north towards the subdivision, it can be deduced that the wells for the subdivision may be polluted.

Floodplain

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% change 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 on-site and upstream and downstream property damage. Major floodplain areas in the Town of Reedsburg are located along the Baraboo River, Narrows Creek, and Hay Creek. There is also a large floodplain zone that stretches east and west of the section of Golf Course Road between Ski Hill Road and Junction Road. There are also less expansive floodplain areas bordering Babb Creek and Copper Creek. The FEMA maps should be referenced for official delineation and elevations of floodplain boundaries.

Wetlands

“Wetlands are defined as those areas between terrestrial and aquatic systems where the water table is at, near, or above the land surface for a significant part of most years, and include marshes, mudflats, wooded swamps, and wet meadows.” Wetlands development is monitored by Wisconsin DNR as well as, in certain situations, by the U.S. Army Corps of Engineers.

Map 7-2 : Environmentally Sensitive Areas depicts wetlands in the Town of Reedsburg. Wetlands are found along the Baraboo River, Narrows Creek, Hay Creek and Copper Creek. The most extensive areas of wetlands border the Baraboo River. Babb Creek also has a section of wetlands near Fish Pond Road. Also, wetlands exist in an area north of the Baraboo River and west of Golf Course Road.

Steep Slopes and the Baraboo Range



In general, steep slopes are slopes that are classified as having slopes of 20% or more. In addition, slopes that are greater than 12% are referred to as critical slopes. Both of these land characteristics provide possible constraints to development and are generally

referred to as environmentally sensitive areas due to a variety of reasons, including most - importantly erosion. *Map 7-2 Environmentally Sensitive Areas* identifies the steep slopes within the Town of Reedsburg. As you can see by the map, these slopes tend to lie south of the Baraboo River and primarily north of the Narrows Creek corridor. These slopes are unglaciated remnants and, as a result, the Town's topography is dramatic and diverse, creating natural limitations to development by the expanding City of Reedsburg. These slopes are generally characterized by their Norden and Eleva Soils (including rock outcrops) and La-Farge silt loams with the potential for exposed dolomite or sandstone outcrops along ridge tops. The significance of the slopes in the Town of Reedsburg are due to their inclusion as part of the western portion of the northern reaches of the **Baraboo Range**. The Baraboo Range is a regionally and nationally significant ancient mountain range containing one of the largest upland hardwood forests in the upper Midwest. It also is characterized by varying climatic conditions and micro-habitats that support a wide variety of unique flora and fauna as well as some certain endangered species. At last count, twenty-eight different types of forests, wetlands and prairies have been identified in the Range, providing habitat for 23 federal or state listed threatened or endangered species. The primary reason for these ecologies flourishing within the range has been their protection from development in the past due to shallow bedrock conditions which have greatly restricted agricultural practices as well as the location of residential development.

7.2 Endangered Species

The Department of Natural Resources, Bureau of Endangered Resources, has identified aquatic and terrestrial occurrences of rare animal and plant species as well as natural communities throughout the Town of Reedsburg. The general areas are noted on *Map 7-2 Environmentally Sensitive Areas*. These areas include lands bordering Narrows Creek, the southwest corner of the - Town, the wetlands areas north of the Baraboo River in the central east of the Town, and another section of the Baraboo River and land to its southwest near the City. The actual species name and location are not provided in an effort to protect them. On-site inspections of lands going through a change-of-use are needed to determine if an a species does live in a particular area.

7.3 Open Spaces

Cady's Marsh – Occurs in part of the NW $\frac{1}{4}$ of Section 13, T12 N, R4E in the Town of - Reedsburg, Sauk County. More particularly, this 80 acres of DNR land is located in the southwest corner of the Golf Course Road and Hwy. K Junction. It is characterized as a wetland complex of sedge meadow, cattail marsh, and shrub-carr with patches of wet-mesic to mesic prairie. These types of communities are uncommon in the Driftless Area of the state. This site is bordered by ditched agricultural land, an airport, and a railroad right-of-way. This natural area was identified on the DNR's 1992 Priority Protection Site list.an area of dry and Mesic prairie, sedge meadow, marsh and woods thicket.

Wildcat Canyon – A 100 acre highly scenic privately-owned land area. It is characterized by a deep, moderately wide gorge cut by a tributary of the Narrows Creek. Quartzite and quartzite conglomerate are exposed in the gorge sides. The valley floor is wooded with yellow birch, sugar maple, elm and basswood. White pine grows on the steep slopes and cliffs.

Oak Forest – 160 acre privately-owned parcel forested predominantly by red oaks. -

The City of Reedsburg - has many open spaces and parks that are accessible by the Town's - residents. These include Anna Stone Park, City Park, North Park, Huntington Park, Oak Park, Ramsey Park, Willow Park, Webb Park, Nishan Park, South Park, The Popple Nature Area, The Smith Conservancy, Ernstmeyer Park, Hay Creek Park, and the 400 State Trail.

7.4 Mineral Resources

Currently, the Town of Reedsburg has two mineral extraction sites that are permitted for excavation. The first site, operated by Ray Zobel and Sons Inc. since 1991, is located in section 19 in the southwest part of the town. The types of activities present in the quarry include- topsoil and clay extraction, as well as blasting and crushing limestone into various products. The quarry crushes about 80,000 tons of limestone materials each year. These



activities were approved through the means of a 5 year special exception permit granted by the Sauk County Board of Adjustment in 2000. The reclamation plan that meets the requirement of Wisconsin Administrative Code NR-135 was submitted to the Sauk County Planning and Zoning Department and approved in 2003. The plan stated that currently there were 24 acres disturbed in the quarry and 16 more acres will be mined in the next 15 years. 6 acres of the quarry have already been reclaimed and approved by Planning and Zoning. On completion of mining activity, the reclamation plan states the vertical walls will be stabilized and a 3:1 slope will be positioned against the vertical wall to minimize the hazards of the steep high wall. Appropriate erosion control measures will be performed, these might include adding a retention pond to control erosion near Babb Creek. Additional safety features such as- a 3 strand barbed wire fence, added boulders and a permanent vegetated berm will be added to deter trespassing. Lastly, overburden materials will be spread over the floor of the mine and appropriate seeding will be added to make the reclaimed area suitable for the pasture use. All existing vegetation surrounding the mine will remain to screen the mine from the road.

The other site permitted for mineral extraction is operated by Sauk County, located on the Sauk County Farm in Section 33. This site was permitted for operation by the means of a 5 year special exception permit in 1996, and subsequently renewed in 2001, by the Sauk County Board of Adjustment. Since initial approval, 60,000 cubic yards of clay soils have been extracted from the borrow site for use in landfill liner construction and closure at the Sauk County Landfill in the Town of Excelsior. The need for additional clay volumes to close the landfill has currently diminished due to the Sauk County Landfill nearing maximum capacity in 2005. Presently, mineral extraction activities from the county Farm site have stopped, but to preserve future options available to the county, the site will remain inactive but permitted to continue operation when needed. A reclamation plan that meets the requirements of Wisconsin Administrative

Code NR-135 was submitted to the Sauk County Planning and Zoning Department and approved in 2003. According to the reclamation plan, approximately 4 acres have been disturbed on the site, with the potential of an additional 8 acres to be mined in the future. Upon completion of clay extraction activities, grading will be performed to create proper drainage and slopes will not exceed a 3:1 ratio. The site will finally be seeded for use as a public “green space”.

The best potential for future mineral resources may be found in the Oneota formation, which consists of Prairie du Chien dolomite beds that cap the ridge tops in the southwestern part of the town. All new mineral extraction activities are subject to approval by the town, as well as mineral extraction and reclamation requirements set by Sauk County and the State of Wisconsin.

7.5 Other Significant Features and Resources

State Highway 23 Wayside – The State Highway 23 Wayside is a small park-like wayside area - located approximately one mile south of the City of Reedsburg along one of the ridges of the northern portion of the Baraboo Range. The wayside, while originally developed as a rest area for travelers on STH 23, has become known to many residents in the Town as a ‘look-out’ point or scenic viewing and park area. Recently, the WisDOT determined that due to funding shortfalls, it could no longer keep the wayside open to the public. The Sauk County Highway Department was approached regarding the possibility of the County taking over operation and maintenance of the wayside, which they agree to do early in 2004.

7.6 Cultural and Historical Resources:

Cemeteries



Cole Cemetery – is located on Junction - Road, between STH 136 and Golf Course Road, lying roughly 1.5 miles south of STH 33. It is the only cemetery located in the Town of Reedsburg.

Other Cultural and Historical Points of Interest

The Reedsburg Area is host to many Cultural and Historical Resources including Pioneer Log Village and Museum, Museum of Norman Rockwell Art, the Harvest Fest, the Butter Festival, and the Communication Arts and Learning Center. There are numerous buildings in the City that are listed on the State and/or National Historic Register as well. A search for properties contained on the Historic Register in the Town of Reedsburg was unsuccessful.

7.7 Programs, Partnerships and Resources

The Baraboo Range Protection Program preserves the Baraboo Range forested or forest buffer lands of willing landowners through the Purchase of Development Rights (PDR) and Conservation Easement programs. The Baraboo Range PDR and conservation easements allow willing landowners retention of the title and continued use of land while preserving this important habitat resource.

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 County Beauty Council involves itself in projects such as displays at local fairs, Earth Day activities, clean ups at the local landfills, and prairie burns and plantings.

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.

Reedsburg Area Historical Society

Sauk County Land

Conservation Department offers technical assistance to those who wish to design and implement a natural resource conservation practice such as wetland restoration, farm conservation program, and streambank and shoreline stabilization practices. Many programs are dependant on variable annual funding sources. Check with contact agency for current status of programs.



Environmental Quality Incentive programs (EQIP) A state wide cost sharing program for nutrient management and prescribed grazing practice. Ag producers on ag land are eligible, based on environmental value. May also contact the USDA Natural Resources Conservation Service (NRCS) or the USDA Farm Service Agency (FSA) for more information.

Wisconsin Farmland Preservation Program is available to farmers zoned exclusive agriculture. Preserves farmland through local planning and zoning, promoting soil and water conservation and provides tax relief to participating farmers. May also contact the - Sauk County Department of Planning and Zoning or Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) for more information.

Conservation Reserve Program (CRP) is available to landowners willing to set aside cropland in exchange for annual rental payments based on amount bid. This practice helps to reduce erosion, increase wildlife habitat, improve water quality and increase forestland. Eligibility varies by soil type and crop history. May also contact the USDA - Natural Resources Conservation Service (NRCS) or the USDA Farm Service Agency (FSA) for more information.

County Land & Water Resource Management (LWRM) Plan Implementation is a cost-share and technical assistance program to landowners installing best management practices. This program helps to reduce soil erosion, protect water quality and conserve county-identified natural resources. May also contact Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) for more information.

Forest Landowner Grant Program provides assistance to private landowners 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. May also contact the USDA Natural Resources Conservation Service (NRCS) or Department of Natural Resources (DNR) for more information.

Wildlife Abatement and Claim Program provides abatement and claim assistance to landowners or cropowners receiving wildlife damage. May also contact USDA Wildlife Services or the or Department of Natural Resources (DNR) for more information.

7.8 Other State and Federal Programs and Partnerships -

Many programs are dependant on variable annual funding sources. Check with contact agency for current status of programs. -

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 dependant 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.

The Department of Natural Resources Bureau of Community Financial Assistance (CFA) administers grant and loan programs to local governments and interested groups to develop and support projects that protect health and the - environment, and provide recreational opportunities.

Wetlands Reserve Programs (WRP), a NRCS program, is designed to help landowners restore wetlands previously altered from agriculture use. A variety of easement contracts are available.

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.

Wildlife Habitat Incentives Program (WHIP), a NRCS program assists with the - development of improvement of fish and wildlife habitats on privately owned land through cost share programs for fencing, seeding, instream structures and more.

Managed Forest Law, a DNR program, provides tax incentives for approved forest management plans.

Forestry Incentive Program provides cost-sharing for landowners with 10 or more acres for tree planting, site preparation, and timber stand improvements. Contact the - Department of Natural Resources (DNR) or the USDA Natural Resources Conservation Service (NRSC) for more information.

7.9 Other Non-Profit Programs

A variety of non-profit organizations in Sauk County provide education and assistance to landowners for stewardship practices. These include:

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 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.

The Nature Conservancy works to preserve the plants, animals and natural communities that represent the diversity of life on Earth by protecting the lands and waters they need to survive. Locally, the Nature Conservancy has education and protection programs for the Baraboo Bluffs, Hemlock Draw, Pine Hollow, Morgan Hone Preserve and Baxter's Hollow.

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.

7.10 Key Community Assets



Through the comprehensive planning process, several key community assets and resources were identified for preservation, protection and enhancement. These assets are reiterated here to restate their importance to the community, from an aesthetic, environmental and recreational standpoint.

- The rural scenic beauty of the Town in contrast to the urban development patterns of the adjacent City of Reedsburg is the largest key visual component of the Town of Reedsburg that has been identified for protection. This is inclusive of the rolling terrain of the Town, the small family-farm operations scattered throughout the rural landscape, the prairie meadows, wooded bluffs, and river valleys all which provide
- The most notable of these assets was the Baraboo River corridor and tributaries in the Town of Reedsburg, primarily lying south and west of the City of Reedsburg. This corridor is an important natural resource from an ecological standpoint that has also been identified as a potential opportunity for additional recreationally based economic development opportunities for the Town of Baraboo.



- The Narrows Creek corridor provides many of the same important ecological, aesthetic, and recreational opportunities as the Baraboo River.
- The Baraboo Range is a regionally and nationally significant ancient mountain range containing one of the largest upland hardwood forests in the upper Midwest. It also is characterized by varying climatic conditions and micro-habitats that support a wide variety of unique flora and fauna as well as some certain endangered species. An underlying component of this asset is the general desire to preserve large contiguous blocks of forested areas throughout the Town.

7.11 Natural, Cultural and Community Resources Objectives and Policies -

This comprehensive plan seeks to guide decision-making regarding the preservation of natural, cultural and community resources and land use in the Town of Reedsburg. As a result, the following objectives and policies have been developed by the residents of the Town of Reedsburg to meet present challenges and plan for the future:

Natural and Cultural Resource Objectives: -

NRCO-1 Promote and protect surface and ground water features.

NRCO-2 Preserve the Baraboo River Corridor, as well as other waterways for their natural beauty and recreational values.

NRCO-3 Promote land use that protects and enhances wildlife habitat.

NRCO-4 Protect the night sky from light pollution

NRCO-5 Encourage low-impact tourism and recreation such as biking, canoeing, etc.

NRCO-6 Promote the development of a purchase of development rights and transfer of development rights program to ensure preservation of natural beauty and views.

NRCO-7 Restrict unsightly land uses such as quarries, stripping of top soil, mining, etc.

NRCO-8 Limit sprawl and the impacts on the rural landscapes by encouraging clustering of new houses.

NRCO-9 Encourage attractive development that blends well with the surrounding landscape.

NRCO-10 Maintain roadways in a manner that enhances the Town's natural beauty.

NRCO-11 Promote effective storm water management and agricultural practices designed to promote soil, air and water conservation. -

NRCO-12 Strive to ensure that all new development reflects the character of the Town while protecting the area's resources.

NRCO-13 Ensure that the area's natural beauty and its water, air and land resources are adequately protected through proper solid waste and sanitary waste management.

Natural Resources Policies:

The Town Shall:

NRCP-1 Establish an Architectural Review Board to create development guidelines similar to the Lower Wisconsin Riverway guidelines pertaining to development along the Baraboo River and encourage public-recreation additions such as picnic areas and canoe landings. At such time when development guidelines are defined, include them as an addendum to this policy.

NRCP-2 Encourage landowners to participate in programs that protect and restore stream banks like CREP and other water resource management programs.

NRCP-3 Enhance wildlife habitat by encouraging landowners to develop wildlife sanctuaries, windbreaks, fencerow vegetation; also, plant small food plots adequate for sustainability and effectively manage nuisance wildlife.

NRCP-4 Minimize the use of lighting on billboards, signs and telecommunication towers. All light fixture should be shielded and/or directed downward to eliminate glare and other light pollution.

NRCP-5 Work to develop scenic roads and bike routes; recommend posting signs and creating a map to promote these scenic areas and to warn drivers that these routes may be used by bicyclists.

NRCP-6 Minimize the development and use of snowmobile and ATV trails.

NRCP-7 Create scenic waysides and rest areas for bicycle and car tourists.

NRCP-8 Limit second pass mowing of road right of ways until fall to preserve native plants. Single pass mowing (road shoulders only) is approved anytime as needed.

NRCP-9 Establish an Architectural Review Board to promote attractively sited development that blends into the natural landscape.

NRCP-10 Establish an Architectural Review Board to develop guidelines that address the size and placement of billboards to ensure safety and enhance the natural beauty of the area. At such time when billboard guidelines are defined, include them as an addendum to this policy.

NRCP-11 Support the clean-up and revitalization of the Baraboo River and its tributaries to enhance recreational and tourism opportunities. This may include application for funding from the DNR.

NRCP-12 Work with industries and City to reduce the impact industrial development has on our air and water quality.

Chapter Eight: Transportation



Transportation

8.1 Existing Transportation Network Inventory



Transportation networks are key components of development patterns in northwestern Sauk County and south central Wisconsin. Effective systems allow people and materials to flow productively for employment and market reasons both locally and regionally. They also provide a first opportunity for many tourists to view the scenic landscapes and history of an area. An extensive transportation network involving federal, state and county highways, as well as local

and private roadway systems, services the Town of Reedsburg. Other transportation facilities that lie within or are nearby include rail, air, and bicycle/recreational trail systems. This section describes the existing transportation facilities in the Town and examines their respective conditions. Map 8-1 Existing Transportation Systems shows existing transportation facilities and their classifications.

Functional Classification of Roadways

Vehicle travel is a major mode of transportation in the Town of Reedsburg. Therefore, it is important to understand what types of roadways serve this significant car travel. The Federal Highway Administration established the National Functional Classification system to classify roads based on their ability to provide for the greatest mobility or access to property. Functional



classifications of roadways play an important role in obtaining federal funds for roadway projects and in understanding how land use decisions may impact existing transportation infrastructure. The transportation network is integrally tied to land use. Changes in land use can affect traffic volume and circulation patterns. In addition, it can also change the functional classification, and perhaps ownership, of roadways. It is important to create an inventory of The Town of

Reedsburg's roads so that future impacts can be better understood. The Town's Roads can be classified into five major categories defined by the Wisconsin Department of Transportation:

Arterials are characterized by High traffic flow and volume. Their primary task is to efficiently channel traffic through an area. Principal arterials serve interstate and interregional trips, while minor arterials provide intra-regional and inter-area flows.

Collectors handle moderate vehicle flow and volume. They gather traffic from local roads and funnel it to arterial roads, they serve as the major means of entering and exiting residential, commercial and industrial areas. Depending on how many cars a collector handles, it is classified as major or minor.

Local roads primarily serve as means of access. Traffic volumes are low and through traffic is minimal.

| Town of Reedsburg Roadway Classification Inventory | | |
|--|---|--|
| Road | Classification | Description |
| I-90/94 | Regional Interstate Roadway Principal Arterial | Located 13 miles from the Town of Reedsburg, Interstate 90/94 serves as a regional controlled-access facility within Wisconsin, connection Minneapolis and LaCross with Milwaukee and Chicago. It is considered a Backbone route, according to the Corridors 20/20 Plan, connecting major population and economic centers. |
| US Highway 12 | Regional Interstate Roadway Principal Arterial | Located 13 miles from the Town of Reedsburg, Highway 12 serves as a principal north-south arterial, connecting Wisconsin Dells with Dane County and carrying a large volume of both local and through traffic. In Sauk County, in 2000, traffic volumes were generally 15,000 to 18,000 vehicles per day north of Baraboo and 8,000 to 12,000 vehicles per day south of Baraboo |
| State Hwy. 23 | Regional State Roadway Principal Arterial | State Highway 23 traverses the Town Reedsburg from south to north and then connects in the City of Reedsburg to State Highway 33. It is part of a tourism corridor from Spring Green to the Wisconsin Dells. It links the villages of Spring Green, Plain and Loganville, and the City of Reedsburg. From the City of Reedsburg, it follows State Highway 33 to the east and then branches off toward the Lake Delton area where it intersects I 90/94. The most current six-year highway improvement plan developed by WisDOT District#1, outlines major improvement projects for the Reedsburg area. During 2004, the highway from Lime Ridge Road to State Highway 33, and from Loganville to Reedsburg the pavement will be recycled, the road resurfaced and the Narrows Creek Bridge will be replaced. |
| State Hwy. 154 | Regional State Roadway Minor Arterial | State Highway 154, an east-west route coming from Rock Springs, cuts across the lower southeast corner of the Town. It merges with State Highway 23 within the Town of Reedsburg and follows it south. It branches off again in Loganville towards Hillpoint. |
| State Hwy. 136 | Regional State Roadway Minor Arterial | State Highway 136, a east-west route coming from Baraboo via Rock Springs to the east side of the City of Reedsburg. It cuts across the most eastern edge of the Town of Reedsburg and ends at STH 33 just east of Golf Course Road. |
| State Hwy. 33 | Regional State Roadway Principal Arterial | State Highway 33 is a major east-west route connecting the Cities of Reedsburg and Baraboo. It intersects State Highway 12 to the east of the Town of Reedsburg, near the City of Baraboo. In the past 20 years, traffic volumes on this arterial highway have increased 149% near its intersection with Highway 12. The most current six-year highway improvement plan, developed by WisDOT District#1, outlines major improvement projects for Highway 33, all of which are north of the Reedsburg area. |
| County Highways H and K (north) | Regional Intrastate Roadways Minor Arterials | County Highways H and K branch north from the City of Reedsburg through the Town towards I-94. The portion of County Highway K from the City of Reedsburg to Theiman Hill Road was resurfaced in 2002 and the portion from the City Limits on towards Juneau County is scheduled to be resurfaced in 2008. |
| County Highways S, CH, V, K (west) | Regional Intrastate Roadways Collectors | County Highway S enters the southwest corner of the Town and runs west/east, connecting to State Highway 23. County Highway CH connects State Highway 154 to State Highway 23 in the southern portion of the Town of Reedsburg. County Highway K (west) runs from west to east through the western portion of the Town and into the City of Reedsburg. |
| Golf Course Road, Reedsburg Road | Local Roads Collectors | Golf Course Road and Reedsburg Road are two of the most heavily used roads in the Town of Reedsburg. Golf Course Road runs north/south and provides a short-cut for motorists between STH 23 as well as STH 154 and the east side of the City of Reedsburg/STH 33. Reedsburg Road, officially named East Reedsburg Road in the Town of Reedsburg, runs parallel to STH 33 between the City of Reedsburg and USH 12, intersecting with STH 23 along the way. |
| Herritz Road, Theiman Hill Road, South Dewey Ave, Skihill Road, Old Loganville Road | Local Roads | Herritz Road runs east-west and connects STH 23 with CTH K in the Town of Ironton. Theiman Hill Road runs north-south and connects CTH S with CTH K. Ski Hill Road runs east-west near the southern edge of the City of Reedsburg and connects Old Loganville Road to Golfcourse Road and South Dewey Avenue runs north-south into the City of Reedsburg from Ski Hill Road). |

8.2 Airports



Reedsburg Municipal Airport

The Town of Reedsburg has access to the Reedsburg Municipal Airport. This airport has paved and 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 Reedsburg Cab Service provides drop-off and pick-up service for the airport.

Baraboo/Dells Municipal Airport

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.

Dane County Regional Airport

The Dane County Regional Airport provides larger air carrier and passenger services, which is home to 9 commercial airlines. It is approximately 55 miles away from the City of Reedsburg, in the City of Madison.

8.3 Rail

Wisconsin Southern Railway, a contractor of the Union Pacific Railway, serves the Town of Reedsburg. It has a line that connects the cities of Reedsburg, Baraboo and Madison, crossing the Wisconsin River at the Village of Merrimac. This line is a class 2 line rated for 25 mph service. Amtrak in nearby Wisconsin Dells on the Canadian Pacific Railway provides passenger rail service for the area.

8.4 Bicycle and Recreational Trails

400 State Recreational Trail

The 400 State Recreational Trail, which begins in downtown Reedsburg, stretches for 22 miles along the Baraboo River between Reedsburg and Elroy. The Trail is part of a 117-mile trail system that includes the Elroy



Sparta Trail, the La-Crosse River Trail, and the Great River Trail in west central Wisconsin. The 400 Trail was built on an abandoned railroad grade with packed limestone screenings and planked surface bridges. This trail is maintained by the Wisconsin Department of Natural Resources and is managed by the Wildcat Mountain State Park office.

In 1990, the WisDNR created a management plan for the 400 Trail. The plan provides background information on the trail system; on the goals, annual objectives, and additional benefits of the trail; provides recommended management (including vegetation, wildlife, and fisheries); and a development program.

Upcoming projects for the 400 trail include road maintenance, the Reedsburg Depot grounds (2003-2005), drainage improvements at STH 33(2003-2005), fencing (2005-2007), Strawbridge security lights (2005-2007) and ditching (2005-2007).

8.5 Elderly, Disabled or Veteran Transportation

Sauk County offers several specialized transportation assistance programs for the elderly, disabled or veterans within the Town of Reedsburg.

Elderly and disabled persons who 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 at 608-355-3289. This service is provided for medical, nutritional and personal business reasons. Individuals who are available for driving are also encouraged to call.

Veterans in need of transportation assistance to a Veteran's Hospital or Clinics should contact the Veterans Service Office at 608-355-3260.

Reedsburg Cab Service, located in the City of Reedsburg, offers disabled and elderly service. It defines its service area as the area within the Reedsburg School District, however, it will make pick-ups outside of this area. It is available for general transportation needs and it provides transportation to and from the Reedsburg Municipal Airport.

8.6 Other Transit

Transportation Services

The Reedsburg Cab Service is a for-profit taxi company that primarily services the area within the Reedsburg School District boundaries. This service is contracted by the City, which receives State and Federal assistance for a shared ride taxi-system. According to the City of Reedsburg 2002 Comprehensive Plan, the shared-ride taxi-system provided service to approximately 124 people a day for a total of almost 45,000 miles in 2000. There is no other intra-community transportation service available in the Reedsburg area. However, the Reedsburg area is also provided bus service via the Greyhound Lines bus terminal just 15 miles away in the City of Wisconsin Dells, which offers daily runs between the Twin Cities and Milwaukee or Chicago. In addition to this bus service, passenger rail service is also provided via a terminal in the City of Wisconsin Dells by Amtrak. The Amtrak service runs on the Canadian Pacific rail line that runs between the City of Milwaukee and the Twin Cities with daily service running east and west. The Wisconsin Department of Transportation is currently working with other state

transportation agencies, Amtrak and the Federal Railroad Administration on expanding this high-speed rail service throughout the midwest to provide greater high-speed mobility.

Trucking

Trucking service is accommodated through the regions transportation network. There are several privately owned trucking operations within the area that meet the needs of the residents. Area freight services include LBS Expediting Services, QTI, Skinner Transfer Company, DRM Properties, Mindemann Trucking Inc. and Fever River Trucking all in the Reedsburg area.

Water

The major water feature nearest to the Town of Reedsburg is the Baraboo River. However, this river is not a major transportation route. Its main use is for recreational activities.

8.7 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 Reedsburg's transportation element incorporates these plans into the comprehensive plan in varying degrees to ensure an accurate reflection of the overall transportation system.

Translink 21: A Multimodal 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 USH 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 development of a statewide assessment program for local road improvements.

Wisconsin State Highway Plan (February, 2000)

This plan focuses on the State Trunk Highway routes in Wisconsin. 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. USH 12 is recognized within the plan as being an important aspect of the overall transportation system in Wisconsin.

2002-2006 Sauk County Highway Improvement Program

The Highway Improvement Program for Sauk County identifies and prioritizes specific county highway improvement projects for the next five years. In the Town of Reedsburg, the portion of County Highway K from the City of Reedsburg to Thieman Hill Road was resurfaced in 2002 and the



portion from the City Limits on towards Juneau County will be scheduled to be resurfaced in 2008.

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 WisDOT'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 identifies these Priority Routes in the Town of Reedsburg area: STH23, CTH K north of Reedsburg, CTH H northeast of Reedsburg, and Old Reedsburg Road east of Reedsburg.

Wisconsin Pedestrian Policy Plan 2020 (March, 2002)

This is a policy document that presents statewide and local measure 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.

Town of Reedsburg Development Plan (October 1990)

The Town of Reedsburg Development Plan is primarily a land use plan that was developed to satisfy the requirements of the Wisconsin Farmland Preservation Law. The purpose of the law is to assist local people who want to preserve farmland, practice soil conservation and to provide tax relief to farmers who participate in the program. As such, the current plan tends to focus on agricultural preservation and the siting of various other land uses and does not take into account the local or regional transportation system. This is one of the many reasons the Town of Reedsburg has decided to move forward with the comprehensive planning process.

8.8 Analysis of Existing Transportation Systems

As previously described, the Town of Reedsburg's regional transportation network is fairly extensive. The Town's transportation needs are being met when looking individually and collectively at all modes of transportation including: auto, truck, rail, air and alternative modes including bicycling and mass transit.

Roadway Systems

Maintenance

Specifically, the arterial highway transportation system has or continues to experience several upgrades to improve the efficiency and safety in recent years. In addition, the Town has a

proactive maintenance program in place to maintain and improve all local roads under their jurisdiction utilizing several aid programs.

Chart TR1: Roadway Improvement Projects

| Roadway Improvement Projects for the Reedsburg Area | | | | | |
|--|-------------|----------------|---------------------------------------|-----------------------|--|
| JURISDICTION | YEAR | ROADWAY | LOCATION | LENGTH (MILES) | PROJECT TYPE |
| State | 2002 | STH 33 | Golfcourse Rd to USH 12 | 9.82 | Resurface Pavement |
| | 2002 | STH 33 | Viking Dr. to Golf Course | 0.77 | Grade, Base & Surface |
| | 2004 | STH 23 | Loganville to Reedsburg Rd | 6.38 | Recycle Pavement |
| | 2004 | STH 23 | Narrows Creek Bridge | | Bridge Replacement |
| County | 2002 | CTH K | Reedsburg City limits to Thieman Hill | 1 | Pave 2" surface mat |
| | 2003 | CTH F | CTH K to CTH KK | 2 | Shoulder work, pulverize and pave 4" mat |
| | 2006 | CTH S | STH 23 to Lime Ridge | 8 | Pulverize and Pave 4" mat |
| Town | | | | | |
| | 2003 | South Dewey | | | |
| | 2004 | | | | |
| | 2004 | | | | |
| | | | | | |
| | | | | | |

Improvement Program, City of Reedsburg 2002 Comp Plan, Town of Reedsburg Paser Program, Source: WisDOT, Sauk County 5-yr Highway

Traffic Volumes

The chart below represents the average daily traffic counts of the majority of the regional road networks that serve the Town of Reedsburg. A comparison of the traffic volumes between 1996 and 1999 has also been included to provide better insight as to how growth in the area has or continues to affect the Town's auto and truck transportation systems. As you can see, the regional transportation systems in the area have experienced the greatest amount of increase during this period of time, but other inner-county road networks have also experienced significant increases during this timeframe.

Chart TR2: Average Daily Traffic Counts

| Average Daily Traffic Counts | | | | |
|-------------------------------------|--------|--------|------------|----------|
| <i>Town of Reedsburg</i> | | | | |
| | 1999 | 1996 | Difference | % Change |
| USH 12 - (Hwy 33 to I-94) | 14,500 | 10,900 | 3,600 | 33.0% |
| Hwy 33 East of City | 4,200 | 3,800 | 400 | 10.5% |
| Hwy 33 West of City | 6,200 | 5,000 | 1,200 | 24.0% |
| Hwy 23 South of City | 3,800 | 3,700 | 100 | 2.7% |
| Hwy 154 | 1,100 | 1,100 | 0 | 0.0% |
| CTH H | 4,500 | 3,700 | 800 | 21.6% |
| CTH K | 1,600 | 1,200 | 400 | 33.3% |
| CTH S | 340 | 330 | 10 | 3.0% |
| CTH V | 1,000 | 820 | 180 | 22.0% |

Source: WisDOT – 2001 Wisconsin Highway Traffic Volume Data

*Safety Concerns***TR3: Accident Reports for the Town of Reedsburg**

| Traffic Accidents: 2000 2004 | | | | | | |
|------------------------------|------|------|------|------|------|---------------------------------|
| State Road | 2000 | 2001 | 2002 | 2003 | 2004 | Total per highway: 2000-2004 |
| Highway 23 S | 7 | 10 | 7 | 9 | 5 | 38 |
| Highway 33 W | 13 | 10 | 8 | 9 | 6 | 46 |
| Highway 33 E | 1 | 5 | 2 | 4 | 3 | 15 |
| Highway 154 | 2 | 3 | 2 | 6 | 3 | 16 |
| Highway 136 | 0 | 0 | 0 | 1 | 0 | 1 |
| Total per year | 23 | 28 | 19 | 29 | 17 | |
| County Road | 2000 | 2001 | 2002 | 2003 | 2004 | Total per highway: 2000-2004 |
| County Highway V | 1 | 4 | 3 | 6 | 1 | 15 |
| County Highway V | 1 | 0 | 0 | 0 | 0 | 1 |
| County Highway KW | 1 | 0 | 0 | 0 | 0 | 1 |
| County Highway CH | 2 | 0 | 2 | 2 | 1 | 7 |
| County Highway H | 1 | 3 | 1 | 4 | 4 | 13 |
| County Highway K | 0 | 3 | 8 | 2 | 2 | 15 |
| County Highway S | 0 | 2 | 2 | 0 | 2 | 6 |
| Total per year | 6 | 12 | 16 | 14 | 10 | |
| Town Road | 2000 | 2001 | 2002 | 2003 | 2004 | Total per highway: 2000-2004 |
| Junction | 1 | 0 | 0 | 0 | 0 | 1 |
| Golf Course Road S | 1 | 7 | 5 | 1 | 2 | 16 |
| Golf Course Road N | 4 | 0 | 2 | 3 | 1 | 10 |
| North Reedsburg | 2 | 1 | 1 | 2 | 1 | 7 |
| Crosscut Drive N | 1 | 0 | 0 | 0 | 0 | 1 |
| Dunse Road | 1 | 0 | 0 | 0 | 0 | 1 |
| Ski Hill Road | 3 | 6 | 8 | 2 | 2 | 21 |
| Grote Hill Road | 1 | 0 | 0 | 2 | 1 | 4 |
| Twin Pine Road | 1 | 1 | 1 | 1 | 0 | 4 |
| N Dewey Avenue | 1 | 1 | 1 | 0 | 0 | 3 |
| D and W Road | 0 | 1 | 0 | 0 | 0 | 1 |
| Old Ironton Road | 0 | 2 | 0 | 1 | 1 | 4 |
| Old LaValle Road | 0 | 0 | 0 | 1 | 1 | 2 |
| Old Loganville Road | 0 | 1 | 0 | 0 | 2 | 3 |
| Herritz Road | 0 | 2 | 2 | 0 | 1 | 5 |
| Churchill Road | 0 | 1 | 0 | 0 | 0 | 1 |
| Horkan Road | 0 | 1 | 0 | 0 | 0 | 1 |
| Giles Road | 0 | 2 | 0 | 0 | 0 | 2 |
| Mittlesteadt Road | 0 | 0 | 1 | 0 | 0 | 1 |
| Virginia Street | 0 | 0 | 1 | 0 | 0 | 1 |
| Fish Pond Road | 0 | 0 | 0 | 1 | 1 | 2 |
| Fairway Drive | 0 | 0 | 0 | 1 | 0 | 1 |
| South Dewey Avenue | 0 | 0 | 0 | 1 | 1 | 2 |
| Luedtke Road | 0 | 0 | 0 | 1 | 0 | 1 |
| Klitzke Road | 0 | 0 | 0 | 1 | 0 | 1 |
| Pine Bluff Road | 0 | 0 | 0 | 1 | 0 | 1 |
| Fawn Valley Drive | 0 | 0 | 0 | 0 | 1 | 1 |
| Thieman Hill Road | 0 | 0 | 0 | 0 | 1 | 1 |
| Copper Springs | 0 | 0 | 1 | 0 | 0 | 1 |
| Total per year | 16 | 26 | 23 | 19 | 16 | |

Source: WisDOT data

In terms of safety concerns identified with the existing road transportation system, recent upgrades to the State Highway system have done a great deal to improve the overall

effectiveness and safety of the road network. However, identifiable concerns expressed during the planning process include: industrial and truck traffic routes within and around the City, maintaining setbacks from right-of-ways, providing parking provisions outside of the right-of-way, obstructions caused by excessive signage, and finally providing safe and effective accesses to new driveways and between new developments.

Due to the number of crashes from 2000 to 2004, it is possible to identify safety improvement needs for future upgrades on the following Town roads: Ski Hill Road, N. Reedsburg Road, Golf Course Road N and S.

Air service

The needs of the Town of Reedsburg are continuing to be met by the existing air service facilities utilized by the town's residents. According to the City of Reedsburg 2002 Comprehensive Plan, approximately 8,600 private and corporate aircraft utilize the Reedsburg Municipal Airport each year. The maximum weight of aircraft that can be supported by the airport is 60,000 pounds, which will handle most of the freight traffic generated in the area as well. Recent upgrades to the Municipal Airport in 1997 addressed many of the improvement recommendations pointed out in the Airport Development Study and Layout Report in 1995. Additional regional air service is provided by the Baraboo/Dells Airport located just 12 miles east of Reedsburg along USH 12. National cargo and passenger service is adequately provided by the Dane County Regional Airport, which is just 55 miles away to the southeast in Madison.

Rail service

Freight rail service to the Town is one of the issue that may need additional analysis. A few questions left unanswered by the City's Comprehensive Plan and rail in general in this part of Sauk County are: how long will it remain feasible to maintain and operate a rail spur of this length in one direction; and, whether or not the existing rail line will meet the needs of existing and future freight rail users in the future? As for passenger rail, the existing system and future plans for additional passenger rail networks will benefit the Reedsburg as a whole. The Town should follow the progress of this effort and look for opportunities for input and/or involvement.

Bicycling Trails

Bicycling is valued means of transportation in the Town of Reedsburg. 57.42% of Town of Reedsburg survey respondents agreed to strongly agreed that biking and walking are important modes of transportation in the Town. Additionally, the Town's Comprehensive Planning Committee underlined the importance of biking in their community by providing a map designating local biking routes to include in the Plan. However, currently, the only existing biking route within the Town is the 400 Trail. When considering future roadway improvements to certain local roads, the Town should refer to the transportation map included within this section as well as the Official Map contained within the Implementation Chapter to determine whether or not the road should be considered for bicycle improvements as well. This may include some additional coordination with the City of Reedsburg.

Mass Transit and Specialized Transportation Options

Mass transit needs are currently being met through low-cost practices like vanpooling, passenger bus service and taxi service in the area. Specialized programs that provide assistance for the elderly or disabled in the Town are provided by Sauk County.

Overall, the Town of Reedsburg's transportation system should be considered one of its main assets. Careful planning of these various systems has been ongoing for more than a decade and the results of those efforts are reflected in a network that is able to move individuals and goods economically, safely and efficiently.

8.9 Future Transportation Needs

Roadways



The future roadway needs, and for that matter the official mapping of them, is one component that will rely heavily on intergovernmental cooperation, which will include the involvement of the City of Reedsburg, the Sauk County Highway Commission, the surrounding Towns, and the Wisconsin Department of Transportation. Recent upgrades to the State highway system, including those planned for 2004, will be a catalyst to

improve the regional flow of traffic in the Reedsburg area. Together, with additional upgrades to the USH 12 corridor to the east, the road component of the area's regional transportation needs will be met during the duration of this effort's planning horizon. Additional regional needs are also being met by the County Road system. According to Sauk County's 5-Year Transportation Plan (2002-2006), improvements to CTH's K, F and S either have been or will be made to provide safe road transit. Additional projects that the County should consider include realignment and resurfacing of CTH K north of the City of Reedsburg and CTH V running northwest of the City of Reedsburg.

As for local roads within the control of the Town of Reedsburg, implementation and use of the Paser Program by all local units of government in Wisconsin has greatly aided local decision makers as to what roadways should be repaired or reconstructed. The program establishes a scoring system that translates to a priority listing of local roadway project needs, usually on a 5-year basis. Listed in Table TR1 is the Town of Reedsburg's roadway improvement projects for the next five years. Additionally, the Town may need to consider where new development is likely to occur in order to preserve future roadway corridors and intersection expansions, which will enhance the area's interconnectivity, safety and efficiency of traffic flows. This may include changing the functional classification of existing roads and, inevitably, the jurisdictional responsibility for construction and maintenance. There are several potential roadways that may merit a change in functional classification based on current traffic volumes: CTH H, Golf Course Road and North Reedsburg Road. The City of Reedsburg and its future growth plans will play an important role in the future functionality classifications of the area's roads.

According to the Town's density policies and planning goals for areas outside of the City's Extraterritorial Area, it is highly unlikely that new transportation corridors will need to be mapped. However, in review of the City of Reedsburg's 2002 Comprehensive Plan, several roadway extensions and connections have been proposed and officially mapped within the City's Extraterritorial Area. Some of the more notable proposed roadways include: an easterly extension of Fawn Valley Drive to Golf Course Road, a westerly extension of Ski Hill Road to STH 23 (and designation as a truck route), an easterly extension of Coon Valley Drive from Thieman Hill Road to STH 23, an east/west connection between CTH K and CTH V, and finally a network of roadways lying east of Twin Pine Road, north of CTH K, and south of STH 33 (all west of the City of Reedsburg). As these corridors have been identified and officially mapped within the City of Reedsburg's Comprehensive Plan, it seems reasonable to include them within the Town's official map as well. With that being said, it will be necessary for the City and Town to discuss when, how and who will be responsible for establishing and maintaining these routes in the future.

Air Service

The Reedsburg Municipal Airport, located in the southeastern portion of the city, will continue to meet the needs of the Reedsburg area for the foreseeable future. However, the future of the airport may be dependent on its ability to expand. With that being said, it may be an issue of importance for both the City and Town to closely look at the primary runway (which runs north/south) and consider options for expansion in the future. The most notable issue is the fact the airport currently appears to be landlocked by STH 33 to the north and the railway to the south. It is highly unlikely that expansion to the north of the currently facility will ever take place due to the location of STH 33. With that being said, the City may need to closely evaluate its rail service and air service collectively to determine the future of transit alternatives available to the area. It does not appear that expansion of the airport can take place in conjunction with continued operation of the rail into the middle of the City. Ongoing discussion relating to the establishment of a regional airport facility outside of the city limits in conjunction with other airport facilities may be one option worth exploring at some point in time.

Rail Service

It is essential to break the discussion about future rail transit needs into two categories here, freight rail and passenger rail. Wisconsin and Souther Railroad continues to maintain a spur to the City of Reedsburg that ends at the head of the 400 State Trail. According to the City of Reedsburg 2002 Comprehensive Plan, it appears as though the City has designated lands lying adjacent to the rail line (in the Frog Road area) for future industrial growth. This being the case, it seems more likely that the City's airport will be maintained at its current size, thereby allowing the City to add additional rail users to the existing rail line south of the airport's north/south runway.

Bicycle Trails

The Town's Comprehensive Planning Committee prioritized the expansion of biking in the community. They devised a map of proposed biking routes, Map 8-1, to include in the Plan that identifies desirable local roads, collectors and arterials. Potential future bike routes have also been marked in the City of Reedsburg's 2002 Comprehensive Plan's proposed mapped trail system. This Plan identifies Old Loganville, Ski Hill Road and Golf Course Road as a potential

main bike loop. The goals set forth in the Wisconsin Bicycle Transportation Plan 2020 site State Highways 23 and 33, County Roads K (north) and H, and North Reedsburg Road as potential bike paths. With that being said, it will be necessary for the City and Town and State to discuss when, how and who will be responsible for establishing and maintaining these routes in the future.

Keeping in mind the support for bike routes, policy recommendations can be enacted to help build the network of biking possibilities. For example, it is desirable to recommend that wide paved shoulders are included when county roads are resurfaced or reconstructed so as to extend the network of biking possibilities.

8.10 Objectives and Policies

In order to guide the future development of the various modes of transportation and their future development of utilities and community facilities in the Town, the following Objectives and policies have been identified.

Transportation Objectives:

TO-1 Cooperate with the City of Reedsburg to identify and improve industrial traffic routes in order to discourage truck traffic on Main Street.

TO-2 Cooperate with the Wisconsin Department of Transportation to ensure and preserve the safety and functionality of the roadway system.

TO-3 Maintain natural beauty by implementing policies and review opportunities for billboards in the Town of Reedsburg.

TO-4 Maintain and enforce setbacks from road right-of-ways to reduce transportation hazards.

TO-5 Preserve the current condition of the Town's roads with provisions for upgrades to roads that have the most traffic pressure.

TO-6 Identify, expand and promote the use of trails and paths for alternative transportation and recreational uses including walking, biking and horseback riding.

TO-7 Ensure that all new and existing residential developments provide streets and roads to be interconnected to the existing road networks.

Transportation Policies:

The Town Shall:

TP-1 Ensure that all commercial and multi-family development establishes parking lots out of the road right-of-way and provide adequate parking for the intended use of the development.

TP-2 Establish an architectural review board to develop access guidelines that ensure driveways including dead-end drives and cul de sacs are accessible to fire and emergency vehicles, snowplows, and school buses and that they do not interfere with the overall connectivity of the road system.

TP-3 Request that the County prepare a functional classification and safety analysis of the area's roadways through its Comprehensive Planning Process that takes into account all local government Comprehensive Plans within or adjacent to Sauk County.

TP-4 Keep vision triangles and sight lines free of debris and vegetation growth.

TP-5 Strengthen communication with the town patrolman and notify him/her of problem areas or areas in need of extra enforcement, direct patrolman to pursue enforcement through proper authorities.

TP-6 Continue to participate in and utilize the Town Road Improvement Program.

TP-7 Increase enforcement of town road weight limits during the spring thaw.

TP-8 Establish a priority system to assist in road maintenance. (Higher priority roads will be repaired faster and more frequent than lower priority roads). Roads with greater volume indicate a higher priority.

TP-9 Promote recreation routes that will direct recreation traffic to the 400 Trail referenced by the official trail map.

TP-10 Recommend that highway resurfacing and reconstruction projects, which target the proposed bike routes identified in Map 8-1, include provisions for wide paved shoulders and layouts conducive to bike use. The Town, City and County should pursue enhancement grant funding from the WisDOT to aid in the development of these alternative transportation improvements.

TP-11 Work with the City of Reedsburg to identify and map a truck route for access to and from the Industrial Parks. The costs of needed improvements should be a responsibility of the City.

TP-12 Collaborate with the Wisconsin Department of Transportation on highway development proposals that could impact state highways.

Chapter Nine: Utilities and Community Facilities



Utilities and Community Facilities -

Community Facilities and Utilities -

Community facilities and public/private utilities (i.e. a community's infrastructure) are essential components of an area's economic vitality. Community facilities include such items as municipal buildings, public works, schools and other educational institutions, libraries, cemeteries, parks, health care facilities (including those for the elderly), solid waste disposal sites as well as other emergency service or protection facilities and/or services such as police, fire, and rescue. Public and private utilities include telecommunication facilities (including wireless and internet services), water supply (both private on-site or public), wastewater treatment (both private on-site or public), power-generating plants and transmission lines, storm water maintenance systems and cable television.

As a component of this comprehensive planning process, the community facilities and utilities will be identified in the Town of Reedsburg, as well as those nearby. They will then be evaluated in terms of location, capacity (demand versus supply) and use to determine whether or not they are adequate to meet the existing and future needs of the Town of Reedsburg.

9.0 Community Facilities

Public Facilities – General

Town Hall



The Town Hall for the Town of Reedsburg is located at 600 West Main Street (STH 33) near the western edge of the City of Reedsburg. It consists of a kitchen area, restrooms, a meeting room and the Town Shop area which houses the Town's road maintenance office and equipment. The building was constructed in 1977.

Reedsburg City Hall (Provides zoning administration to the area within the ET boundary)

The Reedsburg City Hall is located at 134 South Locust Street, just south of Main Street. It consists of the administrative office for the City including the city administrator, building inspector, clerk/treasurer, city engineer, parks director as well as the council chambers and various other meeting spaces. The building was constructed in 1971.

Public Library

The Reedsburg Public Library is located at 370 Vine Street, just south of the Reedsburg City Hall. It is owned and maintained by the City of Reedsburg. It was constructed in 1998 and provides public access to books and other reading materials, the internet, children's programs,

audio/video equipment rental, study rooms and several meeting/conference rooms for public use. A portion of the operation expenses of the Library are provided by Sauk County through its annual budget process, which then assures that the resources are available to the public at no cost. The library is also connected to the South Central Library System, which allows for the inter-library loan of library materials between libraries in the network.

Public Facilities – Emergency Services

Police Protection

The Town of Reedsburg is primarily served by the Sauk County Sheriff's Department. The City of Baraboo is the headquarters for the Sheriff's Department, while there are two precinct offices throughout the County, including one such office in the nearby Village of LaValle. Patrol officers are assigned general service areas within the county. According to the 2004 Sauk County Budget, there are approximately 60 personnel employed by the Sheriff's Department that would be considered part of the police force, inclusive of the Sheriff, Chief Deputy, patrol deputies and sergeants, lieutenants, captains, detectives, and communications personnel. In addition, another 66 are employed in conjunction with the new Law Enforcement Center/jail, which was opened in 2003. Finally, there are currently 24 support staff to both the jail facility and the patrol and communication divisions. Collectively, the Sheriff's Department serves all of Sauk County.

Fire Protection

The Town of Reedsburg is primarily served (through an intergovernmental agreement) by the City of Reedsburg's Fire Department, which is located at 131 South Park Street. It is located one block west of the City Hall. The building was constructed in 1971. It houses departmental offices, a meeting/training room, an activity room, storage areas, and a garage area for vehicles and equipment. There are currently 16 volunteer members on the rural fire department. The Reedsburg Fire Department currently has eight trucks (three pumpers, a snorkel pumper with a 100-foot aerial ladder, a ladder/pumper truck, a personnel carrier, and a chief's car) as well as foam generating equipment and a rescue unit, which includes hydraulic cutting equipment.

Emergency Medical Service

Emergency medical services are provided by the Reedsburg Area Ambulance Service through an intergovernmental agreement as well. The ambulance garage is located at 230 Railroad Street and was constructed in 1998. It houses three fully equipped ambulances and has a staff of 7 drivers and 14 Emergency Medical Technicians (EMTs). First responders are also located throughout the district in outlying communities including Loganville, LaValle, Hillpoint, Rock Springs and North Freedom. The total service area includes the City of Reedsburg, the Towns of Washington, Reedsburg, Winfield, Excelsior, LaValle, Westfield, Seven Mile Creek, Ironton, Freedom, and Dellona with a total population of just over 15,000 people.

Public Facilities – Parks and Open Spaces -



Although there are no publicly owned parks by the Town of Reedsburg, the Town does have two areas that are maintained as open space which are owned by the public. The first open space is the STH 23 wayside, which is located on the east side of STH 23, just north of the intersection with Old Loganville Road and CTH S. The site boasts panoramic views of the rural landscape in the Town of Reedsburg with the City in the background. It is just less than five acres in size and has a shelter with restrooms, which allows it to be used as a functional park space for the Town. Based on cost-cutting measures taken by WisDOT in 2004, the Sauk County Highway Department has taken over the responsibility of upkeep and maintenance of the wayside to help ensure it is available for public use in the future. In addition, to this open space, the Wisconsin Department of Natural Resources also owns a parcel of land along Golf Course Road, at the intersection of Junction Road. The property is 80 acres in size and supports many different types of aquatic and upland flora and fauna. The property is not readily accessible as it is primarily a wetland/floodplain forest area. Finally, the extensive network of the Baraboo River and its tributaries (including Babb, Hay, Copper, and Narrows Creeks) provide other open space opportunities within the Town of Reedsburg. In addition to the public parks and open spaces that are located within the Town of Reedsburg, several parks are located within the City of Reedsburg and are available for recreation and enjoyment by the residents of the Town. The parks have been indicated on *Map 9-1 Community Utilities and Facilities* as well.

Public Facilities – Solid Waste and Services -

Solid waste disposal sites, or landfills, are potential sources of groundwater pollution in the Sauk County. In 2000, the Sauk County Department of Planning and 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 sites throughout the County, including everything from sites for



brush disposal to a fully operational solid waste disposal site. In addition, more than 40 sites were identified as abandoned sites. 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 or low-lying wetland areas, often without proper liners or leachate systems, there is a high potential for groundwater contamination.

The inventory shows that there are 8 solid waste disposal or landfill sites in the Town of Reedsburg. Of these, 7 are inactive or abandoned, and 1 site is active. The active site is located along Ski Hill Road. Grede Foundry actively uses this site for waste generated by manufacturing processes at the Grede Reedsburg plant, excluding toxic or hazardous waste materials.

According to the Solid Waste Manager for the Sauk County Landfill located nearby in the Town of Excelsior, 2/3 of the municipal waste generated in Sauk County is disposed of at the landfill site. In 2003, this amounted to 75,000 tons of solid waste. It should be noted here that the current landfill operation is slated to close at the end of 2004, and future provisions for solid waste have yet to be determined. Options currently being considered include a new public



landfill site, the creation of a public owned and operated transfer facility, or reliance on the private sector for development of a private transfer facility and hauling.

For solid waste collection services, the Town of Reedsburg has contracted with Town and Country Sanitation disposal services. Collection, which includes refuse and recyclable materials, occurs every week on Tuesday.

Educational Facilities - Schools and other Educational Institutions

Primary Educational Facilities



The Reedsburg School District has five public schools: 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. The majority of the school age children in the Town of Reedsburg attend school in the

Reedsburg School District. The public schools in this district serve approximately 2,486 students in grades K-12. Recent construction projects have included a new high school and an addition to the Westside Elementary.

In addition to the public primary educational facilities, the City of Reedsburg also has three private schools, which include: Peace Lutheran School located at 1400 8th Street, Sacred Heart

Catholic School located at North Oak Street, and St. Peter's Lutheran School located at 346 N. Locust Street. Total enrollment of these institutions is approximately 440 students.

Secondary Educational Facilities

The Reedsburg area is home to one two year college-the Madison Area Technical College regional campus in Reedsburg- and is within commuting distance from the University of Wisconsin Campus in Baraboo (approximately 15 miles), and the University of Wisconsin Campus in Richland Center (approximately 24 miles). Residents could also attend the the Madison Area Technical College Madison Campuses, University of Wisconsin in Madison, or Edgewood College in Madison (approximately 62 miles), however these campuses require a much longer commute.

At MATC-Reedsburg over 4,000 students are 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 applications, childcare education, farm and production management, nursing and supervisory management. The college offers apprenticeships in electrical and machine maintenance, and tool & die. MATC – Reedsburg also offers customized labor training for area businesses.

UW-Baraboo/Sauk County offers freshman/sophomore-level university instruction leading to an Associate of Arts degree. With current enrollment 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 bachelareate campus or other schools of their choice. Most students live in or near Baraboo and commute to the campus.

UW-Baraboo/Sauk County has a continuing education program that offers a variety of non-credit seminars, workshops and short courses. The programs range from computer applications and communications courses to theater and art field trips.

UW-Richland Center is a freshman - sophomore campus of the University of Wisconsin that serves around 500 students. Students can earn an Associate of Arts & Sciences degree, which transfers to all UW campuses. Students can go part-time, full-time, daytime, evenings. Summer Session courses are also offered. In addition, the UW-Richland serves southwestern Wisconsin as a cultural center and provides a wide variety of non-credit outreach courses for people of all ages.

MATC Madison is the main branch of the Wisconsin technical college system. It provides a comprehensive curriculum of technical, liberal arts and sciences, adult basic education and continuing education, as well as customized employee training. The college awards associate degrees, technical diplomas and certificates and offers classes that transfer to four-year degree programs. It offers career training in areas such as biotechnology, broadcast captioning, electron microscopy, webpage design, Internet development, computer networking, accounting, marketing, culinary trades, nursing, automotive technology, criminal justice-law enforcement and welding.

The University of Wisconsin, Madison currently enrolls 41,219 students. The 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, 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 and 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 are offered at Edgewood College. The adult accelerated degree programs allow working adults to earn undergraduate degrees in 3 years, completing both their general education and major requirements. Edgewood College offers the Doctoral of Education degree; at present, the Ed.D.

Medical Facilities



The Town of Reedsburg is served by the Reedsburg Area Medical Center, which is located at 2000 North Dewey Avenue. The facility, which was constructed in 1976 is an independent, non-profit organization that is locally controlled. Since its original construction, it has undergone several expansions and upgrades.

This modern facility provides acute care, long term and day care surgery facilities as well as 24-hour emergency and urgent care services. The hospital houses a 53 acute care beds, 50 long term care beds, and eight day care surgery beds. The Surgical Department has three OR suites, and Endoscopy Lab, four Post-Anesthesia Care beds, and an eight-bed Ambulatory Care unit. The Consulting Care Unit is equipped with seven exam rooms. Featuring a full array of therapy, study and testing services the Reedsburg Area Medical Center is known for progressive techniques, state-of-the-art technology and warm personalized care.

In addition to the Reedsburg Medical Center, the Town of Reedsburg is also home to the Sauk County Health Care Center, located at S4555 Highway CH in the south central portion of the Town, just east of STH 23. This skilled nursing facility offers professional and individualized nursing, rehabilitative and supportive care and services, including specialty units for Alzheimer's and Rehabilitation/Intensive nursing care. The operations include a 110 bed Skilled Nursing Facility and a 23 bed Facility for the Developmentally Disabled. The facility is supported by a dedicated staff of approximately 150 employees, which includes licensed individuals as well as other support staff. An analysis of the existing facility and development of future plans based on expected demand is currently underway. Based on the outcome of the study, a decision will be made to either rebuild on-site, revitalize the existing facility, or to move the facility off-site of

its current location. The other decision that will be given consideration is whether the facility will continue to be operated as a county or privately owned and operated facility.

Sanitary Sewer and Water Facilities/Utilities

Sanitary Sewer Facilities

The Town of Reedsburg does not have public or community water and sewer facilities available to its residents at this time. Water and sewer service facilities located within the Town are primarily provided on-site by individual property owners. The Sauk County Department of Planning and Zoning regulates the siting, design, installation, inspection and maintenance of private on-site sewage systems through enforcement of the Wisconsin Department of Commerce's private sewage system code, commonly referred to as COMM 83. This code was revised in 2000 to allow for certain new alternative sewage treatment technologies to be incorporated into the code. It also provided for system inspection requirements every three years to ensure compliance with installation and operational specifications. In early 2003, Sauk County revised its Private Sewage System Ordinance to reflect the changes to COMM 83.

Maps 9-2 and 9-3 show soil suitability for conventional and alternative septic systems in the Town of Reedsburg. 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.

In general, there is a high to moderate opportunity for the installation of conventional private on-site sewage treatment systems in most parts of the Town except for areas with steep slopes, wetlands and areas bordering the surface water bodies in the Town.

The majority of the Town is highly suitable for alternative septic system installations. Hilly areas with steep slopes, wetlands areas and areas bordering the surface water bodies in the Town are also areas of low to very low suitability for these systems.



Water Facilities

Sauk County is in the process of completing a groundwater study in conjunction with the Wisconsin Geological Survey office in Madison. The study includes information pertaining to groundwater quantity and quality as well as typical movement patterns, wellhead protection areas, and contamination issues. The study indicates that Sauk County has a sufficient amount of groundwater resources to continue to meet existing

and future needs will still allowing for the recharge of the various aquifers. According to the study (page 55), "almost all of the groundwater pumped in Sauk County originates from recharge in the county." In fact, the study goes on to say (on page 56) that approximately 14

million gallons of water are pumped daily while more than 240 million gallons recharge the aquifers. With this being said, continual drawdown of water in specific locations, like the Reedsburg area, can present future problems. As new municipal wells are planned, attention should be paid to the aquifers and potential zones of contribution to ensure that additional demand does not exhaust a specific aquifer.

One problem identified from the study is the condition or quality of the groundwater itself and its susceptibility to contamination. On page 56, the study indicates that the groundwater quality is relatively good, although it is relatively hard. In addition, nitrates and pesticides applied on the surface have affected virtually all of Sauk County. In most cases, no protection exists between the unlithified and sandstone aquifers, thereby presenting a greater probability for contamination within the sandstone aquifer, especially in areas of downward vertical gradients.

Also identified on **Map 7-2 Environmentally Sensitive Areas** are what are referred to as Zones of Contribution. A Zone of Contribution is an area of recharge for larger (typically municipal) wells. The City of Reedsburg's ZOC's have been included to provide a better understanding of regional groundwater flow issues and more importantly point out opportunity's for intergovernmental cooperation and wellhead protection. 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.

Private Telephone/Fiber Optics, Electric, Cable and Gas Utility Providers



Telephone/Fiber Optics

Local telephone service for the Town of Reedsburg is provided by Verizon. Internet, DSL and other telecommunications services (including wireless) are available from multiple providers. It should be noted that the City of Reedsburg has recently developed a fiber optic loop around the City in conjunction with the operation of a communications utility. However, most of the Town is not served by this utility. The Town of Reedsburg is satisfied with the current telephone service provisions. However, fiber optic upgrades may be warranted in the future, especially when considering the demand for high-speed internet.

Electrical Service

Electrical service to the Town of Reedsburg is provided by Alliant Energy. In 2001, the American Transmission Company (which owns, plans, operates and maintains the high-voltage electric transmission system in central and eastern Wisconsin) issued a report outlining needed improvements to the electrical



transmission system over the next ten years. In the Reedsburg area, they identified two major problems with the power distribution system that needed to be addressed, including low voltage problems and facility overloading. These problems primarily occurred during the summer and peak use. Through their report, the American Transmission Company set forth a plan to address the problems that includes: Rebuilding the 69 kV transmission line between Hillsboro and Redstone, installing a new transmission line between Redstone and Reedsburg, siting and constructing a new substation in the Town of Dellona, and installing new transformers in Hillsboro and Killbourn. In the future, the regional transmission system will be upgraded from a 69kV to a 138 kV distribution system. According to the American Transmission Company, these system upgrades will satisfactorily meet service provision requirements during their current planning horizon, which is 2010.

9.1 Analysis and Forecasts

Community Facilities

The existing and future needs of the Town's residents are primarily being met by the existing community facilities. Based on the current facilities and future population projections, these facilities will continue to meet the needs of the public during the duration of this planning document. Recent community facility projects that have been upgraded and/or completed include: the County Law Enforcement Center, ambulance garage, Reedsburg Area Library, public schools (new high school) and the updates and expansion of the Reedsburg Medical Facility. However, a few public facilities that should be given consideration for upgrades and/or replacement, including the Sauk County landfill and the Sauk County Health Care Center. These facilities are scheduled for closure in the near future or are in need of upgrades to meet the existing licensing requirements. In lieu of the fact that both of these facilities are owned and operated by Sauk County, the Town should consider becoming involved with the upcoming decisions regarding their future. Additional consideration should also be given to available public park space in the Town of Reedsburg. The needs of the Town for public park space are currently being met by the access to various park facilities within the City of Reedsburg, the STH 23 wayside, and proximity to county-owned park spaces within a short distance to the Town. As new development is being planned, provisions for including usable park spaces in the developments, that could be connected with other facilities, should be encouraged.



Utilities

The Town of Reedsburg is also in relatively good condition in terms of the adequacy of utilities. With the recent upgrades to address low voltage and overloading problems, the electrical/power needs of the Town of Reedsburg appear to be met for the next ten years, according to the American Transmission Company. Provision of natural gas, cable and telephone are currently meeting demand and are anticipated to continue to do so based on the growth projections of the Town of Reedsburg. Again, consideration should be given to the potential upgrade of the existing fiber optic line to provide an opportunity for high-speed internet and other communication services. As for wireless communication facilities, the Town of Reedsburg is currently served by a tower facility located at the wayside on STH 23. In

addition to this site, additional sites have recently been approved for wireless communication towers in the Town of LaValle to the west. Finally, Sauk County has recently completed a study of its communications systems for emergency services and has concluded that upgrades should be made to the system, specifically for wireless communication systems, in the next five years to ensure continued service in the future. One remaining issue that seems relatively apparent is the need for community sewer and water facilities in the Town of Reedsburg, particularly within the City's Extraterritorial Area. As new development proposals come forward, the Town may want to consider the need for community systems versus the possibility of negotiating utility service agreements with the City of Reedsburg for water and sewer. Inevitably, it is an issue that should be addressed based on the existing groundwater conditions, land development densities and overall planning objectives of the Town and City, collectively.

9.2 Utilities and Community Facilities Objectives and Policies

In order to guide the future development of the various modes of transportation and their future development of utilities and community facilities in the Town, the following objectives and policies have been identified.

Objectives

UCFO-1 Improve the physical appearance of electrical transmission lines and related infrastructure to improve upon the unobstructed view of the open landscape.

UCFO-2 Maintain and improve the electrical grid system to prevent long power outages.

UCFO-3 Recognize the need for adequate communication towers (cell phone coverage) and encourage tower co-location and placement of new towers that do not detract from the Town character.

UCFO-4 Support the use of alternative energy sources and the infrastructure to provide it.

UCFO-5 Support County efforts to enforce Comm 83 to protect surface and groundwater water quality and encourage cooperation with the City of Reedsburg to provide water and sewer service beyond the corporate boundary.

UCFO-6 Encourage the expansion of fiber optics into the rural area.

UCFO-7 Encourage cooperation with Sauk County and the City of Reedsburg to expand recreational opportunities in the Town.

UCFO-8 Promote the use of community facilities for public events.

UCFO-9 Emphasize the use of erosion control plans for construction of all utilities and community facilities.

UCFO-10 Examine the implementation of user and impact fees to help purchase future and/or maintain current town public facilities.

UCFO-11 Support a cost effective and well-rounded school curriculum including professional, technical, agricultural and industrial learning opportunities by using innovative, on-site and contemporary learning from public and private educational institutions, local industries and local businesses.

UCFO-12 Promote the enhancement of quality law enforcement, fire and ambulance services.

UCFO-13 Further the community's local needs through educational opportunities.

UCFO-14 Assist in development and retention of a highly trained, innovative, and dedicated professional teaching staff.

UCFO-15 Encourage local industries and businesses to recruit local talent.

Utilities and Community Facilities Policies:

The Town Shall:

UCFP-1 Establish a review process through the Architectural Review Board to ensure proper siting and screening for all new and existing electrical transmission lines and substations. This may include burying the transmission lines in certain locations.

UCFP-2 Work cooperatively with the DOT and Sauk County to preserve the wayside park on Highway 23 as open public park space. This may eventually mean ownership by the Town.

UCFP-3 Continue to support the local libraries through the South Central Library System, specifically the City of Reedsburg's.

UCFP-4 Promote town involvement, through cooperation with Sauk County, for proper siting of and community education for the maintenance of Private On-Site Waste Treatment Systems (septic systems).

UCFP-5 Encourage cooperation between all public and private educational institutions, specifically the Reedsburg School District and local business to provide opportunities for on-site job training and community awareness.

UCFP-6 Establish an organized special collection program to allow Town of Reedsburg residents to safely and ecologically dispose of large item like appliances or hazardous materials produced by residential land uses or farming operations.

Chapter Ten: Intergovernmental Cooperation



Intergovernmental Cooperation



In order to achieve the overall vision in the Town of Reedsburg, 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 and decisions of Sauk County as well as neighboring units of government as to how they will affect the Town of Reedsburg. From an opposite perspective, it will also look at how the Town of Reedsburg's

decisions affect neighboring units of government. Please refer to *Map 1-1 Regional Context* to see how the Town of Reedsburg is situated in a regional context with neighboring local units of government. In addition to these neighboring jurisdictions, this element will also analyze the relationships of other governmental entities, including overlaying jurisdictions (like school districts and emergency service providers), regional, state and federal. This chapter will then identify issues and potential conflicts, along with opportunities for the Town to concentrate intergovernmental relations upon.

10.0 Relationship to Other Governmental Entities

The Town of Reedsburg surrounds the City of Reedsburg to the east, south and west. To the north of the Town lies the Town of Winfield. Other municipalities adjacent to the Town include the Town of Excelsior to the east, the Town of Westfield to the south, and the Town of Ironton to the west. In addition, the Towns of Delona, Freedom, Washington, and La Valle lie diagonally from the Town of Reedsburg.

As identified in the Utilities and Community Facilities element of the plan, the Sauk County Sheriff's Department provides the Town of Reedsburg's police protection. Fire protection is provided by the City of Reedsburg's Fire Department, by way of an intergovernmental agreement. Finally, the Reedsburg Area Ambulance Service, following the provisions in an intergovernmental agreement, provides emergency medical service.

The Town of Reedsburg is entirely served by the Reedsburg School District. The Town also lies within the jurisdictional boundaries of the Madison Area Technical College. The Sauk County Development Corporation provides the majority of Economic Development assistance. Sauk County owns and operates a health care center in the south central portion of the Town, just east of STH 23. Other State agencies that play important roles in the Reedsburg area include the WDNR and WisDOT.

10.1 Existing Local Plans

Regional Planning Commission

None.

City of Reedsburg

In the fall of 2002, the City of Reedsburg adopted its Comprehensive Plan in accordance with State Statutes 66.1001, which was then amended in July of 2003. This planning effort was preceded by many other past planning efforts by the City, including the 1989 Comprehensive Plan, the 1990 Reedsburg Downtown Plan, and the 2000 Reedsburg Downtown Action Plan, in addition to various other studies and planning activities over the years. The goals of the plan, broken into each specific required element, are provided within Element 10 of the Plan, which begins on page 92. Some specific (paraphrased) goals of the City's Plan are to: utilize the natural beauty surrounding the City to build on it diverse economy, including strong healthcare, retail trade, service elements, manufacturing, and tourism; encourage a high quality living environment in all neighborhoods and to assure an adequate supply of decent, safe, affordable, and sanitary housing for all; develop and maintain a well-integrated and cost-effective transportation system within the City of Reedsburg and its extraterritorial planning area that is capable of moving people and goods to, from, and within the community in a safe and efficient manner; plan for and provide public utilities to promote efficient, economical, and orderly growth and development for the community, phased in accordance to their system master plans when not already available; maintain and provide public and community facilities and services to make the City a safer and more attractive community in which to live, work, play, and raise a family; provide adequate park, open space, and recreation facilities within the City of Reedsburg that offer a wide range of recreational opportunities to all groups and abilities and enhance the appearance of the community; preserve and enhance the natural resources that make the City of Reedsburg a desirable place to live, visit, and do business, while encouraging development in suitable areas; encourage a more coherent, consistent land use pattern within the City of Reedsburg and its extraterritorial planning area, with community growth and development occurring in an organized, economically efficient and environmentally sound manner; and finally, encourage cooperation with adjacent local governmental units and those agencies with overlapping jurisdiction to assure a more coordinated planning and decision making effort.

Adjacent Towns

Town of Winfield

The Town of Winfield has not previously developed and adopted a land use or comprehensive plan. The Town has agreed to contract with Sauk County, starting in 2005, to develop a comprehensive plan in accordance with state law. The Town of Winfield has adopted county zoning, which occurred in 1964. In addition to the Towns of Reedsburg and Excelsior, the Town of Winfield also is a member of the City of Reedsburg Extraterritorial Committee, which was established in 1976.

Town of Excelsior

The Town of Excelsior adopted a Development Plan in 1999 in response to increased development pressure, particularly near the Lake Virginia area. According to the Town's Plan, the primary objectives were to "establish criteria for future development in an orderly

manner that will provide for service provision in an economical and efficient fashion. To achieve this, future development will be encouraged to occur in those areas near existing development or incorporated areas.” According to the Town’s Land Use Map (**Map 11-9 Proposed Land Use**) incorporated within the Plan, the areas identified for additional development include the area around Lake Virginia, near the eastern edge of the Reedsburg Country Club, and south of STH 136 along Junction Road. In addition to the Towns of Reedsburg and Winfield, the Town of Excelsior is a member of the City of Reedsburg Extraterritorial Committee, which was established in 1976

In addition to identifying areas appropriate for development, the Development Plan also places high priorities on the preservation of productive farmland for continued agricultural use and preservation of the Town’s rural character. In order to better obtain these desired results, the Town adopted the County’s Resource Conservancy 5 Zoning District for the entire town, excluding those areas that were previously zoned for residential or commercial uses. As of the drafting of this Plan for the Town of Reedsburg, the Town of Excelsior has provided no indication as to whether they will develop a Comprehensive Plan in accordance with State Statutes 66.1001 or when.

Town of Westfield

The Town of Westfield adopted an updated Land Use Plan in May of 1998. Prior to this update, the Town adopted a Development Plan and the County’s Exclusive Agriculture Zoning District (thereby enacting a density of 1 house per 35 acres) in 1987 in order to become enrolled within the Farmland Preservation Program. Wisconsin’s Farmland Preservation Program was designed to provide tax credits for landowners who kept their property in production, rather than developing it. 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 a 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 has agreed to contract with Sauk County, starting in 2004, to develop a comprehensive plan in accordance with state law. The Town of Westfield adopted County zoning in 1964.

Town of Ironton

The Town of Ironton adopted a Development Plan in October of 1986. In conjunction with the preparation of this Plan, the Town adopted Exclusive Agriculture Zoning (thereby enacting a density of 1 house per 35 acres) in order to become enrolled within the Farmland Preservation Program as well. Overall, the underlying goal of Ironton’s Plan is to “preserve agricultural land and protect farm operations as well as environmentally sensitive areas.” The Plan recognizes that the Town has not historically experienced rural residential growth and therefore adopted Exclusive Agricultural Zoning throughout the entire Town, excepting out the Villages of Ironton, Lime Ridge and Cazenovia. As of the drafting of this Plan for the Town of Reedsburg, the Town of Ironton has not formally committed to the development of a Comprehensive Plan in accordance with State Statutes 66.1001, although

they have recently inquired to Sauk County about the process, cost and timeframe. The Town of Ironton adopted county zoning in 1964.

10.2 Area Intergovernmental Programs, Plans, Agreements and Opportunities

- **Sauk County 20/20 Development Plan (1999)**

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. This Plan will remain in affect until the County completes its Comprehensive Plan, which will follow and, thereby, incorporate the local municipality plans into one overall vision for the region.

In addition to comprehensive and land use planning practices, Sauk County also administers several ordinances that regulate land use within the Town of Reedsburg. These ordinances serve as implementation tools for many of the policies spelled out within municipal plans. Examples of these ordinances include: zoning, floodplain, shoreland protection, land division/subdivision, tower citing, private sewage and nonmetallic mining reclamation.

- **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 (INC). 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.

- **Sauk County Highway 12 Corridor Growth Management Plan**

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 consists 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 was completed in October of 2003, with

the adoption by the Sauk County Board of Supervisors. The Plan includes 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 direct large-scale development to the appropriate areas (namely within the incorporated municipalities and along USH 12 between Baraboo and Lake Delton) 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. The Town of Reedsburg was not a part of the Highway 12 Local Planning Assistance Advisory Committee, or part of the Plan's General Planning Area. While not in the Study area Reedsburg may experience some "spin off" impacts from future Highway 12 expansions.

- **Various State, Regional or Local Transportation Plans**

Information pertaining to various transportation system plans is provided in the Transportation element of this plan. Please refer to that section for information on planning objectives and goals in terms of various modes of transportation that may impact the Town of Reedsburg.

- **Municipal Intergovernmental Agreements**

As discussed in the Utilities and Community Facilities element of this plan, the Town is party to several intergovernmental agreements, including fire protection, emergency medical service, and an extraterritorial zoning commission with the City of Reedsburg and several other entities. Please refer to the Utilities and Community Facilities element for additional information on these agreements.

Existing and Potential Conflicts

- Annexations by the City of Reedsburg from the Town of Reedsburg continue to present intergovernmental conflict.
- The rate of growth and direction of growth along highway corridors.
- Preservation and enhancement of the Baraboo River and its tributaries. The need for cooperative and effective storm water management is present.
- The density of development and provision of utilities within the Extraterritorial Area.
- Multi-jurisdictional regulations and procedures within the Exterritorial Area.
- The future of the Sauk County Health Care Center and the return of unneeded land to the tax roll.
- Preservation of the productive agricultural lands lying west and south of the City of Reedsburg.

Potential Issues and Opportunities

Several opportunities have been identified throughout this planning process that could either improve the communication or intergovernmental relations of the Town with the

neighboring or overlying governmental jurisdictions. They are summarized here to provide additional direction to the Town of Reedsburg in terms of focusing their cooperative efforts.

- Development of a Cooperative Boundary Agreement with the City of Reedsburg
- Continued involvement with the Reedsburg Area Development Committee (ET Commission), especially in terms of following and implementing adopted and official comprehensive plans.
- Development of a utility extension agreement outside of the City of Reedsburg's corporate limits into the Town of Reedsburg to serve existing and future higher density development patterns.
- Continued involvement and support of regional emergency services (fire, ambulance, police).
- Coordinated efforts between the Town, City and County in terms of developing additional park space, particularly the STH 23 Wayside, should be explored.
- Development of Sauk County's comprehensive plan, recognizing and integrating local plans, and a comprehensive revision to the zoning ordinances.
- Coordination with adjacent municipalities to ensure that existing roads are adequately maintained and that future roadways provide interconnectivity.
- Continued involvement and support of the area's educational institutions, and particularly, provision of educational opportunities for the agricultural industry.
- Coordination of efforts on restoration and recreational enhancement of the Baraboo River, to be inclusive of the Department of Natural Resources.
- Coordination with the City of Reedsburg, Sauk County Development Corporation and other entities for additional economic development efforts in the Town of Reedsburg, specifically within the ET area of the City.

10.3 Intergovernmental Forum



On May 26, 2004, the Town of Reedsburg held an intergovernmental forum with adjacent and overlying governmental jurisdictions to discuss aspects of the draft plan that had been developed to date. The purpose of the meeting was to provide an opportunity for these governmental jurisdictions to come together and mutually discuss issues relative to the Town of Reedsburg, specifically looking at the existing and proposed land use maps and the issues and opportunities that have been provided above. Approximately

25 individuals attended the meeting, primarily from the City of Reedsburg and adjacent Towns of Excelsior and Winfield. It should be noted here that the Towns of Excelsior and Winfield, along with the Town of Reedsburg, all holds seats on the City of Reedsburg's Extraterritorial Zoning Commission. A great deal of the discussion focused on the ET area of the City and the appropriate location, type and density of development that should occur in the future. In addition, discussions related to annexation of developed land versus development of land remaining outside of the City's corporate limits and the development of

possible standards occurred. Additional discussions relative to future transportation corridors, well head protection ordinances, storm water management issues and other existing conflicts or issues highlighted the need to have a future meeting a series of meetings to discuss the ET area in more detail, possibly through a facilitated process, to identify and implement mutually beneficial policies and regulations. It was agreed that it would be appropriate to continue these types of discussions in the future, perhaps through programming of the ET Commission meetings, to reach some sort of a mutual solution.

10.4 Intergovernmental Objectives and Policies



In order to further and improve the relationships of the Town of Reedsburg with various other municipal and/or governmental agencies, the following Objectives and Policies have been identified.

Intergovernmental Cooperation Objectives:

ICO-1 Limit annexations by the City of Reedsburg by encouraging intergovernmental cooperation and improved communication opportunities through formal agreements.

ICO-2 Strive to improve relations with all levels of government.

ICO-3 Work with the DNR to promote recreational opportunities that utilize the Baraboo River and promote bike trail opportunities.

ICO-4 Encourage participation and partnership with governmental programs that enhance good stewardship of the land, air and water.

ICO-5 Utilize the County's University of Wisconsin-Extension and the Sauk County Development Corporation resources and expertise to assist the Town in stimulating economic growth including the expansion of cottage industries, alternative agricultural practices and agriculture tourism.

ICO-6 Continue to pursue cooperation between governmental bodies to ensure appropriate funding for our own infrastructure such as roads, power etc.

ICO-7 Work with Sauk County to return non-essential county land to the tax base.

ICO-8 Continue to work with Sauk County in areas related to growth management, plan implementation and local and county ordinance development.

ICO-9 Work with agencies like the Wisconsin DNR to implement programs and solutions that protect and enhance the quality of water, air and land resources.

Intergovernmental Cooperation Policies: -***The Town Shall:***

- ICP-1** Pursue the development of a corporate boundary agreement with the City of Reedsburg.
- ICP-2** Continue participation in the Reedsburg Area Development/Planning Commission
- ICP-3** Cooperate with Sauk County to develop and implement a block grant program to improve the town's housing stock.
- ICP-4** Promote cooperation with the City of Reedsburg, Sauk County and the Wisconsin Department of Natural Resources to explore tourism and economic opportunities with specific emphasis on the Baraboo River corridor and the 400 state trail.
- ICP-5** Work with the local snowmobile clubs to minimize and coordinate the location of future trails.
- ICP-6** Promote cooperation with the City of Reedsburg and Sauk County to establish intergovernmental agreements and programs designed to promote development that reflects and respects the town's rich community character.
- ICP-7** Work with the City of Reedsburg to develop a well head protection ordinance within the ET area to protect the quality and quantity of the contributing aquifers.
- ICP-8** Cooperate with the City of Reedsburg to preserve the natural resources, rural character, river corridor and prime agricultural land surrounding the city through implementation of each comprehensive plan.
- ICP-9** Encourage cooperation with the City of Reedsburg as well as surrounding towns to investigate grant and cost sharing programs to fund roads shared near boundaries.
- ICP-10** Encourage support for a well-rounded, high quality educational curriculum that includes professional, technical and agricultural learning opportunities at all learning levels.

Chapter Eleven: Land Use



Land Use

11.0 Purpose



The Land Use Chapter of the Comprehensive Plan is the section within the plan where the other previously developed elements (chapters) converge together and provide visual textual insight as to the Town's desires for the future. In terms of importance, the Land Use element of a comprehensive plan is only second to the Implementation Chapter, which establishes an action plan for the local governmental unit. Prior to the adoption of the Comprehensive Planning

Law (Smart Growth) in 1999, many communities involved in planning at the local level developed "land use plans" as a means to direct growth and address specific land use issues in the community. This is particularly true of town government. The Town of Reedsburg's original Development Plan (or land use plan) was prepared and adopted in 1990. It was developed in response to the "potential for increased demands on agricultural land for non-farm development in the Town of Reedsburg" as well as to obtain eligibility into the Wisconsin Farmland Preservation Program by planning for and adopting Sauk County's Exclusive Agricultural zoning designation. That plan has remained in effect, without change or modification, until the present.

In contrast to the 1990 Land Use Plan, this process expands the scope by analyzing and developing the other required elements of a comprehensive plan, including: Issues and Opportunities; Agricultural Resources; Housing; Utilities and Community Facilities; Economic Development; Natural, Cultural and Community Resources; Intergovernmental Cooperation; and finally, Implementation. For each of the elements, objectives and policies have been developed for their respective issues. Many of these same objectives and policies directly or indirectly impact and are ultimately related to land use. As a result, the Land Use portion of a comprehensive plan has two distinct purposes. The first is to relate and make consistent all of the elements of a comprehensive plan in one concise future land use map. The second purpose is to provide opportunity to address issues that remain specific to land use, such as land divisions, permitting processes, and development guidelines.

11.1 Existing Land Uses

Land Use and Landcover

Comparing existing land uses to future land uses and zoning designations can serve as a method to visualize how overall land uses are changing over time and in what direction. 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 Existing Landuse and Landcover* along with the following descriptors will aid in the understanding of the existing land uses in the Town.

Also provided on a map is a detailed determination completed by a windshield survey of the Town to determine whether rural residences where farmsteads or single family housing in nature.

- **Agriculture** – This area generally includes land uses primarily for farming, - farmsteads, and supporting activities. This also includes rural single family residential development with low densities. This area includes 56 % of the total land area or approximately 11,021 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 14.5% of the Town’s land area, or roughly 2,850 acres.
- **Coniferous Forest** - This area includes land that is primarily evergreen forestland, which is 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 30 acres.
- **Deciduous Forest** - This area includes private and public lands that are primarily hardwood forestland that is undeveloped. This area is reflective of undeveloped ridgelines of the northern segment of the Baraboo Range. This area also includes areas of low-density residential development. This is the second largest land use category in the Town accounting for almost 20% of all land areas, or roughly 3,870 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 26 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 1,570 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 accounts for roughly 1% of the total area, or approximately 214 acres.
- **Urban/Developed** - This area incorporates land uses within the Town that have a - higher density development pattern, including residential, commercial and industrial uses. Within the Town of Reedsburg, this area is representative of the small amount of spill over of development outside of the City of Reedsburg into the Town. This area also accounts for less than 1% of the total area, or approximately 32 acres.

Existing Zoning Map Designations

Land use in the Town of Reedsburg is generally regulated by two separate zoning ordinances, Sauk County and the City of Reedsburg. In September of 1964, the Town of Reedsburg officially adopted the Sauk County Code of Ordinances. These ordinances established regulations for specific land uses outside of the City of Reedsburg for property owners in the Town.



Then, in January of 1976, the City of Reedsburg officially adopted and exercised the right to establish extraterritorial zoning within 1 and ½ miles from the City's corporate boundary. The City then established a joint extraterritorial plan commission in accordance with State law, which included equal representation by the City and each of the surrounding Towns. *-Map 11-2 Zoning Districts* delineates the zoning regulatory authorities of the City versus the County as well as provides information relative to existing zoning of parcels of land in the Town outside of the City's extraterritorial jurisdiction. The primary zoning designation for the Town of Reedsburg is Exclusive Agricultural. This zoning district designation was adopted by the Town in 1990, following the development and adoption of the Town of Reedsburg Development Plan. This zoning and development plan came as a result of the Town opting into the Wisconsin Farmland Preservation Program, which provided tax relief to farmers through a tax credit program. The second most common zoning district designation in the Town of Reedsburg is Agriculture. This is the zoning designation which remained in effect from 1964 until 1990, when Exclusive Agricultural zoning was adopted. Today, the areas that remain zoned as Agriculture include the Sauk County Health Care Facility, the Zobel Quarry, the Grede Foundary property and a few other smaller tracts and remnants that existed within the Town of Reedsburg's transition zone, which was also identified in the 1990 Development Plan. Areas zoned as commercial, single family and recreational-commercial also exist on the east side of the City around STH 33.

As you can see by comparing the two maps, the zoning designations and land use classifications generally compliment one another in the Town of Reedsburg outside of the City's ET area. A few small exceptions to this include: some property zoned as single family west of the City on CTH K, some spotted commercial areas to the west of the City and located closely to STH 33, and the area northeast of the City between Horkan and Golf Course Roads.

11.2 Development Trends

Permit Trends – Rate of Growth

The issuance of permits for new development in the Town of Reedsburg has experienced an upswing in recent years. This trend is due primarily to new housing construction. From

1990 to 2003, an average of 5.85 permits per year (**IO 17**) were issued for new residential construction. (Please refer to the Inventory and Analysis Chapter – Housing Analysis for more information of recent housing trends) This trend suggests a growth rate of around 12% to 15% every 10 years. In March of 2004, the Comprehensive Planning Committee discussed future development patterns, and particularly growth rates, both in terms of population and housing. Although consensus was not reached on the most appropriate growth rate, many agreed that the rate reflected in the Town's recent trend was appropriate. For purposes of the development of this element of the Plan, the Committee decided to utilize a growth rate of 10% to 12 % as a target for increases in population and housing.

Development Patterns and Density



Another comparative tool that can be useful when developing the Land Use Chapter of a comprehensive plan is to compare population and housing statistics for a community to land use through a density calculation. This provides some sort of idea as to how much land will be needed in the future for development based on past trends and future development projections.

Housing density is essentially, the number of housing units found on a specific area of land. The current (2003) housing density of the Town of Reedsburg is more appropriately split into two categories, areas within the City of Reedsburg Extraterritorial (ET) Area versus the areas outside of the ET in the Town of Reedsburg. The density within the ET area is approximately 1 single family residence per 23.6 acres of land while the density for the area outside of the ET is 1 single family residence per 66.86 acres of land. Another component of the current density calculation is the net density of single family residences located within subdivisions within the Town of Reedsburg, which is approximately one per .67 acres. The overall density of the Town of Reedsburg, which accounts for all acreage divided by all residences is approximately 1 single family residence per 44.12 acres of land. In comparison, the density for the entire town in 1990 was roughly 1 single family residence per 53.37 acres of land. One can determine based on this determination that, as additional development (approximately 67 homes) has occurred since 1990 coupled with a reduction of 588.75 acres due to annexation by the City, the net result was a change in density of approximately 9.25 acres per residence. It should be also noted here that of the new permits issued between 1990 and 2003 as discussed above, none were for new farmsteads and only two were for commercial development within the ET area of the City.

No provisions for commercial or industrial densities are provided in this plan. This action recognizes that: 1) the City of Reedsburg has established Extraterritorial Zoning, 2) the area within the ET boundary was included within the development of the City's Comprehensive Plan, and 3) according to current State law, areas outside of corporate limit boundaries that are included within a municipality's comprehensive plan remain in effect even though the

subject property may be within a Town's official limits. As will be discussed later in this chapter, the Town wishes to direct commercially and industrially zoned development to within the ET area. Therefore, density calculations and 5-year land use projections for such have not been provided within this plan. However, the Town has expressed their interest in permitting the development of small home-based businesses and ag-related businesses in the Town, as indicated in the Agriculture and Economic Development Chapters of this Plan, as a means to provide additional income potential and diversification opportunities to existing and/or new family farms. In essence, agriculture is the Town's business of choice.

Rural – Since 1990, along with the adoption of Exclusive Agriculture Zoning by the Town, a requirement has been in place that mandates that a minimum of 35 acres be required in order to build a new house on a new lot. 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. As a result, the 35-acre rule is beginning to fail in part, and continuing 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 the Town of Reedsburg, but also in many surrounding Towns with similar zoning designations. The net result of 35-acre lots includes widely scattered residential development that often conflicts with agriculture operations (from the perspective of houses being built 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 can also serve as a vehicle to the introduction of exotic invasive species. Examples of the shortcomings of this rule are numerous.

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 Reedsburg to a Town that does not have Exclusive Agriculture is quite noticeable as indicated by the population and housing comparisons provided in the **Inventory and Analysis** chapter of this Plan. Examples of the successes of this rule are numerous.

As part of the planning process, discussions with the Comprehensive Plan Committee took place and resulted in the development of an option to the 35-acre rule. As part of this discussion, the Committee utilized three primary build-out scenarios. These options are discussed later in this chapter.

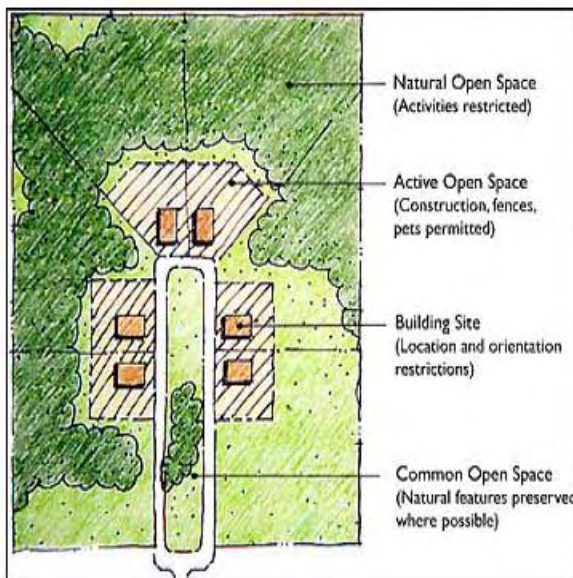
Within Extraterritorial Area - Currently, higher density developments (defined as lot sizes of 2 acres or less) are concentrated within the City's ET area. These include the single-family residential subdivisions (LaBansky, Oak Crest, Eagle Ridge, Fawn Valley) as well as some smaller lot residential development along County Highways V and K north and south

of the City and commercial development east along STH 33. The policies in this plan call for both new development and redevelopment of these recognized areas to meet much of the growth demands in the future in order to preserve much of the rural character of the Town, prime agricultural lands, and environmentally significant lands outside of the ET area. The plan also directs any new subdivision development within the ET area of the City of Reedsburg while recognizing the fact that there may be some conflicts with the City's Plan. Discussion which occurred during the Intergovernmental Forum with the City and the Town should continue to determine whether or not standards could be developed, which may include a requirement for privately owned community water and sewer facilities, to adequately ensure that the new development takes place in a density pattern and manner that can be efficiently serviced in the future by the City should the development be annexed.

Lots of Record

For purposes in the Town of Reedsburg, 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 Reedsburg in 1990. *Map11-3 Lot of Record* shows the location of existing lots of record in the Town. It is estimated that more than 90 lots of record and developable in the Town of Reedsburg based on the requirements of the Exclusive Agricultural zoning district. However, it must be pointed out that some of these lots may not meet the requirements of other applicable regulations including Shoreland and Floodplain zoning. Prior to issuing any permits for building on these lots, verification of their lot of record status and a determination as to the applicability of other zoning requirements should be made by the Sauk County Planning & Zoning Department.

11.3 Alternative Development Scenarios Analysis



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 Three: Planning Issues and Opportunities* as well as general discussion by the Comprehensive Plan Committee through out the planning process. It should be pointed out that the alternative development scenario analysis focused on the areas within the Town that lie outside of the City of Reedsburg's ET

boundary in lieu of the City's existing Comp Plan and the applicable statutory rule.

To aid the Committee with the discussion, they first created a list of possibilities based on current zoning as well as desired outcomes based on the Town's future goals. The committee explored more than 10 alternatives before they began to focus on 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: 11-4 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 build-out of the Town of Reedsburg if the Town were divided into 35-acre lots respectively. This build-out 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 issue includes the fact that not all lands are readily accessible to 35-acre lot creation and varying impacts associated with other regulations. Considering this would be a status quo approach, the Committee did not feel that this would be the direction they would like to see the Town go in the future.
- **Scenario Two:** One house per 35 acres clustered (see also *Map 11-5 One house per 35 acres Clustered*). Scenario two references scenario one only each new home is clustered - on a 1 to 5 acre lot respectively with an easement placed on the remaining acreage for a period of 20 years. Although this scenario may still have inherent issues, it was discussed and agreed upon that this density-based provision should apply to all lands in the Town outside of the City's ET boundary, even those which may not have met accessibility requirements or other requirements under Scenario One. Possible benefits include the ability of rural landowners to sell off non-productive lands for development purposes while maintaining and preserving productive agricultural lands and large contiguous blocks of forestry. Also, there is an increased potential for landowners to be willing to sell lots of less than 35 acres without impacting their farming operations to a great degree and create additional tax base for the Town of Reedsburg.
- **Scenario Three:** A density of one housing unit per 35 acres with all development directed to specific growth areas through a Transfer of Development Rights program that would site the development in a type of subdivision development pattern and at a specific location while keeping the remaining portion of the type preserved in a relatively open agricultural land use pattern. Several committee members thought this would be the ideal situation to meet all of the planning goals established by the committee. However, through the planning process and in additional discussions with development and financial professionals, it was determined that this type of proposal has too many hurdles to cross from an educational standpoint with the general public, the financial field, and the realtor and development backgrounds to become a reality. Another issue to address would be where to locate the development areas and how to serve them appropriately with the appropriate type and amount of infrastructure, i.e. roads, water, sewer, utilities, etc. As a result, this may be a long range goal for the Town to explore in the future

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 acres was not the preferred option in terms of a density pattern. Additionally, the Planning Committee felt strongly that new options need to be made available to rural property owners due to the changing nature of the real estate market in terms of demand as well as the changes and challenges to the agricultural industry. As a result, the Committee chose Scenario 2 as their preferred alternative. They felt that this alternative would be the best to treat all land owners the same, provide an opportunity to rural land owners to sell off some non-productive lands for extra income which may in-turn allow them to reinvest in their agricultural operations, provide a supply of housing opportunities to the public, and better locate new housing within the Town so as not to be in conflict with existing or future agricultural operations as well as protect and preserve important environmental features. This choice was based on a consensus approach used with the Committee to find a choice that was acceptable to all members of the diverse group.

11.4 Preferred Scenario

As a result of the Planning Committees discussion over a six month period, the preferred alternative that was chosen that best fits with the input received during committee meetings, the results of the community survey and which should fulfill the Five Planning Goals of the Town of Reedsburg was Scenario Two (*Map 11-5*), with a few clarifications and modifications. The portions of this scenario on which the Planning Committee reached consensus on included the following clarifications:

- The density policy of the Town of Reedsburg outside of the ET area is 35 acres per housing unit
- Based on this density policy provision, landowners will have a choice in the future to decide if they wish to sell off 35 acre (or larger) lots for new housing or if they wish to create a 1 to 5 acre lot (applying the clustering option) with an easement on the difference of the remaining acreage. In essence, if a property owner creates a 3 acre lot, they would place an open space easement on 32 acres to meet the 35 acre density provisions.
- The easement will be for a term of 20 years, in essence a one generation decision.
- Farm consolidations – the committee felt that this alternative should be made available to only those landowners that operate farm operations, as determined by meeting the requirements of the Farmland Preservation Program in terms of minimum acreage and income.

In addition, a component of the preferred scenario on which consensus was not reached included a potential limit on the number of land divisions over a certain period of time in order to better manage growth, assess the impacts of this new direction, and better meet the planning goals and survey results of the planning process. Based on this component, the Committee developed two alternatives, with a preference given to the first alternative.

- Alternative 1: Limit of 3 land divisions in a 10 year period. A land division refers to a land division of less than 40 acres. This alternative would limit the number of divisions of less than 40 acres (ie clusters per contiguous property) to 3 in a 10 year period, or in essence 6 in an 11 year period. Some of the reasons for this preferred alternative include: slower pace of growth, steady or gradual regulated growth in rural area, and allows the Town to better assess the consequences of clustering over a period of time. Two future land use scenarios, one at a ten year and one at a twenty year increment, were constructed based on this alternative. These are shown in **Maps 11-7 and 11-8**.
- Alternative 2: Limit of 3 divisions in a 5 year period. This alternative follows the current restrictions in place within the Sauk County Code of Ordinances. This alternative would limit the number of divisions of less than 40 acres (ie clusters per contiguous property) to 3 in a 5 year period, or in essence 6 in an 6 year period. Some of the reasons this was supported were: that it doesn't treat larger property owners unfairly, is the least restrictive, is a reasonable rate of growth, more flexibility to large landowners, and that it places 20 year easements on property in a faster fashion if clustering is used.

It was the intent of the Committee to advance this preferred scenario and preferred alternative to the public for review and comment at the public open house and public hearing to gain additional feedback before finalizing the scenario as the final policy.

11.5 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 the Town of Reedsburg 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 Two Inventory and Analysis*. The second factor utilizes assumptions that the growth of the Reedsburg area will continue as USH 12 is expanded and the Wisconsin Dells area continues to experience increased growth trends. Future land Uses are broken down into residential, commercial, agricultural, and natural resources.



➤ Future Residential Land Uses

In brief review, the population in Town of Reedsburg historically has shown a decrease in the last 20-plus years according to census figures (1980-2000). Logically speaking, it seems realistic that this trend will most likely reverse itself in the future, specifically in lieu of the amount of new development that has taken place since

1999 in the Town and the fact that the population of the Sauk County Health Care Center has become more stable. However, the second factor to consider will be a completed 4-lane U.S. Highway 12 corridor which will provide for a quicker commute between the Wisconsin Dell and the City of Madison's west side coupled with the possibility of cluster developments and additional development in the ET area of the City of Reedsburg.

Although it is not known exactly how these factors will impact the population in the Town, or what impact the other components will have, it is surmised that the population will most likely resemble that of Population Projection 4 resulting in roughly 87 additional people over the first 10 year period (2000-2010) and roughly 149 additional people over the second 10 year period (2010-2020). It should be noted here that this projection is also based on an assumption that the average number of residents per household will continue to decline before leveling out around 2.5 per household, which is relatively the same average as Sauk County and Wisconsin.

Given this abstract analysis, and based on Population and Housing Projection 4, the Town can expect approximately 146 new single-family residences, or roughly 7 houses per year until 2020.

Part of the analysis for identifying future residential land uses first looks at 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 2003, there have been a total of 82 new single-family homes built in the Town. The majority of these homes were built in the rural areas, with a few also being constructed in the ET area. 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 previous plan of the Town, officially recognizes the ET area of the City of Reedsburg as a residential growth area. To better address this trend and bring development to the ET area to meet future housing demand, the Comprehensive Plan continues to designate the ET areas as the preferred area for residential growth, but also takes the idea of growth a step further by supporting the development of the development standards with the City of Reedsburg to address their concerns and allow development to take place in a pattern that supports higher density and that can be more easily and efficiently served by city infrastructure in the future. This should, overtime, aid in the redevelopment and development of these areas.

It should be noted that this Comprehensive Plan does make specific reference to lands to be developed or redeveloped within the ET areas, which primarily compliment the land uses specified within the City's Comprehensive Plan, but that additional discussions may be necessary between the Town and the City to reach an understanding or agreement that may be better effectuated with the adoption of an official boundary agreement. **Map 11-9 Proposed Future Land Use** continues to officially recognize the ET area as a growth area - for both commercial and residential uses. Note that although the comprehensive planning law requires the future land use map to make reference to growth based on 5-year increments, it is difficult to determine 5-year projections until additional discussions take place with the City of Reedsburg with regard to the ET area, the appropriate development density, and whether or not a corporate boundary agreement is developed. With that being said, the acreage provided for residential development on **Map 11-9 Proposed Future Land Use** and the opportunity for new residential development in the rural area of the Town,

utilizing the clustering option, will meet and exceed the demand for future growth based on the projections in *Chapter 2: Inventory and Analysis*.

➤ **Future Commercial Land Uses**

Future commercial development in the Town of Reedsburg is primarily directed to areas along STH 33 in the City's ET area. This is also relatively complimentary with the City of Reedsburg's Comprehensive Plan with regard to future commercial uses. In addition, it is fairly representative of the more recent growth trends in the Reedsburg area, which tend to be pulled towards USH 12, the Baraboo area, and the Wisconsin Dells area. This Plan also supports the establishment of ag-based or cottage industry type businesses throughout the Town as a means to provide additional income to rural property owners, and specifically farm operator. In either case, the Reedsburg area will continue to be recognized as a trade center and opportunities for tourism and tourism-type businesses should also be encouraged.

The Comprehensive Plan envisions that future development be primarily service and retail orientated and include businesses that serve the agricultural community and local stores that primarily serve local residents and tourists. In consideration of the expected increases in population and therefore labor force participants, the areas identified for commercial uses and industrial uses within the *Proposed Future Land Use Map* will adequately provide the space necessary to meet the relatively small increase in labor force over the next 20 years. Furthermore, the ability and likelihood of additional cottage industry or ag-related businesses being established in the rural portions of the Town will also provide employment opportunities as well.

➤ **Future Agriculture Areas**

Defining future agriculture areas is generally easier than defining future residential or commercial land uses as agriculture areas (and lands) are influenced largely by local policy (i.e., 1 per 35) rather than market forces. The establishment of a density policy coupled with cluster development options utilizing easements offers a viable option for the preservation of



agricultural lands in larger contiguous blocks. In addition to clustering options and open space easements 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 Reedsburg will most likely, over a long period of time, transition from a farming community to that of a large lot residential subdivision and suburban sprawl. Thus there is merit in utilizing various development options, which better define both the protection of agriculture lands while still allowing for residential development. There is also merit in defining ways that Reedsburg farmers can continue to be economically viable. As a result of these efforts, future agricultural areas are best defined by various mapping resources

including the *Map 11-9 Proposed Land Use*, *Map 6-1 Land Capability Classification* and *Map 6-2 Prime Farmland Slope Delineation*.



<http://www.picturesmartgrowth.com/BarabooRange.html>

➤ **Future Natural Resource Areas**

Like agriculture, defining future natural resource areas is relatively more easy than defining future residential or commercial development. And like agriculture, the preservation or protection of significant natural resources such as contiguous forested blocks, critical wildlife corridors, prairie remnants, stream corridors, micro habitats and the like are once again largely influenced by local policy and regulations. Like agriculture, the establishment of a density policy, coupled with cluster development options, offers a viable option to the conversion of natural resource areas into 35-acre residential lots. As expressed in the planning process, preserving significant natural resources is of a high priority. Also, as expressed in the Community Survey, the preservation of natural resources was one of 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 and use of development regulations. Natural resources will more likely rely on programs that aim to ensure continued protection such as purchase of development rights, voluntary easements, the policies of this plan, and of course, regulation. However, like agriculture, the protection of natural resources will also heavily rely on the utilization of a local density policy and future build-out scenario that aims to protect identified natural resource areas. For the purposes of this plan, future natural resources areas are best defined by *Map 11-9 Future Proposed Land Use* and *Map 7-2 Environmentally Sensitive Areas*. In general, areas defined as being within the Baraboo River Corridor and Tributaries (including the Narrows Creek Corridor) have been identified as requiring the highest level of natural resource protection and any future local policies will need to reflect this designation. Additionally, areas that also have significant environmental value, including the northern segments of the Baraboo Range and large contiguous blocks of forestry, are also recognized as high priorities in terms of protection or preservation. Finally, the connectors of these vast natural resources, the critical wildlife corridors, should be preserved to allow for the continued and safe movement of wildlife between the wooded canopies of the Baraboo Range and other ridge tops to the ecologically diverse river corridors and other surface water features. The existence of these corridors is probably the most prevalent along Ski Hill Road, where the northern portion of the Baraboo Range converges with the Baraboo River Corridor. Specifically, the NE portion of Section 23, the W1/2 of Section 24, and the E1/2 of Sections 15 and 22 contain drainage corridors that act as environmental corridors and permit wildlife movement and habitat connectivity between the Baraboo River Corridor and the Northern Range of the Baraboo Hills as well as act as surface water drainageways. These areas should be protected and preserved from additional development in the future to minimize erosion and adverse water quality impacts as well as maintain essential wildlife corridors. Please refer to the *Environmentally Sensitive Areas Map* to view the locations of these wildlife and drainage corridors.

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, the primary smart growth area that has been defined should be considered within the City's ET area primarily to the North of the Baraboo River Corridor. The area will more than likely be serviced by municipal utilities in the future, can be served in a cost efficient manner, and is contiguous to existing development with a similar high-density pattern.

11.7 Town of Reedsburg Comprehensive Plan Goals

1. Preserve the natural beauty and rural character of the community.

The predominant features of the Town of Reedsburg's rural landscape are its small family farms, rolling agricultural fields and wooded hillsides. This rural landscape is further enhanced by a wide array of unique geological and ecological systems, including the Baraboo River, with its vast highway of unique branches and tributaries. The Town aims to recognize and enhance the natural beauty of the area by promoting stewardship of forested areas, grasslands, the Baraboo River and unique wetlands that support diverse flora and fauna ecosystems; as well as modern agricultural conservation practices, in order to maintain the rural character of the community and the health of the area's natural resources.

2. Preserve and enhance the present and future tax base of the Township.

The Town of Reedsburg's present and future development opportunities are benefited by its proximity to the City of Reedsburg as a major market center of Sauk County, transitioning from an urban setting to a productive agricultural economy. Through cooperative efforts with the City of Reedsburg and Sauk County, the Town strives to establish intergovernmental agreements and programs designed to promote development that reflects and respects this transition and the community's character. This effort will further protect and enhance the diverse rural environment and high quality of life for the area as a whole.

3. Promote a balance between the impacts of human settlement with the natural environment.

Through partnerships and open communication with all units of government, conservation groups, developers, farmers and citizens, the Town will promote the utilization of state of the art practices and programs which protect natural resources and in turn enhance the quality of life for the area's residents and visitors. These partnerships will also identify current and potential sources of pollution and encourage landowners to integrate solutions that protect and enhance the quality of water, air and land resources.

4. Preserve and enhance the Town's family-farming tradition.

In order to preserve the Town's rich farmland and agricultural tradition, a viable market for agricultural products and complimentary business opportunities must be identified and developed. By encouraging diversification, emerging markets for agricultural niche products will help improve the economic livelihood of today's operations. Through the effective promotion of ag-tourism, consumers will have an opportunity to become connected with their food sources and achieve a better understanding and appreciation of the family farm operation. Additional opportunities for ag-related or ag-compatible cottage industries will provide supplemental income while supplying traditional goods and services for the community and visitors alike.

5. Enhance the availability of high quality educational opportunities.

(promote high quality public/private school systems)

High quality educational opportunities are the cornerstones of today's economy and community. These opportunities, coupled with the identification of local curriculum (employment) needs, will build a knowledgeable, innovative, and dedicated workforce to fill the needs of a growing local and regional job market. Emphasis will be placed on public/private partnerships to provide nontraditional educational programs outside of the classroom, increasing civic involvement, responsibility and specialized training.

11.8 Land Use Objectives and Policies

In order to further and improve the relationships of the Town of Reedsburg with various other municipal and/or governmental agencies, the following Objectives and Policies have been identified.

Land Use Objectives:

LUO-1 Preserve the rural character and integrity of the Town of Reedsburg for present and future generations.

LUO-2 Promotion of cooperation between ag and non-ag based residents in order to foster a positive relationship and open communication as changes occur in the agricultural industry.

LUO-6 Encourage landowners to participate in programs that protect and restore stream banks like CREP and other water resource management programs.

LUO-7 Enhance wildlife habitat by encouraging landowners to develop wildlife sanctuaries, to plant small food plots adequate for sustainability and to effectively manage nuisance wildlife.

LUO-8 Restrict unsightly land uses such as quarries, stripping of top soil, mining, etc.

LUO-9 Protect prime agricultural areas by encouraging housing to locate in areas that are not conducive to productive agricultural operations.

LUO-10 Direct growth with the City of Reedsburg north of the Baraboo River with a few exceptions as follows:

- A) Industrial area east of South Dewey Ave.
- B) Growth along STH 23 north of the westerly extent of Ski Hill Road from Old Loganville Road to STH23.
- C) Marginal growth on west side of STH 23 north of K and south of 33 as depicted of the Town's Proposed Future Land Use Map.

Land Use Policies:

The Town Shall:

LUP-1 Work with the City of Reedsburg to encourage development densities that can be adequately served in the future by utilities and other services in a financially efficient manner.

LUP-2 Work with Sauk County and seek to establish a Purchase of Development Rights program for agricultural lands in the Town of Reedsburg.

LUP-3 Guide the location of future development away from prime agricultural lands and established agricultural operations.

LUP-4 Establish a voluntary transfer of development rights program to help preserve open farm and green space and environmentally sensitive areas.

LUP-5 Utilize established criteria (state and/or county requirements) and local observation to define appropriate setbacks and buffers between new housing development and existing agricultural operations as well as between new agricultural operations and existing housing developments to reduce the possibility of conflicting land uses. At such time when setbacks and buffers are defined, include them as an addendum to this policy.

LUP-6 Establish a committee of Town and City of Reedsburg officials to encourage zoning options within the City of Reedsburg's ET, including, but not limited to zero setback lot lines for two family dwellings, identifying areas appropriate for Planned Unit Developments (PUDs) and establishing a time-based development system that is relative to the ability to provide services.

LUP-7 Strive to encourage a variety of lot sizes within the City of Reedsburg's ET and promote diverse housing designs to minimize generic "cookie cutter" development.

LUP-8 Develop a land assessment process that protects prime agricultural land, wetlands, contiguous woodlands over 40 acres and prime wildlife habitat from residential development.

LUP-9 Encourage cooperation with the City of Reedsburg as well as surrounding towns to investigate grant and cost sharing programs to fund roads shared near boundaries.

LUP-10 Establish an Architectural Review Board to develop siting standards for new rural housing as well as new agricultural operations.

LUP-11 Offer clustering housing as an option to exclusive agriculture 35 acre lot sizes at a density identified within this plan.

LUP-12 Create a residential development growth plan with the City of Reedsburg which is beneficial to both parties.

Chapter 12: Implementation



Implementation

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 Reedsburg 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’ and establishes an Official Map in accordance with State Statutes.

12.1 Plan Adoption

The Town of Reedsburg 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 fourteen 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 Reedsburg 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 component of the planning process is summarized in Appendix B: Public Participation.

To coincide with the adoption of the Comprehensive Plan, the Town will utilize its 5-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 Reedsburg 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). 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 Role of Implementation

➤ Town Board

The Town Board will provide for general oversight of the Plan Commission's activities relative to enforcing and monitoring the Comprehensive Plan. 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.

➤ 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. The second form of implementation recognizes the role of the Plan Commission to monitor decisions and potential conflicts of the Comprehensive Plan as it applies to implementation and applying the policies within it to development proposals. This work should be based on the premise that this Committee will be the ‘work-horse’ behind the implementation of many Plan policies.

12.4 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 that are automatically implemented upon the adoption of the Town of Reedsburg Comprehensive Plan.

HOUSING

| Policy | Implementation Timeframe | Representative Body |
|---------------|---------------------------------|-----------------------------|
| HP-1 | Short Term | Architectural Review Board |
| HP-2 | Short Term | Plan Commission/ Town Board |
| HP-3 | Short Term | Architectural Review Board |
| HP-4 | Long Term | Plan Commission/Town Board |
| HP-5 | Ongoing | Plan Commission/Town Board |
| HP-6 | Ongoing | Plan Commission/Town Board |
| HP-7 | Ongoing | Plan Commission/Town Board |
| HP-8 | Ongoing | Plan Commission/Town Board |
| HP-9 | Ongoing | Plan Commission/Town Board |
| HP-10 | Ongoing | Plan Commission/Town Board |
| HP-11 | Short Term | Architectural Review Board |
| HP-12 | Short Term | Architectural Review Board |
| HP-13 | Short Term | Plan Commission/Town Board |

AGRICULTURE RESOURCES

| Policy | Implementation Timeframe | Representative Body |
|---------------|---------------------------------|-----------------------------|
| ARP-1 | Ongoing | Plan Commission/ Town Board |
| ARP-2 | Long Term | Plan Commission/ Town Board |
| ARP-3 | Ongoing | Plan Commission/ Town Board |
| ARP-4 | Ongoing | Plan Commission/ Town Board |
| ARP-5 | Ongoing | Plan Commission/ Town Board |
| ARP-6 | Ongoing | Plan Commission/ Town Board |
| ARP-7 | Ongoing | Plan Commission/ Town Board |
| ARP-8 | Ongoing | Plan Commission/ Town Board |
| ARP-9 | Ongoing | Plan Commission/ Town Board |
| ARP-10 | Ongoing | Plan Commission/ Town Board |

UTILITIES & COMMUNITY FACILITIES

| Policy | Implementation Timeframe | Representative Body |
|---------------|---------------------------------|-----------------------------|
| UCRP-1 | Short Term | Architectural Review Board |
| UCRP-2 | Short Term | Plan Commission/ Town Board |
| UCRP-3 | Ongoing | Plan Commission/ Town Board |
| UCRP-4 | Ongoing | Plan Commission/ Town Board |
| UCRP-5 | Short Term | Plan Commission/ Town Board |
| UCRP-6 | Short Term | Plan Commission/ Town Board |

TRANSPORTATION

| Policy | Implementation Timeframe | Representative Body |
|---------------|---------------------------------|-----------------------------|
| TP-1 | Ongoing | Plan Commission/ Town Board |
| TP-2 | Ongoing | Architectural Review Board |
| TP-3 | Ongoing | Plan Commission/ Town Board |
| TP-4 | Ongoing | Plan Commission/ Town Board |
| TP-5 | Ongoing | Plan Commission/ Town Board |
| TP-6 | Ongoing | Plan Commission/ Town Board |
| TP-7 | Ongoing | Plan Commission/ Town Board |
| TP-8 | Ongoing | Plan Commission/ Town Board |
| TP-9 | Ongoing | Plan Commission/ Town Board |

ECONOMIC DEVELOPMENT

| Policy | Implementation Timeframe | Representative Body |
|---------------|---------------------------------|-----------------------------|
| EDP-1 | Ongoing | Plan Commission/ Town Board |
| EDP-2 | Short Term | Architectural Review Board |
| EDP-3 | Ongoing | Plan Commission/ Town Board |
| EDP-4 | Ongoing | Plan Commission/ Town Board |
| EDP-5 | Ongoing | Plan Commission/ Town Board |
| EDP-6 | Short Term | Plan Commission/ Town Board |
| EDP-7 | Ongoing | Plan Commission/ Town Board |

NATURAL RESOURCES

| Policy | Implementation Timeframe | Representative Body |
|---------------|---------------------------------|----------------------------|
| NRP-1 | Ongoing | Architectural Review Board |
| NRP-2 | Ongoing | Plan Commission/Town Board |
| NRP-3 | Ongoing | Plan Commission/Town Board |
| NRP-4 | Ongoing | Plan Commission/Town Board |
| NRP-5 | Short Term | Plan Commission/Town Board |
| NRP-6 | Ongoing | Plan Commission/Town Board |
| NRP-7 | Short Term | Plan Commission/Town Board |
| NRP-8 | Ongoing | Plan Commission/Town Board |
| NRP-9 | Short Term | Plan Commission/Town Board |
| NRP-10 | Short Term | Architectural Review Board |
| NRP-11 | Ongoing | Architectural Review Board |
| NRP-12 | Ongoing | Plan Commission/Town Board |

INTERGOVERNMENTAL COOPERATION

| Policy | Implementation Timeframe | Representative Body |
|---------------|---------------------------------|-----------------------------|
| ICP-1 | Short Term | Plan Commission/Town Board |
| ICP-2 | Ongoing | Plan Commission/ Town Board |
| ICP-3 | Short Term | Plan Commission/Town Board |
| ICP-4 | Ongoing | Plan Commission/Town Board |
| ICP-5 | Ongoing | Plan Commission/Town Board |
| ICP-6 | Short Term | Plan Commission/Town Board |
| ICP-7 | Short Term | Plan Commission/Town Board |
| ICP-8 | Ongoing | Plan Commission/Town Board |
| ICP-9 | Short Term | Plan Commission/Town Board |
| ICP-10 | Ongoing | Plan Commission/Town Board |

LAND USE

| Policy | Implementation Timeframe | Representative Body |
|---------------|---------------------------------|-----------------------------|
| LUP-1 | Ongoing | Plan Commission/Town Board |
| LUP-2 | Short Term | Plan Commission/ Town Board |
| LUP-3 | Ongoing | Plan Commission/Town Board |
| LUP-4 | Long Term | Plan Commission/Town Board |
| LUP-5 | Ongoing | Plan Commission/Town Board |
| LUP-6 | Short Term | Plan Commission/Town Board |
| LUP-7 | Ongoing | Plan Commission/Town Board |
| LUP-8 | Ongoing | Plan Commission/Town Board |
| LUP-9 | Ongoing | Plan Commission/Town Board |
| LUP-10 | Ongoing | Architectural Review Board |
| LUP-11 | Ongoing | Plan Commission/Town Board |
| LUP-12 | Short Term | Plan Commission/Town Board |

IMPLEMENTATION

| Policy | Implementation Timeframe | Representative Body |
|--------|--------------------------|----------------------------|
| LUP-1 | Short Term | Plan Commission/Town Board |
| LUP-2 | Ongoing | Plan Commission/Town Board |
| LUP-3 | Ongoing | Plan Commission/Town Board |
| LUP-4 | Ongoing | Plan Commission/Town Board |
| LUP-5 | Ongoing | Plan Commission/Town Board |
| LUP-6 | Ongoing | Plan Commission/Town Board |
| LUP-7 | Ongoing | Plan Commission/Town Board |

12.5 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 Reedsburg Comprehensive Plan simultaneously has ensured that there are no known internal inconsistencies between the different elements of this Plan.

12.6 Official Mapping

As a part of this planning process, the Town of Reedsburg has created an Official Map in accordance with the provisions of the State Statutes showing the location of future roads, park facilities, etc. This document is provided as *Map 12-1, Official Map*. Again, this map coincides and compliments the provisions contained within the City of Reedsburg’s Comprehensive Plan with a few exceptions where disagreements existed. Along with the adoption of this Plan by ordinance, the Official Map of the Town of Reedsburg will also be adopted by ordinance and thereby become effective.

12.7 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 Reedsburg 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.

Appendix A - Survey and Results -

Community Survey Summary *Town of Reedsburg Comprehensive Plan*

The following is a brief summary of the survey results, organized into some of the various elements of this Comprehensive Plan. The purpose of this summary is to give its readers a brief look into the most prominent concerns and opinions of the residents of the Town. The information has been arranged in the same format as the required elements of a comprehensive plan in order to provide a consistent format for comparison.

Issues and Opportunities:

Although several issues and opportunities can be identified throughout the survey, Survey Questions 38 & 39 directly relate to this element. In terms of opportunities, its proximity to the City of Reedsburg coupled with its rural beauty and charm make the Town of Reedsburg a desirable place to live. The Baraboo River is also an asset that could provide opportunities for recreation and tourism. Additionally, productive agricultural soils and generational farms are assets of the Town which could promote opportunities for some of the new niche agricultural markets. The regions transportation opportunities are also assets that could benefit the Town of Reedsburg.

As for issues facing the Town of Reedsburg, concerns of annexation and development pressure from the City of Reedsburg appear to be the most prevalent. In terms of the Town's employment base, the unknown future of the agricultural industry and loss of productive farmland to development is another major issue facing the Town today. The impact too much development may have on the rural character and beauty of the Town as well as its natural resources is also of great concern.

Agricultural, Natural and Cultural Resources:

Agriculture. The survey results show that farming continues to be a viable career choice in the Town of Reedsburg. 54 % of survey respondents felt that there were adequate Agricultural support and complimentary services in Sauk County to keep ag-related businesses in the Town of Reedsburg economically viable. In addition, nearly 80% of survey respondents indicated they would support activities that promote agricultural opportunities including direct farm product sales, agriculture tourism, workdays and educational opportunities, and, farm related bed and breakfast establishments. Also, 95 % of survey respondents felt it was important, very important, or essential to protect farmland in the Town. 76% of respondents felt that residential development should not infringe on agricultural operations. Finally, 80% of survey respondents felt that the Town should support programs that help preserve agricultural lands for future farming operations while 84% felt that the Town should allow for or encourage the expansion of existing farms.

Natural Resources. According to question 11 of the survey, the second highest ranking reason for which people choose to live in the Town of Reedsburg was its natural beauty. 75% of survey respondents indicated they would be supportive of initiatives aimed at developing tourism and outdoor recreation opportunities specifically for a nature sanctuary

while almost 81% indicated support for parks. The three most important land use issues facing the Town of Reedsburg in order of importance were: 1) the protection of water resources, 2) scenic beauty, and 3) cropland disappearance. Strong support was indicated for the protection of virtually all of the resources listed in Question 32. 81% of respondents indicated that the Town should participate in watershed improvement projects on the Baraboo River for fish population and habitat restoration. Finally, 67% indicated that the Town should support programs that purchase open space lands, such as wetlands, floodplains, and woodlands for preservation and recreation purposes.

Cultural Resources. 67% of survey respondents indicated they would be supportive of initiatives aimed at developing tourism and outdoor recreation opportunities, specifically for educational/interpretative centers and local nature or heritage based arts and entertainment. 87% of respondents indicated that protection of historically significant features were either essential, very important or important while 95% of respondents indicated in the same manner that protection of the rural character of the Town. Finally, 78% of respondents felt that the Town should actively encourage the preservation of historic homesteads and other historic sites.

Housing:

The three most important housing issues identified in the survey were that upkeep of existing homes, providing affordable housing, and providing elderly housing were all priorities. However, 82% of survey respondents felt that only single family housing should be permitted in the Town. As a result, it may be very difficult to provide affordable or elderly housing opportunities in the Town of single-family housing is the only option available. In terms of single family development, a large majority of survey respondents felt that new housing development should either occur in the City of Reedsburg or within the City's Extraterritorial Area. The respondents also felt that if housing development were to occur in the Town, that it should occur in small clusters of 1 to 3 homes as opposed to subdivisions or throughout the Town on scattered 35 acre lots. This was reiterated again in Question 36 of the survey. Survey respondents also felt that additional housing would lead to additional conflicts with farming operations.

Utilities and Community Facilities:

Roughly 88% of survey respondents felt that alternative forms of energy that should be pursued or supported by the Town include solar and wind energy while 55 percent of respondents indicated support for ethanol plants. In review of Question 27, individuals overall seemed to be satisfied with the types of services provided to residents of the Town of Reedsburg. Most notably, more than 90% of respondents rated the following services as excellent or good: ambulance, fire protection, police protection, and public libraries. In contrast, only 60% of respondents rated the following services as excellent or good: secondary school system, private school system, road maintenance, and stormwater management. This would indicate possible areas for improvement.

Economic Development:

When asked what was one of the most important reasons for which people chose to reside in the Town of Reedsburg, the highest ranked response was proximity to their job or employment opportunities. However, survey responses were somewhat inconclusive as to the support of business development outside of the City of Reedsburg limits. According to the answers in Survey Question 22, respondents were more supportive (more than 50%) of the development of agricultural based operations like farm implement dealers, feed mills, fertilizer dealers, veterinarian services/kennels and cottage industries than other business uses. Within the ET area of the City, residents were more supportive of various low-impact commercial uses including professional offices, health services, and lodging. Survey respondents were also generally supportive of recreationally based and tourism based business throughout the Town. Finally, according to Survey Questions 23 and 24, small - businesses with less than 10 full time employees were preferred over large business with many also voicing opposition to any new business development in the town.

Transportation:

59% of survey respondents felt that the current road maintenance of the Town of Reedsburg is either Excellent or Good while 67% responded the same way for bridge maintenance. Respondents were generally satisfied with the Town's snow removal efforts with 85% indicating either an Excellent or Good rating. According to Survey Question 33, 85% of survey respondents strongly agreed or agreed that the overall road network meets the needs of the citizens while 77% felt that the condition of the roads is adequate for the intended uses. 58% of respondents felt that biking and walking are important modes of transportation in the Town and that expanded transportation services for the elderly should be provided. According to Survey Question 34, biking routes is the number one transportation opportunity that residents would support for inception or expansion, followed by hiking trails and town/county roads. Finally, 67% of respondents felt that the Town should adopt signage regulations along roads and highways.

Intergovernmental Cooperation:

Through analyzing the answers to various survey questions, it can be noted that respondents felt strongly that there needs to be better communication and understanding between the City of Reedsburg and the Town of Reedsburg, as well as other local governmental units. Better cooperation will lead to more efficient economic development opportunities within and surrounding the City with less conflict, specifically with regard to the ET area. Respondents indicate a need to balance the needs of the Town with those of the City. This includes the development of additional housing in the future. There needs to be a balance between allowing additional housing to be built in the rural areas, while at the same time protecting the rural landscape and family farms by locating additional development close to or within the city to meet the demands of the market. Also, coordinating the various comprehensive plans with neighboring municipalities will help ensure that the area progresses as a whole. Many of these issues are highlighted in other areas within this summary, including the *Issues and Opportunities* section.

Land Use:

According to Survey Question 35, the three most important land use issues identified in the Town of Reedsburg, listed in order of importance, are: 1. protection of water resources, 2. scenic beauty, and 3. cropland disappearance. In addition, the Town's natural beauty and small town atmosphere were the 2nd and 4th most important reasons why families choose to live in the Town of Reedsburg. In addition, within the City or within the City's ET were the two highest choices as to where new housing should be created as well as new industry or commercial development. In terms of agricultural land use, survey respondents were typically supportive of livestock operations with up to 500 animals, with no limits necessarily on grazing, crop farming or forestry operations. According to the responses to Survey Questions 21 & 22, there is support for small commercial offices, ag-related, and tourism and entertainment based businesses while more general commercial and industrial establishments are not preferred. The development of recreational-based and open space uses was also supported throughout the survey.

Town of Reedsburg Survey Question Results

| Question 1 What Type of Residence do you Live In? | Single Family, Non-Farm | Single Family Farm | Mobile Home | Part-time / Vacation Home | Land Owner Only | Other | Total |
|---|-------------------------|--------------------|-------------|---------------------------|-----------------|-------|---------|
| Raw Score | 8 | 22 | 1 | 1 | 8 | 1 | 41 |
| Percent | 19.51% | 53.66% | 2.44% | 2.44% | 19.51% | 2.44% | 100.00% |
| Percent of total Survey Respondents | | | | | | | 39.05% |

| Question 2 - If you own land in the Town of Reedsburg, what is the primary use? | Ag/Working Farm | Non-Farm Residence | Farm Related Business | Recreational Land | Other | Total | other comments |
|---|-----------------|--------------------|-----------------------|-------------------|-------|---------|---|
| Raw Score | 27 | 56 | 1 | 4 | 6 | 94 | woodland, recreation/hobby farm, horses, investment and sales |
| Percent | 28.72% | 59.57% | 1.06% | 4.26% | 6.38% | 100.00% | |
| Percent of Total Survey Respondents | | | | | | 89.52% | |

| Question 3 - In what year did you become a Town of Reedsburg Property Owner/Resident? | 2000 - 2003 | 1995 - 1999 | 1990 - 1994 | 1980 - 1989 | 1970 - 1979 | 1969 or earlier | Total |
|---|-------------|-------------|-------------|-------------|-------------|-----------------|---------|
| Raw Score | 12 | 11 | 20 | 22 | 21 | 16 | 102 |
| Percent of Raw Score | 11.76% | 10.78% | 19.61% | 21.57% | 20.59% | 15.69% | 100.00% |
| Percent of Total Survey Respondents | | | | | | | 97.14% |

| Question 4. Approximately how many total acres in the Town of Reedsburg do members of your household own? | None (Renter) | Less than 1 acre | 1 to 5 acre(s) | 6 to 20 acres | 21 to 35 acres | 36 to 100 acres | 101 to 200 acres | More than 200 acres | Total |
|---|---------------|------------------|----------------|---------------|----------------|-----------------|------------------|---------------------|---------|
| Raw Score | 0 | 14 | 31 | 19 | 2 | 14 | 14 | 7 | 101 |
| Percent | 0.00% | 13.86% | 30.69% | 18.81% | 1.98% | 13.86% | 13.86% | 6.93% | 100.00% |
| Percent of Total Survey Respondents | | | | | | | | | 96.19% |

| Question 5. What is your employment status? | Employed full time | Employed part time | Unemployed | Self-employed | Retired | Other | Total |
|---|--------------------|--------------------|------------|---------------|---------|-------|---------|
| Raw Score | 54 | 3 | 0 | 21 | 24 | 0 | 102 |
| Percent | 52.94% | 2.94% | 0.00% | 20.59% | 23.53% | 0.00% | 100.00% |
| Percent of Total Survey Respondents | | | | | | | 97.14% |

| Question 6. Where do you work? | At-home/on farm | In Sauk County | Outside of Sauk County (in WI) | Out of State | Total |
|-------------------------------------|-----------------|----------------|--------------------------------|--------------|---------|
| Raw Score | 17 | 54 | 9 | 3 | 83 |
| Percent | 20.48% | 65.06% | 10.84% | 3.61% | 100.00% |
| Percent of Total Survey Respondents | | | | | 79.05% |

Note: some have two jobs

| Question 7. How far do you travel to work? | At-home/on farm | 0 to 10 miles | 11 to 20 miles | 21 to 40 miles | 40 miles or more | Total |
|--|-----------------|---------------|----------------|----------------|------------------|---------|
| Raw Score | 17 | 46 | 12 | 3 | 6 | 84 |
| Percent | 20.24% | 54.76% | 14.29% | 3.57% | 7.14% | 100.00% |
| Percent of Total Survey Respondents | | | | | | 80.00% |

| Question 8. What is the total number of adults (18+), including yourself, living in the household? | one | two | three | four or more | Total |
|--|-------|--------|--------|--------------|---------|
| Raw Score | 8 | 80 | 12 | 2 | 102 |
| Percent | 7.84% | 78.43% | 11.76% | 1.96% | 100.00% |
| Percent of Total Survey Respondents | | | | | 97.14% |

| Question 9. How many children (under 18), live in the household? | none | one | two | three | four | five or more | Total |
|--|--------|--------|--------|-------|-------|--------------|---------|
| Raw Score | 65 | 13 | 11 | 5 | 1 | 1 | 96 |
| Percent | 67.71% | 13.54% | 11.46% | 5.21% | 1.04% | 1.04% | 100.00% |
| Percent of Total Survey Respondents | | | | | | | 91.43% |

| Question 10. What is your household income range? | less than \$15,000.00 | \$15,000 to \$24,999 | \$25,000 to \$49,999 | \$50,000 to \$74,999 | \$75,000 to \$99,999 | \$100,000 or more | Total |
|---|-----------------------|----------------------|----------------------|----------------------|----------------------|-------------------|---------|
| Raw Score | 4 | 7 | 31 | 28 | 13 | 11 | 94 |
| Percent | 4.26% | 7.45% | 32.98% | 29.79% | 13.83% | 11.70% | 100.00% |
| Percent of Total Survey Respondents | | | | | | | 89.52% |

| Question 11. Rank by order of importance the reasons for which you and your family choose to live in the Town of Reedsburg | | | | |
|--|--|------|--|-------------------------------------|
| | Raw Score | Rank | Number of Respondents to each question | Percent of Total Survey Respondents |
| Agriculture | 7.02 | 9 | 54 | 51.43% |
| Appearance of Homes | 7.3 | 11 | 56 | 53.33% |
| Community Services | 8.9 | 13 | 51 | 48.57% |
| Cost of Homes | 6.36 | 6 | 61 | 58.10% |
| Historical Significance | 10.71 | 15 | 42 | 40.00% |
| Low Crime Rate | 6.62 | 7 | 60 | 57.14% |
| Natural Beauty | 4.22 | 2 | 65 | 61.90% |
| Near Family & Friends | 4.27 | 3 | 63 | 60.00% |
| Near Job or Employment Opportunities | 3.35 | 1 | 60 | 57.14% |
| Property taxes | 7.9 | 12 | 51 | 48.57% |
| Quality Neighborhoods | 5.69 | 5 | 58 | 55.24% |
| Quality Schools | 6.77 | 8 | 60 | 57.14% |
| Recreational Opportunities | 7.22 | 10 | 59 | 56.19% |
| Small Town Atmosphere | 4.96 | 4 | 71 | 67.62% |
| Inherited Family Farm | 9.14 | 14 | 21 | 20.00% |
| Other reasons listed: | 3.36 | n/a | 11 | 10.48% |
| Total | 103.79 | | | |
| Other reasons listed: | Purchased Family Farm, Convenience, Investment | | | |

| Question 12: Housing is an important part of how a community grows. How do you agree with each of the following? | Strongly Agree | Percentage | Agree | Percentage | Disagree | Percentage | Strongly disagree | Percentage | No opinion | Percentage | Total Respondents | Percent of Total Survey Respondents |
|--|----------------|------------|-------|------------|----------|------------|-------------------|------------|------------|------------|-------------------|-------------------------------------|
| Your local jurisdiction should focus on maintaining (up-keep existing housing quality) | 24 | 58.54% | 12 | 29.27% | 1 | 2.44% | 0 | 0.00% | 4 | 9.76% | 41 | 39.05% |
| Singly family housing is needed | 1 | 0.00% | 18 | 46.15% | 6 | 15.38% | 4 | 10.26% | 10 | 25.64% | 39 | 37.14% |
| Duplexes (2 units) are needed | 0 | 0.00% | 5 | 13.16% | 11 | 28.95% | 10 | 26.32% | 12 | 31.58% | 38 | 36.19% |
| Apartments (3 or more unites) are needed | 0 | 0.00% | 14 | 15.05% | 24 | 25.81% | 30 | 32.26% | 25 | 26.88% | 93 | 88.57% |
| Affordable housing is needed in the Town | 21 | 21.43% | 32 | 32.65% | 15 | 15.31% | 12 | 12.24% | 18 | 18.37% | 98 | 93.33% |
| Elderly housing is needed in the Town | 18 | 18.95% | 35 | 36.84% | 14 | 14.74% | 8 | 8.42% | 20 | 21.05% | 95 | 90.48% |
| Starter (first time buyer) homes are needed in the Town | 18 | 18.37% | 31 | 31.63% | 18 | 18.37% | 12 | 12.24% | 19 | 19.39% | 98 | 93.33% |

| Question 13. Which of the following options below best describes your ideas of what types of new housing should be located in the Town. Rank 1 4. | | | | | |
|---|-----------|------|--|---------|-------------------------------------|
| | Raw Score | Rank | Number of Respondents to each question | Percent | Percent of Total Survey Respondents |
| Multi-family not to exceed four units in a single family building | 3.19 | 4 | 72 | 4.43% | 68.57% |
| Single Family Only | 1.28 | 1 | 87 | 1.47% | 82.86% |
| Mixed use, such as single family unit above a business on a lower level. | 2.74 | 2 | 72 | 3.81% | 68.57% |
| A mixture of A,B, & C | 2.95 | 3 | 80 | 3.69% | 76.19% |

Comments: Where services are not provided, the City has no business dictating development. We live in the Town by choice. We chose not to live in the City.

| Question 14. Do you support residential subdivision development with the City's extra territorial areas (i.e. within 1.5 miles on City limit) where existing services are already provided (e.g. utilities, major road ways, etc.)? | Yes | No | Need more information to answer | Total |
|---|--------|--------|---------------------------------|---------|
| Raw Score | 43 | 34 | 18 | 95 |
| Percent | 45.26% | 35.79% | 18.95% | 100.00% |
| Percent of Total Survey Respondents | | | | 90.48% |

| Question 15. Would you prefer housing built in a traditional layout of one house per 35 acres or a cluster design of houses on smaller lots surrounded by open space? | One house on each 35 acres | Houses clustered on small contiguous lots | Standard Subdivision Development | No Building | More Information Needed | Total |
|---|----------------------------|---|----------------------------------|-------------|-------------------------|--------|
| Raw Score | 29 | 29 | 12 | 16 | 12 | 98 |
| Percent | 29.59% | 29.59% | 12.24% | 16.33% | 12.24% | 59.18% |
| Percent of Total Survey Respondents | | | | | | 93.33% |

| Question 16. Which of the following options below best describes your ideas of where new housing should be located in the Town # 1 = most desirable idea for new housing, # 5 = least desirable idea for new housing. | Lands annexed to the City of Reedsburg for development purposes | Within 1.5 miles of the City of Reedsburg (the extra territorial area) | Within or near existing rural concentrations of homes (4 or more lots) | In a cluster of development of 1 to 3 small "rural" lots | Scattered on large lots (35+ acres) throughout the Town | Directed to newly proposed rural subdivisions (4 or more lots) | No new additional housing in the rural areas of the Town (more than 1.5 miles outside of the City) |
|---|---|--|--|--|---|--|--|
| | Responses | | | | | | |
| Total Score | 181 | 219 | 213 | 201 | 243 | 240 | 205 |
| Total of those that chose to respond | 67 | 74 | 64 | 68 | 68 | 58 | 64 |
| Average Score | 2.7 | 2.95 | 3.33 | 2.96 | 3.57 | 4.14 | 3.2 |
| Rank | 1 | 2 | 5 | 3 | 6 | 7 | 4 |
| Percent of Total Survey Respondents | 63.81% | 70.48% | 60.95% | 64.76% | 64.76% | 55.24% | 60.95% |

| Question 17a. Are you in favor of the Town remaining zoned Exclusive Agriculture? | Yes | No | Unsure | Total |
|---|--------|--------|--------|---------|
| Raw Score | 47 | 35 | 15 | 97 |
| Percent | 48.45% | 36.08% | 15.46% | 100.00% |
| Percent of Total Survey Respondents | | | | 92.38% |

| Question 17b. Are you in favor of haing the ability to create lots of less than 35 acres to build a house in exchange for an agreement that a certain portion of your property would remain as currently | Yes | No | Unsure | Total |
|--|--------|--------|--------|---------|
| Raw Score | 43 | 38 | 15 | 96 |
| Percent | 44.79% | 39.58% | 15.63% | 100.00% |
| Percent of Total Survey Respondents | | | | 91.43% |

(Example: You own 40 acres and want to sell 5 acres to build a house. In exchange, you continue to use your remaining 35 acres for farming, recreational purposes etc., but agree not to build more housing on it.)

| Question 17c. Are you in favor of increasing or decreasing the minimum 35 acres to build a new house? | Yes | No | Total |
|---|--------|--------|---------|
| Raw Score | 50 | 39 | 89 |
| Percent | 56.18% | 43.82% | 100.00% |
| Percent of Total Survey Respondents | | | 84.76% |

| Suggestions for increasing or decreasing minimum acreage | 1 acre | 2 acres | 3 acres | 10 acres | 15-20 acres |
|--|--------|---------|---------|----------|-------------|
| | 14 | 5 | 2 | 26 | 5 |
| Percent of Respondents | 15.73% | 5.62% | 2.25% | 29.21% | 5.62% |

| Question 18. Do you feel there are adequate Agriculture support and complimentary services in Sauk County to keep Agriculture businesses in the Town of Reedsburg economically viable? | Yes | No | Unsure | Total |
|--|--------|--------|--------|---------|
| Raw Score | 53 | 13 | 32 | 98 |
| Percent | 54.08% | 13.27% | 32.65% | 100.00% |
| Percent of Total Survey Respondents | | | | 93.33% |

Comments: * Need a clothing store. * No more flower shops, beauty parlors, junk store, or hardware stores. * Less houses being built, more support to small family farmers, not large scale farms. * Federal subsidies exist to pay for over production of milk and corn. * Need more factories, protection from nuisance suits, odor, noise, dust, etc. Need farm machinery dealers. *Farms are being eaten up by the Cities and when the farms go, so do a lot of other small businesses and not just ag businesses. * Better prices for products. * Prices of all farm related commodities. * Too large of investment. * Too many hours for upcoming generation. * Allow farms to sell land so they can keep the reward of many years of hard work, its the only thing they have that has gone up in value.

| Question 19. Recognizing that Reedsburg is a farming community, what scale of farming do you support? | | | | | | | | | | | | |
|---|-----|---------|-----|---------|------|---------|-------|---------|--------|---------|-------|-------------------------------------|
| Number of Animals: | 250 | Percent | 500 | Percent | 1000 | Percent | 2000+ | Percent | Unsure | Percent | Total | Percent of Total Survey Respondents |
| Beef feedlot | 33 | 45.83% | 15 | 20.83% | 6 | 8.33% | 2 | 2.78% | 16 | 22.22% | 72.00 | 68.57% |
| Pig confinement unit | 32 | 48.48% | 12 | 18.18% | 1 | 1.52% | 0 | 0.00% | 21 | 31.82% | 66.00 | 62.86% |
| Dairy operation | 23 | 28.40% | 25 | 30.86% | 12 | 14.81% | 6 | 7.41% | 15 | 18.52% | 81.00 | 77.14% |
| Poultry farming | 21 | 30.00% | 13 | 18.57% | 11 | 15.71% | 5 | 7.14% | 20 | 28.57% | 70.00 | 66.67% |
| Grazing | 19 | 24.36% | 23 | 29.49% | 13 | 16.67% | 11 | 14.10% | 12 | 15.38% | 78.00 | 74.29% |
| Fur, Fish or Game Farms | 32 | 43.24% | 4 | 5.41% | 12 | 16.22% | 3 | 4.05% | 23 | 31.08% | 74.00 | 70.48% |
| Crop Farming | 18 | 22.22% | 13 | 16.05% | 19 | 23.46% | 17 | 20.99% | 14 | 17.28% | 81.00 | 77.14% |
| Forestry | 15 | 18.75% | 15 | 18.75% | 10 | 12.50% | 15 | 18.75% | 25 | 31.25% | 80.00 | 76.19% |

Comments: * No game farms, CWD is too large. * Allow as many animals as the farmer chooses.

| Question 20. Would you support activities that promote Community Supported Agricultural opportunities? | Yes | No | Unsure | Total | Percent of Total Survey Respondents |
|--|-----|----|--------|-------|-------------------------------------|
| Direct Farm Product Sales | 83 | 6 | 8 | 97 | 92.38% |
| Agriculture Tourism | 73 | 12 | 10 | 95 | 90.48% |
| Workdays and Educational Opportunities | 70 | 8 | 14 | 92 | 87.62% |
| Overnight Lodging/Ag Bed & Breakfast | 74 | 12 | 9 | 95 | 90.48% |

| Question 21. In the extra territorial (ET) area within the Town of Reedsburg, different commercial land uses may be developed in the future. | | | | | | | | |
|--|-----|---------|----|---------|-------|---------|-------|-------------------------------------|
| | YES | Percent | NO | Percent | MAYBE | Percent | Total | Percent of Total Survey Respondents |
| Professional offices (accounting, real estate, insurance etc) | 48 | 51.61% | 31 | 33.33% | 14 | 15.05% | 93 | 88.57% |
| Retail sales | 45 | 47.37% | 37 | 38.95% | 13 | 13.68% | 95 | 90.48% |
| Restaurant/Tavern bar | 39 | 40.21% | 37 | 38.14% | 21 | 21.65% | 97 | 92.38% |
| Warehousing | 31 | 32.29% | 49 | 51.04% | 16 | 16.67% | 96 | 91.43% |
| Gas Station | 32 | 32.65% | 55 | 56.12% | 11 | 11.22% | 98 | 93.33% |
| Health Services | 55 | 57.29% | 21 | 21.88% | 20 | 20.83% | 96 | 91.43% |
| Grocery Store | 41 | 41.84% | 43 | 43.88% | 14 | 14.29% | 98 | 93.33% |
| Industry | 28 | 29.47% | 48 | 50.53% | 19 | 20.00% | 95 | 90.48% |
| Construction | 28 | 29.79% | 49 | 52.13% | 17 | 18.09% | 94 | 89.52% |
| Tourism | 57 | 58.76% | 30 | 30.93% | 10 | 10.31% | 97 | 92.38% |
| Arts and Entertainment | 50 | 52.08% | 28 | 29.17% | 18 | 18.75% | 96 | 91.43% |
| Wholesale trade | 37 | 38.95% | 39 | 41.05% | 19 | 20.00% | 95 | 90.48% |
| Lodging | 49 | 51.04% | 25 | 26.04% | 22 | 22.92% | 96 | 91.43% |
| Manufacturing | 29 | 30.53% | 48 | 50.53% | 18 | 18.95% | 95 | 90.48% |
| Other | 6 | 60.00% | 3 | 30.00% | 1 | 10.00% | 10 | 9.52% |

Comments: All of the above should be within the City limits.

Question 22. In the Town of Reedsburg, outside the extra territorial (ET) area, different commercial land uses may be developed in the future. Check YES for acceptable, NO for unacceptable, MAYBE for acceptable with restrictions.

| | YES | Percent | NO | Percent | MAYBE | Percent | Total | Percent of Total Survey Respondents |
|---|-----|---------|----|---------|-------|---------|-------|-------------------------------------|
| Farm Implement Dealers | 60 | 60.61% | 22 | 22.22% | 17 | 17.17% | 99 | 94.29% |
| Feed Mills | 59 | 59.00% | 24 | 24.00% | 17 | 17.00% | 100 | 95.24% |
| Fertilizer Dealers | 49 | 50.00% | 29 | 29.59% | 20 | 20.41% | 98 | 93.33% |
| Cottage Industry (business in conjunction with residence) | 54 | 54.55% | 27 | 27.27% | 18 | 18.18% | 99 | 94.29% |
| Stockyards | 36 | 36.36% | 45 | 45.45% | 18 | 18.18% | 99 | 94.29% |
| Ethanol Plant | 40 | 40.00% | 40 | 40.00% | 20 | 20.00% | 100 | 95.24% |
| Veterinary Services | 79 | 75.24% | 16 | 15.24% | 10 | 9.52% | 105 | 100.00% |
| Sawmills | 45 | 45.00% | 32 | 32.00% | 23 | 23.00% | 100 | 95.24% |
| Gravel Pits/Quarries | 37 | 37.76% | 40 | 40.82% | 21 | 21.43% | 98 | 93.33% |
| Government Services (e.g. police, fire, road service) | 47 | 47.47% | 34 | 34.34% | 18 | 18.18% | 99 | 94.29% |
| Waste Treatment Facilities | 36 | 36.36% | 42 | 42.42% | 21 | 21.21% | 99 | 94.29% |
| Parks and Campgrounds | 64 | 63.37% | 21 | 20.79% | 16 | 15.84% | 101 | 96.19% |
| Airport or Landing Strip | 38 | 39.18% | 44 | 45.36% | 15 | 15.46% | 97 | 92.38% |
| Dog Kennels/Stables | 50 | 50.51% | 31 | 31.31% | 18 | 18.18% | 99 | 94.29% |
| Shelter or Group Home | 38 | 38.38% | 39 | 39.39% | 22 | 22.22% | 99 | 94.29% |
| Landfill | 19 | 19.19% | 66 | 66.67% | 14 | 14.14% | 99 | 94.29% |
| Other | 0 | 0.00% | 1 | 50.00% | 1 | 50.00% | 2 | 1.90% |

Comments/Other: DO NOT want casino, amusement park, race track or bar.

Question 23 Would you support small or large business development within the City's extra territorial area for the Town?

| | Small Business | Large Business | Both | None | Total |
|-------------------------------------|----------------|----------------|--------|--------|---------|
| Raw Score | 32 | 7 | 39 | 18 | 96 |
| Percent | 33.33% | 7.29% | 40.63% | 18.75% | 100.00% |
| Percent of Total Survey Respondents | | | | | 91.43% |

Small business was defined as having an average of 10 or less year round, full time equivalent employees.

| Question 24. If the town was to consider a new area of commercial zoning, would you support small business development or large business development in the rural areas of the Town of Reedsburg? | Small Business | Large Business | Both | None | Total |
|---|----------------|----------------|--------|--------|---------|
| Raw Score | 34 | 5 | 27 | 28 | 94 |
| Percent | 36.17% | 5.32% | 28.72% | 29.79% | 100.00% |
| Percent of Total Survey Respondents | | | | | 89.52% |

Small business was defined as having an average of 10 or less year round, full time equivalent employees.

| Question 25. Would you support initiatives aimed at developing tourism and outdoor recreation opportunities in the Town? Check YES for acceptable, NO for unacceptable, MAYBE for acceptable with restrictions. | | | | | | | | |
|---|-----|---------|----|---------|-------|---------|-------|-------------------------------------|
| | YES | Percent | NO | Percent | MAYBE | Percent | Total | Percent of Total Survey Respondents |
| Nature Sanctuary | 71 | 75.53% | 14 | 14.89% | 9 | 9.57% | 94 | 89.52% |
| Parks | 76 | 80.85% | 9 | 9.57% | 9 | 9.57% | 94 | 89.52% |
| Riding Stables | 57 | 60.64% | 22 | 23.40% | 15 | 15.96% | 94 | 89.52% |
| Ski Hills | 52 | 55.91% | 28 | 30.11% | 13 | 13.98% | 93 | 88.57% |
| Golf Course | 51 | 53.68% | 32 | 33.68% | 12 | 12.63% | 95 | 90.48% |
| Cross Country Ski Trails | 70 | 75.27% | 14 | 15.05% | 9 | 9.68% | 93 | 88.57% |
| Snowmobile trails | 43 | 46.74% | 29 | 31.52% | 20 | 21.74% | 92 | 87.62% |
| Education/Interpretative centers | 63 | 67.02% | 15 | 15.96% | 16 | 17.02% | 94 | 89.52% |
| Local nature or heritage based arts and entertainment | 62 | 67.39% | 15 | 16.30% | 15 | 16.30% | 92 | 87.62% |
| Local nature or heritage based retail and sales | 45 | 49.45% | 22 | 24.18% | 24 | 26.37% | 91 | 86.67% |
| Game farms | 42 | 45.65% | 35 | 38.04% | 15 | 16.30% | 92 | 87.62% |
| Shooting range | 38 | 41.30% | 34 | 36.96% | 20 | 21.74% | 92 | 87.62% |

| Question 26. The Town of Reedsburg should pursue the following energy alternatives as a form of economic development. For the following energy alternatives indicated your opinion: | | | | | | | | | | | | |
|---|----------------|---------|-------|---------|----------|---------|-------------------|---------|------------|---------|-------|-------------------------------------|
| | Strongly Agree | Percent | Agree | Percent | Disagree | Percent | Strongly disagree | Percent | No opinion | Percent | Total | Percent of Total Survey Respondents |
| Ethanol Plants | 26 | 27.66% | 26 | 27.66% | 10 | 10.64% | 12 | 12.77% | 20 | 21.28% | 94 | 89.52% |
| Solar Energy | 50 | 50.00% | 38 | 38.00% | 5 | 5.00% | 3 | 3.00% | 4 | 4.00% | 100 | 95.24% |
| Wind Energy | 52 | 52.00% | 38 | 38.00% | 3 | 3.00% | 3 | 3.00% | 4 | 4.00% | 100 | 95.24% |
| Methane Production | 21 | 21.65% | 23 | 23.71% | 17 | 17.53% | 9 | 9.28% | 27 | 27.84% | 97 | 92.38% |

Question 27. Please rate each of the following services as excellent, good, fair or poor. Choose not applicable if the item does not pertain to you or you are not sure about the item.

| | Excellent | Percent | Good | Percent | Fair | Percent | Poor | Percent | Not Applicable | Percent | Total | Percent of Total Survey Responses |
|--------------------------------|-----------|---------|------|---------|------|---------|------|---------|----------------|---------|-------|-----------------------------------|
| Ambulance Service | 54 | 52.94% | 40 | 39.22% | 0 | 0.00% | 0 | 0.00% | 8 | 7.84% | 102 | 97.14% |
| Fire protection | 60 | 57.69% | 37 | 35.58% | 0 | 0.00% | 0 | 0.00% | 7 | 6.73% | 104 | 99.05% |
| Garbage Collection | 42 | 40.00% | 47 | 44.76% | 8 | 7.62% | 1 | 0.95% | 7 | 6.67% | 105 | 100.00% |
| Park and Recreation Facilities | 25 | 25.51% | 40 | 40.82% | 16 | 16.33% | 5 | 5.10% | 12 | 12.24% | 98 | 93.33% |
| Police Protection | 35 | 33.65% | 55 | 52.88% | 9 | 8.65% | 1 | 0.96% | 4 | 3.85% | 104 | 99.05% |
| Public Libraries | 57 | 57.00% | 34 | 34.00% | 1 | 1.00% | 0 | 0.00% | 8 | 8.00% | 100 | 95.24% |
| Public school system | 36 | 35.29% | 43 | 42.16% | 11 | 10.78% | 2 | 1.96% | 10 | 9.80% | 102 | 97.14% |
| Recycling program | 29 | 28.16% | 55 | 53.40% | 13 | 12.62% | 0 | 0.00% | 6 | 5.83% | 103 | 98.10% |
| Snow removal | 26 | 25.00% | 59 | 56.73% | 12 | 11.54% | 1 | 0.96% | 6 | 5.77% | 104 | 99.05% |
| Stormwater management | 13 | 13.13% | 39 | 39.39% | 10 | 10.10% | 3 | 3.03% | 34 | 34.34% | 99 | 94.29% |
| Road maintenance | 11 | 10.58% | 48 | 46.15% | 30 | 28.85% | 11 | 10.58% | 4 | 3.85% | 104 | 99.05% |
| Bridge maintenance | 11 | 10.58% | 56 | 53.85% | 24 | 23.08% | 3 | 2.88% | 10 | 9.62% | 104 | 99.05% |
| Telephone/Internet | 14 | 13.73% | 54 | 52.94% | 15 | 14.71% | 7 | 6.86% | 12 | 11.76% | 102 | 97.14% |
| Electrical Service/Supply | 36 | 35.29% | 51 | 50.00% | 9 | 8.82% | 0 | 0.00% | 6 | 5.88% | 102 | 97.14% |
| Private School System | 17 | 16.83% | 31 | 30.69% | 3 | 2.97% | 2 | 1.98% | 48 | 47.52% | 101 | 96.19% |
| Secondary School System | 14 | 14.00% | 43 | 43.00% | 8 | 8.00% | 3 | 3.00% | 32 | 32.00% | 100 | 95.24% |

Question 28. With regard to park and open space facilities, please indicate your opinions:

| | Strongly Agree | Percent | Agree | Percent | Disagree | Percent | Strongly disagree | Percent | No opinion | Percent | Total Denzer/Leland | Total Percent of Surveys Responses |
|---|----------------|---------|-------|---------|----------|---------|-------------------|---------|------------|---------|---------------------|------------------------------------|
| Current facilities are adequate | 18 | 17.82% | 46 | 45.54% | 15 | 14.85% | 5 | 4.95% | 17 | 16.83% | 101 | 96.19% |
| The parks should be expanded in land area | 16 | 16.16% | 26 | 26.26% | 28 | 28.28% | 9 | 9.09% | 20 | 20.20% | 99 | 94.29% |
| The parks should be reduced in land area | 1 | 0.99% | 9 | 8.91% | 39 | 38.61% | 28 | 27.72% | 24 | 23.76% | 101 | 96.19% |
| Primitive 'backpacking' campsites should be provided | 4 | 3.88% | 35 | 33.98% | 39 | 37.86% | 12 | 11.65% | 13 | 12.62% | 103 | 98.10% |
| A campground, complete with parking pads should be developed | 4 | 3.85% | 31 | 29.81% | 36 | 34.62% | 12 | 11.54% | 21 | 20.19% | 104 | 99.05% |
| Current facilities are adequate | 20 | 20.83% | 37 | 38.54% | 16 | 16.67% | 7 | 7.29% | 16 | 16.67% | 96 | 91.43% |
| Hiking trail systems in the park should be expanded beyond park borders | 9 | 8.82% | 24 | 23.53% | 36 | 35.29% | 11 | 10.78% | 22 | 21.57% | 102 | 97.14% |
| Picnic areas should be expanded | 9 | 8.82% | 39 | 38.24% | 29 | 28.43% | 6 | 5.88% | 19 | 18.63% | 102 | 97.14% |
| Additional facilities, such as a playground, should be added | 14 | 13.86% | 35 | 34.65% | 25 | 24.75% | 7 | 6.93% | 20 | 19.80% | 101 | 96.19% |

Comments: Need a place for dogs.

| Question 29. Do you support the development of private shared sewer and water service for any subdivision (4 or more lots) | Yes | No | Need more information to answer | Total |
|--|--------|--------|---------------------------------|---------|
| Raw Score | 30 | 24 | 50 | 104 |
| Percent | 28.85% | 23.08% | 48.08% | 100.00% |
| Percent of Total Survey Responses | | | | 99.05% |

| Question 30. Do you support the development of a private shared sewer and water service for any new cluster development of two or three lots? | Yes | No | Need more information to answer | Total |
|---|--------|--------|---------------------------------|---------|
| Raw Score | 28 | 30 | 46 | 104 |
| Percent | 26.92% | 28.85% | 44.23% | 100.00% |
| Percent of Total Survey Responses | | | | 99.05% |

| Question 31. If a Sanitary Sewer District is created in or near an existing rural subdivision, should existing housing be required to hook into the system? | Yes | No | Need more information to answer | Total |
|---|--------|--------|---------------------------------|---------|
| Raw Score | 30 | 44 | 30 | 104 |
| Percent | 28.85% | 42.31% | 28.85% | 100.00% |
| Percent of Total Survey Responses | | | | 99.05% |

| Question 32. Please indicate, in your opinion, about the importance of natural and cultural resources in your community. How important is it to protect the following? | | | | | | | | | | | |
|--|-----------|---------|----------------|---------|-----------|---------|---------------|---------|------------|---------|-------|
| | Essential | Percent | Very important | Percent | Important | Percent | Not Important | Percent | No Opinion | Percent | Total |
| Farmland | 69 | 65.71% | 13 | 12.38% | 17 | 16.19% | 5 | 4.76% | 1 | 0.95% | 105 |
| Woodlands | 60 | 57.14% | 23 | 3.00% | 21 | 20.00% | 0 | 0.00% | 1 | 0.95% | 105 |
| Wetlands | 113 | 69.33% | 13 | 7.98% | 23 | 14.11% | 13 | 7.98% | 1 | 0.61% | 163 |
| Floodplains | 45 | 43.69% | 20 | 19.42% | 25 | 24.27% | 11 | 10.68% | 2 | 1.94% | 103 |
| Hillsides/steep slopes | 43 | 41.35% | 25 | 24.04% | 30 | 28.85% | 4 | 3.85% | 2 | 1.92% | 104 |
| Streams/Rivers | 65 | 63.73% | 19 | 18.63% | 17 | 16.67% | 0 | 0.00% | 1 | 0.98% | 102 |
| Wildlife habitat | 56 | 55.45% | 19 | 18.81% | 22 | 21.78% | 3 | 2.97% | 1 | 0.99% | 101 |
| Scenic views and undeveloped hills/bluffs | 50 | 49.50% | 21 | 20.79% | 20 | 19.80% | 7 | 6.93% | 3 | 2.97% | 101 |
| Baraboo Range | 39 | 40.63% | 19 | 19.79% | 26 | 27.08% | 8 | 8.33% | 4 | 4.17% | 96 |
| Open Space | 40 | 39.22% | 24 | 23.53% | 30 | 29.41% | 4 | 3.92% | 4 | 3.92% | 102 |
| Rural Character | 47 | 47.47% | 23 | 23.23% | 25 | 25.25% | 2 | 2.02% | 2 | 2.02% | 99 |
| Air Quality | 67 | 65.69% | 22 | 21.57% | 12 | 11.76% | 0 | 0.00% | 1 | 0.98% | 102 |
| Shoreline | 47 | 47.00% | 20 | 20.00% | 22 | 22.00% | 3 | 3.00% | 8 | 8.00% | 100 |
| Historically significant features | 42 | 41.58% | 18 | 17.82% | 27 | 26.73% | 7 | 6.93% | 7 | 6.93% | 101 |

| Question 33. Please provide your opinions to the following transportation questions. | | | | | | | | | | | |
|--|----------------|---------|-------|---------|----------|---------|-------------------|---------|------------|---------|-------|
| | Strongly Agree | Percent | Agree | Percent | Disagree | Percent | Strongly disagree | Percent | No opinion | Percent | Total |
| The overall road network (roads, highways) meets the needs of the citizens | 27 | 27.27% | 58 | 58.59% | 7 | 7.07% | 5 | 5.05% | 2 | 2.02% | 99 |
| The condition of the town roads is adequate for intended uses | 19 | 18.63% | 59 | 57.84% | 12 | 11.76% | 10 | 9.80% | 2 | 1.96% | 102 |
| Biking and walking are important modes of transportation in the Town | 16 | 15.84% | 42 | 41.58% | 27 | 26.73% | 10 | 9.90% | 6 | 5.94% | 101 |
| There should be expanded transportation services for the elderly | 15 | 15.00% | 43 | 43.00% | 21 | 21.00% | 2 | 2.00% | 19 | 19.00% | 100 |

| Question 34. Which of the following transportation opportunities would you support the inception or expansion of? Check all that apply. | Snowmobile Trails | ATV trails | Town/County roads | Regional Rail Transportation | Hiking Trails | Biking routes | Regional Airport | Other | Total |
|---|-------------------|------------|-------------------|------------------------------|---------------|---------------|------------------|-------|-------|
| Raw Score | 26 | 24 | 40 | 26 | 48 | 54 | 16 | 7 | 241 |
| Percent | 10.79% | 9.96% | 16.60% | 10.79% | 19.92% | 22.41% | 6.64% | 2.90% | |

"Other" suggestions: Equine trails * Shuttle bus for the elderly.

| Question # 35. Rank the land use issues in the Town of Reedsburg according to importance. 1 most important, 10 least important. | Cropland disappearance | Scenic beauty | Protection of water resources | Preservation of Baraboo Range | Too much housing development | Too little housing development | Quarry | Upkeep of exiting homes/structures | Expansion of existing farm operations | Preservation of rural "look" and character |
|---|------------------------|---------------|-------------------------------|-------------------------------|------------------------------|--------------------------------|--------|------------------------------------|---------------------------------------|--|
| | Responses | | | | | | | | | |
| Total Score | 290 | 287 | 266 | 479 | 424 | 610 | 579 | 391 | 470 | 452 |
| Total of those that chose to respond | 86 | 87 | 92 | 84 | 82 | 75 | 85 | 90 | 86 | 91 |
| Average Score | 3.37 | 3.3 | 2.89 | 5.7 | 5.17 | 8.13 | 6.81 | 4.34 | 5.47 | 4.97 |
| Rank | 3 | 2 | 1 | 8 | 6 | 10 | 9 | 4 | 7 | 5 |
| Percent of Total Survey Responses | 81.90% | 82.86% | 87.62% | 80.00% | 78.10% | 71.43% | 80.95% | 85.71% | 81.90% | 86.67% |

| Question 36. The following are several statements that suggest choices about the future directions for the Town of Reedsburg. | | | | | | | | |
|--|-------|---------|----------|---------|------------|---------|-------|-----------------------------------|
| | Agree | Percent | Disagree | Percent | No Opinion | Percent | Total | Percent of Total Survey Responses |
| Housing subdivisions should be allowed in the rural areas of Reedsburg | 28 | 27.45% | 62 | 60.78% | 12 | 11.76% | 102 | 97.14% |
| Housing subdivisions should be allowed in the Town's Transition Zone. | 50 | 48.54% | 36 | 34.95% | 17 | 16.50% | 103 | 98.10% |
| It is acceptable to build houses on tillable land | 35 | 35.35% | 52 | 52.53% | 12 | 12.12% | 99 | 94.29% |
| Farmers/Landowner should be allowed to sell lots of less than 35 acres for housing development | 55 | 53.92% | 40 | 39.22% | 7 | 6.86% | 102 | 97.14% |
| Small scale commercial and business development should be permitted in the City's Extraterritorial areas. | 56 | 54.90% | 31 | 30.39% | 15 | 14.71% | 102 | 97.14% |
| Small family non-farm businesses should be allowed in the rural areas | 63 | 64.29% | 22 | 22.45% | 13 | 13.27% | 98 | 93.33% |
| More rural houses will increase conflicts between farmers and non-farmers | 55 | 53.92% | 34 | 33.33% | 13 | 12.75% | 102 | 97.14% |
| New housing should be directed to areas with exiting development | 68 | 68.00% | 24 | 24.00% | 8 | 8.00% | 100 | 95.24% |
| More houses in the Town will lower everyone's property taxes | 25 | 24.75% | 57 | 56.44% | 19 | 18.81% | 101 | 96.19% |
| There are odor problems in the town | 16 | 15.69% | 68 | 66.67% | 18 | 17.65% | 102 | 97.14% |
| There is a problem with excessive noise from business or farm operations in the town | 12 | 12.00% | 71 | 71.00% | 17 | 17.00% | 100 | 95.24% |
| The town should consider night lighting requirements to limit the amount of light pollution in order to preserve the "night skies". | 38 | 38.38% | 31 | 31.31% | 30 | 30.30% | 99 | 94.29% |
| Your neighbors should not be allowed to infringe on your farming operation | 75 | 76.53% | 6 | 6.12% | 17 | 17.35% | 98 | 93.33% |
| The Town should support programs that help preserve agricultural lands for future farming opportunities | 79 | 79.80% | 11 | 11.11% | 9 | 9.09% | 99 | 94.29% |
| The Town should support programs that purchase open space lands, such as wetlands, floodplains, and woodlands for preservation and recreation purposes | 66 | 66.67% | 17 | 17.17% | 16 | 16.16% | 99 | 94.29% |
| The Town should offer residential development alternatives such as new home clustering | 43 | 45.74% | 36 | 38.30% | 15 | 15.96% | 94 | 89.52% |
| the Town should encourage the preservation of historic homesteads and other historic sites | 77 | 78.57% | 11 | 11.22% | 10 | 10.20% | 98 | 93.33% |
| The Town should participate in watershed improvement projects on the Baraboo River for fish population and habitat restoration | 80 | 80.81% | 9 | 9.09% | 10 | 10.10% | 99 | 94.29% |
| The Town should encourage the continued purchase of development rights from willing landowners in areas outside the Baraboo Range | 35 | 35.35% | 31 | 31.31% | 33 | 33.33% | 99 | 94.29% |
| The Town should pursue opportunities and programs that will give farmers the ability to upgrade their farming operations | 81 | 82.65% | 8 | 8.16% | 9 | 9.18% | 98 | 93.33% |
| The Town should adopt signage regulations along roads and highways | 67 | 68.37% | 12 | 12.24% | 19 | 19.39% | 98 | 93.33% |
| Coordinating land use plans of the Town with neighboring municipalities (Towns and City of Reedsburg) should be a high priority. | 75 | 76.53% | 15 | 15.31% | 8 | 8.16% | 98 | 93.33% |
| Development in the City's ET area should be inclusive of a mix of single-family and multi-family residential. | 43 | 43.88% | 43 | 43.88% | 12 | 12.24% | 98 | 93.33% |
| The Town should allow rural subdivisions inclusive of four or more lots. | 29 | 29.59% | 51 | 52.04% | 18 | 18.37% | 98 | 93.33% |
| The Town should allow for the expansion of existing farms | 81 | 84.38% | 7 | 7.29% | 8 | 8.33% | 96 | 91.43% |
| Other | 3 | 100.00% | 0 | 0.00% | 0 | 0.00% | 3 | 2.86% |

Town of Reedsburg Survey Results

General Opinions – Questions 38-40

Question 38 – What do you feel is the most positive and unique aspect of the Town of Reedsburg?

Answers

- Small town feel
- The balance between residential areas and the farming community. There doesn't seem to be much controversy between them.
- Controlled growth, well kept rural residences, conservative governance
- Its beautiful, keep it up
- Its people
- No subdivisions
- Scenic beauty, quiet, little light pollution, plenty of wild flowers, wildlife
- Close to town, yet rural
- Clean rural setting
- Beautiful natural lay of the land. The farm fields that contour the hillsides and their livestock scattered through the fields.
- The beauty of the landscape
- Rural setting
- Rural charm. Close to city. Easy to get out of city and into quiet undeveloped area.
- The beauty of the rolling hills and good farmland
- Natural scenic beauty and rural appearance
- Rural character yet close to a thriving municipality
- Diversity of city vs rural, beauty of scenery
- The mix of hills and open land, farm land and wetlands, woods and open, lake and land. The diversity is key
- The farms and woodlands. No subdivisions
- The closeness of the city but the “country atmosphere”, the natural beauty of the area and the historical background of the area.
- Right now we still have the ability to have land close to Reedsburg. Soon there will be too much development of housing
- Rural character and scenic beauty
- Beauty
- We don't have to put up with all the city bull crap and all the stupid laws they pass just because one person with some pull don't like something their neighbor is doing.
- Scenic beauty
- Agriculture and dairy and beef, etc
- Rural atmosphere
- Its rural feel
- Its people
- Close knit group of people

- Lower taxes than other areas. Quiet neighbors
- House taxes are still adequately within range or are reasonable compared to the city taxes. Which would be nice if they stayed that way.
- Space
- Rural landscape and beauty. Most farms and homes well cared for.
- The way it looks now
- 4-lane highway 12 will bring more opportunities to all
- small town atmosphere
- the beautiful farms and farmsteads and great agricultural land
- clean surroundings, quiet and still close to town
- natural beauty, relatively clean water, low crime rate, access to good shopping
- We are outside the city limits and ET zone. It should be kept that way.
- Small town atmosphere. I think we have a great community that not run over by BIG business like surrounding towns and cities are getting
- The people and all the necessary groups, ie fire, police, schools, etc
- Beautiful
- A rural feeling. Everyone should know everybody else. Still small town but with the ability to change
- I seldom get to the Town and have very little to do with the Town except pay taxes and support the RCC Homeowners Assoc.
- Country openness
- An affordable tax rate
- Beautiful area and great location, not too far and not too close to main areas of interest – ie Dells and Madison
- Small town within reach of any thing else we need
- Rolling hills, trees, beautiful views, great for residential including multi-family clusters
- We have a good chairman and a board who always have the interest of the town at hand and we can hope this will continue
- Rural atmosphere and scenic beauty, wildlife

Question 39 – What do you feel is the single biggest issue facing the Town of Reedsburg over the next several years?

- Over-development
- Providing sewer and water utilities to some areas without being swallowed up by the City of Reedsburg
- Viability of farming, Keep active farms in business to avoid that run down look.
- Losing our farmers, too much rural housing
- Too many rules regarding building. You should be able to sell any part of your farm to build a house on. This is the USA, we don't need government to tell us what we can do with our land.
- Population growth and housing
- Development pressure, loss of farms, woodlands, open land.
- Growth from city
- Controlled growth and development in all respects

- I feel there are too many regulations placed on landowners now. You should be able to do what you wish with our lands.
- Taxes
- Trying to increase the townships tax base only to have the City annex the property
- Encroachment of the City of Reedsburg
- Annexation from City of Reedsburg. Expansion of the ET areas.
- Resisting development
- Annexation and expansion of the City of Reedsburg
- Breaking up of the family farmsteads for rural housing
- Zoning
- Set-up guidelines to prevent traditional urban sprawl
- The city annexing land from the town
- Annexation by the City of Reedsburg
- Over population, too many new homes
- Urban sprawl from City
- Controlled spending of the school district
- The City of Reedsburg annexing more land all the time from the township of Reedsburg which is taking away taxable land from us people living in the town
- Increase in property taxes
- We need better retail stores like a WalMart etc. or we will continue to lose Reedsburg people to Baraboo
- People who have moved to the Town in the last 10 years trying to tell owners of larger tracks of land what to do with it
- Too many homes going up in the farming area, spoiling wildlife and blame the farmer for the odors, always remember the farmer was there first.
- Annexation into City for small housing areas, ie Ernstmeyer Additions, I believe there is enough affordable housing and multiple housing units with the City of Reedsburg
- The compulsion of those on various boards and committees that may feel Reedsburg needs to become another Chicago in order to sustain a sufficient tax base. More and more apartment buildings and traffic every year. Were lowering the value of single-family home neighborhoods and their taxable potential and its quality of life. This is not to say we should build a Berlin-type wall around it, but to use common sense perhaps more frequently as this planning effort demonstrates. Better control must be exhibited over developers and over-saturation of space for Reedsburg to retain its uniqueness as a great place to raise a family.
- New development vs. farmers.
- Too many houses built on farm land
- How to let development continue at a slow pace
- Quality of roads and their upkeep. City of Reedsburg expanding into rural areas.
- Disappearance of farms, city spreading into rural areas.
- We are involved with the loss of farming in the economic downfall of the area. Most of the land being built on is poor production property. The price paid to farmers is not enough to allow people who wish to farm and make a living.
- The City of Reedsburg expanding

- Housing overdevelopment, ie Ernstmeyer Builders
- Expansion
- Save the good farm land for farming. Use the sand lots for schools, industry and business. RAHS school build on great farmland. That's a waste.
- Use of prime tillable soil for housing and commercial use is not in our futures best interest. Use lease productive areas for expanding
- People that think that they should not move forward to new ways of living
- Urban sprawl
- Growth of the City of Reedsburg
- Expanding Reedsburg, too much take over. Property taxes will have to rise for lost property to the City.
- The property taxes are being paid by salaried families while farmers use the land to make a living and pay the lowest rate of taxes. The prices for farm products will continue to decline as long as farmers continue to over produce. As it stands, we pay the property taxes and then we also subsidize the over production.
- Keep the City out of the Town
- Would like to see some clothing stores
- Loss of farm land and farms in the Township
- Have Gredes maintain S. Dewey to Ski Hill
- Containing urban sprawl
- Too many people moving into the Township and shrinking the natural beauty of the land, and confrontations with new people from the City with wanting country living with City rules
- The ability to bring in either retail or commercial business
- Concerned that too many homes are being built into the beautiful countryside
- Growth without ruining farmland
- Development from city
- Expansion of City of Reedsburg
- Controlled housing and industrial development as the City tries to expand
- Attract enough people to the area to be able to maintain good business growth. We also need to attract some major retailers and possibly a restaurant chain- or just some "quality" eating establishments.
- Need for clothing store
- Crime with the influx of low income families
- Planned development for residential housing that will occur because of the answer to 38 and location of the high school
- The City of Reedsburg continually annexing land and always the high tax paying properties
- Expansion of Reedsburg and the extraterritorial zone

Question 40 – What do you want the Town of Reedsburg to look like in 20 years?

- Vacation and recreation and sport hub.
- A blend of farms & residences w/most of the residences being built on land not well suited for farming
- Rural in character, with well kept farms and rural residences

- Don't need change
- Like it does now with more houses in rural areas. Go to Europe and take a look.
- Basically the same
- Much as it does today, with more park lands, bike and hiking trails, nature sanctuaries, and strong zoning to protect the farms and natural beauty!
- Rural
- As good as it is right now
- Same
- Less houses and more farmland
- I would like to see the removal of old run down farm buildings and more well kept operating farms. The addition of more single family homes would improve the beauty and the tax base of the township
- Slightly more developed than what we currently have existing. More rec trails, better use of Baraboo River Area. No large farm operators or large business.
- Weeds down around buildings, Weeds on road side
- Just as it is now
- Maintain its rural character while encouraging tourism through cottage industry and parks/recreation and protecting farm heritage and survival.
- Like it does now.
- Progressive township with plenty of "green" space but also tastefully done with construction of homes and businesses
- The population will increase. My preference would be to not allow a "traditional" city to sprawl over the town. I would like a mix land (space) based commerce and recreation mixed with areas of housing
- Basically how it appears at the present
- A lot like it does today with lots of green space, farms, houses. I am sure there will be many more houses. It would be great to see more cottage industries and ag tourism
- Please save rural Reedsburg
- Rural setting
- I want it to look like country and farm land. I want my children to be able to hear the bird sing and for them to see pheasants and other wild life. I want them to have neighbors but not neighbors where you can stick your hand out the window of the house and shake hands with their neighbors in their house and never go outside to do it. If you have that you might just as well live in a trailer court or in one of Ernstmeyer first housing projects like out on Hwy K going to Mauston.
- More agriculture will be gone. Encourage houses within 2 to 3 miles of the City, Best use for most of the marginal land outside Town. Protect 40 acres plus field of Class 1 soil.
- Do what your doing now. Good work
- A well cared for Township
- Rural atmosphere
- Well-balanced, we need to keep a bit of everything, also allowing new development.
- More family restaurants
- Rural, more homes but not on good farm land

- Same as it is now
- As Reedsburg grows, the farms will disappear unless the economics of farming turn around. There will be only corporate farms like the Russians of the latter 20th Century
- The farms to stay farms, or to sell a small parcel for single family housing.
- Similar to its current looks
- Mix of farms and single-family homes. Neat, well maintained farms and homes.
- Like it does now
- To look like a productive farming community
- Save best soils for ag business. County or townships need municipal sewer and water to reduce future problems with sanitation
- Hopefully will move forward. Better jobs that pay something and more people living in country to enjoy nature.
- Like it did 20 years ago
- Farms preserved and business opportunities allow close in to the City of Reedsburg like within 2 miles
- Just the way it is
- I would like to see the growth rate stabilize. We are adding industries that bring people to Reedsburg's community, but they make such low salaries they are unwilling to support public facilities. (highways, schools, libraries, police, etc)
- Not like the city
- Wide open space with lots of farmland being used as farmland (not houses)
- I know it isn't likely, but it would be nice to see it remain pretty much as it is.
- Like it does now
- Like it is now. You can't even let your dog off the chain anymore. The dogs use to be able to follow the tractors down the road. Now, if they wonder off, one of your new city-type neighbors won't even look at the collar, and they will call the dog pound. And you can try to find them. But yet these new neighbors aren't afraid to jump on their new 4 wheelers and drive all over your land without permission. When I grew up in the country, everybody knew his neighbor. Now most of the new neighbors are from Madison and drive there to work. Put an extra tax on them for road uses.
- Keep the basics the same. But increase industry and business in the rural areas.
- Unchanged, or hopefully more of the land given back to nature. Lets not turn the country into the city, like so many other areas in Wisconsin have done.
- Less gas stations. Less banks. More shopping stores (bigger). Different places to eat.
- Same as now.
- A variable mix of mostly agriculture, some small industry and single unit family housing.
- Town with maintaining that small town flavor.
- No new duplex or multifamily housing
- Great residential area befitting its rural charm and beauty
- Hopefully close to the same as now with improved roads (bike lanes and pedestrian lanes in needed areas)
- As close as possible to the way it looks today.

**Town of Reedsburg
Comprehensive Planning Process Community Survey**

WE NEED YOUR HELP! In response to a requirement set forth by the State of Wisconsin that every community that wishes to make land use decisions have an adopted Comprehensive Plan by the January 2010, the Town of Reedsburg is beginning the process of preparing such a plan. Some of the purposes of the plan are to:

- Identify areas appropriate for development and preservation throughout the Town.
- Develop programs that offer additional economic opportunities for farmers.
- Create a future Vision of what the Town should look and feel like in 20 years.
- Provide detailed strategies to implement the overall vision, goals and objectives of the Comprehensive Plan.

This project is being guided by the **Town of Reedsburg Comprehensive Plan Committee**, a diverse group of residents from the Town who represent differing interest, viewpoints and expertise including:

Please help us with this project by taking a few minutes to complete the survey. The information we get from you will be combined with later participation efforts to prepare the ***Town of Reedsburg Comprehensive Plan***. **Your input is extremely important**; as it will help the Town to develop a Comprehensive Plan that reflects the goals, values, and wishes of its citizens.

Feel free to have any adult member of your household complete the survey. Please answer all of the questions. Most questions will simply require you to put a check in the space next to the answer which best reflects your opinion.

To ensure privacy, the survey does not ask you to provide your name. Feel free to block out the mailing label or remove the front page of the survey that lists your name and mailing address before returning the survey. For your convenience, return postage has been provided. ***After you complete the survey, please turn to the insert following page 6, fold the survey so that Planning and Zoning's address faces the outside, and then tape the survey closed.*** Please mail or return it to the Sauk County West Square Building in Baraboo by July 31, 2003.

Thank you for your time. Your opinions are valuable to us and to the project!

| |
|---------------------------------------|
| PART 1 DEMOGRAPHIC INFORMATION |
|---------------------------------------|

1. What type of residence do you live in?

- A Single Family house, **non-farm** residence D Part time/Vacation Home
 B Single Family house, **farm** residence E Land Owner Only
 C Mobile Home F Other (Please describe) _____

2. If you own land in the Town of Reedsburg, what is the primary use (Check only one)?

- A Agriculture/Working Farm D Recreational Land
 B Non-farm Residence E Other: _____
 C Farm Related Business

3. In what year did you become a Town of Reedsburg Property Owner / Resident

- A 2000 - 2003 D 1980 - 1989
 B 1995 - 1999 E 1970 - 1979
 C 1990 - 1994 F 1969 or earlier

4. Approximately how many total acres in the Town of Reedsburg do members of your household own?

- A None (renter) E 21-35
 B Less than 1 acre F 36-100
 C 1-5 acre(s) G 101-200
 D 6-20 acres H More than 200

5. What is your employment status?

- A Employed full time D Self-employed
 B Employed part time E Retired (go to Question #8)
 C Unemployed F Other

6. Where do you work?

- A At home/on farm C Outside Sauk County (but in WI)
 B In Sauk County D Out of State

7. How far do you travel to work?

- A At-home/on farm D 21-40 miles
 B 0-10 miles E 40 miles or over
 C 11-20 miles

8. What is the total number of adults (18 years of age or older), including yourself, living in the household and what are their ages?

- A One _____ C Three _____
 B Two _____ D Four or more _____

9. How many children (under 18 years of age) live in the household and what are their ages?

- A ___ None
- B ___ One _____
- C ___ Two _____
- D ___ Three _____
- E ___ Four _____ -
- F ___ Five or more _____ -

10. What is your household income range?

- A ___ Less than \$15,000
- B ___ \$15,000 to \$24,999
- C ___ \$25,000 to \$49,999
- D ___ \$50,000 to \$74,999
- E ___ \$75,000 to \$99,999
- F ___ \$100,000 or more

PART 2 QUALITY OF LIFE

11. Rank by order of importance the reasons for which you and your family choose to live in the Town of Reedsburg.

| | Rank |
|---|------|
| A. Agriculture | |
| B. Appearance of Homes | |
| C. Community Services | |
| D. Cost of Home | |
| E. Historical Significance | |
| F. Low Crime Rate | |
| G. Natural Beauty | |
| H. Near Family and Friends | |
| I. Near Job or Employment Opportunities | |
| G. Property Taxes | |
| H. Quality Neighborhoods | |
| I. Quality Schools | |
| J. Recreational Opportunities | |
| K. Small Town Atmosphere | |
| L. Inherited Family Farm | |
| M. Other _____ | |

PART 3 HOUSING

12. Housing is an important part of how a community grows. We would like your opinion about the development of housing in your community. For the following questions your choices are: Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO).

| | SA | A | D | SD | NO |
|---|----|---|---|----|----|
| A. Your local jurisdiction should focus on maintaining (up-keep) existing housing quality | | | | | |
| B. Single Family Housing is needed | | | | | |
| C. Duplexes (2 units) are needed | | | | | |
| D. Apartments (3 or more are needed) | | | | | |
| E. Affordable housing is needed in the Town | | | | | |
| F. Elderly housing is needed in the Town | | | | | |
| G. Starter (first time buyer) homes are needed in the Town | | | | | |

13. Which of the following options below best describes your ideas of what types of new housing should be located in the Town? Please rank the options by writing “1” next to the most desirable idea for new housing, “2” next to the second most desirable idea, “3” next to the third most desirable idea, and “4” next to the least desirable idea.

- A ___ Multi-family not to exceed four units in a single building
- B ___ Single-family only
- C ___ Mixed use, such as a single-family unit above a business on a lower level
- D ___ A mixture of A, B and C

14. Do you support residential subdivision development with the City’s extra-territorial areas (i.e. within 1.5 miles of City limits) where existing services are already provided (e.g. utilities, major road ways, etc)?

- A ___ Yes
- B ___ No
- C ___ Need more information to answer

For questions 15 and 16, cluster development is defined as a form of development that is based on a town’s zoning density (i.e. 35 acres) which concentrates buildings or lots on a part of the property (parcel) to allow the remaining land to be preserved as open space for agricultural, recreational, protection of environmentally significant resources and other open space uses.

15. Would you prefer housing in rural areas (outside of the extra-territorial area of the City of Reedsburg) built in a traditional layout of one house per 35 acres (Option A), a cluster development of houses on smaller lots surrounded by open space (Option B), subdivision development (Option C), no building (Option D), or do you need more information (Option E)? (Please check one option)

Option A _____



One house on each 35 acres

Option B _____



Houses clustered on small contiguous lots

Option C _____

Standard Subdivision Development



Option D _____

No Building

Option E _____

More Information Needed

16. Which of the following options below best describes your ideas of where new housing should be located in the Town? Please write "1" next to the most desirable location for new housing, "2" next to the second most desirable location, "3" next to the third most desirable location, "4" next to the fourth most desirable area, and "5" next to the least desirable location.

- A ___ Land annexed to the City of Reedsburg for development purposes -
 B ___ Within 1.5 miles of the City of Reedsburg (the extra territorial area) -
 C ___ Within or near existing rural concentrations of homes (4 or more lots) -
 D ___ In a cluster development of 1 to 3 small 'rural' lots -
 E ___ Scattered on large lots (35 + acres) throughout the Town -
 F ___ Directed to newly proposed rural subdivisions (4 or more lots) -
 G ___ No new additional housing in the rural areas of the Town (more than 1.5 miles outside of the City) -

PART 4 AGRICULTURE RESOURCES

17. At the present time, the Town of Reedsburg is Zoned Exclusive Agriculture, which requires a minimum of 35 acres to build a new house. This type of zoning leads to land use configurations such as the one illustrated in question 17, under option A.

- a. Are you in favor of the Town remaining zoned Exclusive Agriculture?

A ___ Yes

B ___ No

C ___ Unsure

- b. Are you in favor of having the ability to create lots of less than 35 acres to build a house in exchange for an agreement that a certain portion of your property would remain as currently used?

(Example: You own 40 acres and want to sell 5 acres to build a house. In exchange you, continue to use your remaining 35 acres for farming, recreational purposes etc., but agree not to build more housing on it).

A ___ Yes

B ___ No

C ___ Unsure

- c. Are you in favor of increasing or decreasing the minimum 35 acres to build a new house?

Yes _____

Increase to _____ acres

OR

Decrease to _____ acres

No _____

18. Do you feel there are adequate Agriculture support and complimentary services in Sauk County to keep Agriculture businesses in the Town of Reedsburg economically viable?

A ___ Yes

B ___ No

C ___ Unsure

Part B – If No, what services do you feel are needed?

19. Recognizing that Reedsburg is a farming community, what scale of farming do you support? Circle your response.

| Operation | Number of Animals | | | | |
|----------------------------|--------------------------|------|------|-------|--------|
| A. Beef feedlot | 250 | 500 | 1000 | 2000+ | Unsure |
| B. Pig confinement unit | 750 | 2000 | 4000 | 5000+ | Unsure |
| C. Dairy Operation | 100 | 250 | 500 | 1000+ | Unsure |
| D. Poultry Farming | 500 | 1000 | 3000 | 6000+ | Unsure |
| E. Grazing | 100 | 250 | 500 | 1000+ | Unsure |
| F. Fur, Fish or Game Farms | 100 | 250 | 500 | 1000+ | Unsure |
| | Number of Acres | | | | |
| G. Crop Farming | 250 | 500 | 1500 | 3000+ | Unsure |
| H. Forestry | 250 | 500 | 1500 | 3000+ | Unsure |

20. Would you support activities that promote Community Supported Agricultural opportunities In the list below, please check YES for acceptable, NO for unacceptable, and MAYBE for acceptable use with restrictions.

| Activity | Yes | No | Unsure |
|--|------------|-----------|---------------|
| Direct Farm Product Sales | | | |
| Agriculture Tourism | | | |
| Workdays and Educational Opportunities | | | |
| Overnight Lodging/Ag Bed and Breakfast | | | |

PART 5 ECONOMIC DEVELOPMENT

21. In the extra-territorial (ET) area within the Town of Reedsburg different commercial land uses may be developed in the future. In the list below, please check YES for acceptable, NO for unacceptable, and MAYBE for acceptable use with restrictions.

| Type of Business | Yes | No | Maybe |
|---|------------|-----------|--------------|
| Professional Offices (accounting, real estate, insurance etc) | | | |
| Retail Sales | | | |
| Restaurant/Tavern Bar | | | |
| Warehousing | | | |
| Gas Station | | | |
| Health Services | | | |
| Grocery Store | | | |
| Industry | | | |
| Construction | | | |
| Tourism | | | |
| Arts and Entertainment | | | |
| Wholesale trade | | | |
| Lodging | | | |
| Manufacturing | | | |
| Other | | | |
| _____ | | | |

In the Town of Reedsburg **outside the extra-territorial (ET) area**, different commercial land uses may be developed in the future. In the list below, please check YES for acceptable, NO for unacceptable, and MAYBE for acceptable use with restrictions.

| Type of Business | Yes | No | Maybe |
|---|-----|----|-------|
| Farm Implement Dealers | | | |
| Feed Mills | | | |
| Fertilizer Dealers | | | |
| Cottage Industry (business in conjunction with residence) | | | |
| Stockyards | | | |
| Ethanol Plant | | | |
| Veterinary Services | | | |
| Sawmills | | | |
| Gravel Pits/Quarries | | | |
| Government Services (e.g. police, fire, road service garages) | | | |
| Waste Treatment Facilities | | | |
| Parks and Campgrounds | | | |
| Airport or Landing Strip | | | |
| Dog Kennels/Stables | | | |
| Shelter or Group Home | | | |
| Landfill | | | |
| Other | | | |

22. Would you support small business or large business development within the City’s extra-territorial area of the Town? (Small business being defined as having an average of 10 or less year round, full-time equivalent employees).

- A ___ Small
 B ___ Large
 C ___ Both
 D ___ None

23. If the town was to consider a new area of commercial zoning, would you support small business development or large business development **in the rural areas** of the Town of Reedsburg? (Small business being defined as having an average of 10 or less year round full-time equivalent employees).

- A ___ Small
 B ___ Large
 C ___ Both
 D ___ None

24. Would you support initiatives aimed at developing tourism and outdoor recreation opportunities in the Town? In the list below, please check YES for acceptable, NO for unacceptable, and MAYBE for acceptable use with restrictions.

| Activity | Yes | No | Maybe |
|---|-----|----|-------|
| Nature Sanctuary | | | |
| Parks | | | |
| Riding Stables | | | |
| Ski Hills | | | |
| Golf Course | | | |
| Cross Country Ski Trails | | | |
| Snowmobile Trails | | | |
| Education/Interpretative Centers | | | |
| Local Nature or Heritage Based Arts and Entertainment | | | |
| Local Nature or Heritage Based Retail and Sales | | | |

| | | | |
|----------------|--|--|--|
| Game Farms | | | |
| Shooting Range | | | |

PART 6 UTILITIES AND COMMUNITY FACILITIES

25. The Town of Reedsburg should pursue the following energy alternatives as a form of economic development. For the following energy alternatives indicate your opinion: Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO).

| | SA | A | D | SD | NO |
|-----------------------|----|---|---|----|----|
| A. Ethanol Plants | | | | | |
| B. Solar Energy | | | | | |
| C. Wind Energy | | | | | |
| D. Methane Production | | | | | |

26. Please rate each of the following services as excellent, good, fair or poor. Choose “not applicable” (NA) if the item does not pertain to you or you are not sure about the item.

| | Excellent | Good | Fair | Poor | Not Applicable |
|---------------------------------|-----------|------|------|------|----------------|
| A. Ambulance Service | | | | | |
| B. Fire Protection | | | | | |
| C. Garbage Collection | | | | | |
| D. Park & Recreation Facilities | | | | | |
| E. Police Protection | | | | | |
| F. Public Library (PDS) | | | | | |
| G. Public School system | | | | | |
| H. Recycling Program | | | | | |
| I. Snow Removal | | | | | |
| J. Storm Water Management | | | | | |
| K. Road Maintenance | | | | | |
| L. Bridge Maintenance | | | | | |
| M. Telephone/Internet | | | | | |
| N. Electrical Service/Supply | | | | | |
| O. Private School System | | | | | |
| P. Secondary School System | | | | | |

27. With regard to park and open space facilities, please indicate your opinions: Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO).

| | SA | A | D | SD | NO |
|---|----|---|---|----|----|
| A. Current facilities are adequate | | | | | |
| B. The parks should be expanded in land area | | | | | |
| C. The parks should be reduced in land area | | | | | |
| D. Primitive ‘backpacking’ campsites should be provided | | | | | |
| E. A campground, complete with parking pads should be developed | | | | | |
| F. Current facilities are adequate | | | | | |
| G. Hiking trail systems in the parks should be expanded beyond park borders | | | | | |
| H. Picnic areas should be expanded | | | | | |
| I. Additional facilities such as a playground should be added | | | | | |

28. Do you support the development of a privately shared sewer and water service for any subdivision (4 or more units)?

- A Yes
 B No
 C Need more information to answer

29. Do you support the development of a privately shared sewer and water service for any new cluster development of two or three lots?

- A Yes
 B No
 C Need more information to answer

30. If a Sanitary District is created or expanded in or near an existing rural subdivision, should existing housing be required to hook into the system?

- A Yes
 B No -
 C Need more information to answer

PART 7 NATURAL AND CULTURAL RESOURCES

31. Please indicate, in your opinion, the importance of natural and cultural resources in your community. How important is it to protect the following?

| | Essential | Very Important | Important | Not Important | No Opinion |
|--|-----------|----------------|-----------|---------------|------------|
| A. Farmland | | | | | |
| B. Woodlands | | | | | |
| C. Wetlands | | | | | |
| D. Floodplains | | | | | |
| E. Hillsides/Steep Slopes | | | | | |
| F. Streams/Rivers | | | | | |
| G. Wildlife Habitat | | | | | |
| H. Scenic Views and undeveloped hills/bluffs | | | | | |
| I. Baraboo Range | | | | | |
| J. Open Space | | | | | |
| K. Rural Character | | | | | |
| L. Air Quality | | | | | |
| M. Shoreline | | | | | |
| N. Historically significant features | | | | | |

PART 8 TRANSPORTATION

32. For the following questions please provide your opinions. Your choices are: Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO).

| | SA | A | D | SD | NO |
|---|----|---|---|----|----|
| A. The overall road network (roads, highways) meets the needs of the citizens | | | | | |
| B. The condition of Town roads is adequate for intended uses | | | | | |
| C. Biking and walking are important modes of transportation in the Town | | | | | |
| D. There should be expanded transportation services for the elderly | | | | | |

34. Would you support the creation or expansion of the following transportation opportunities? (Check all that apply).

- A ___ Snowmobile Trails
- B ___ ATV trails
- C ___ Town/County Roads
- D ___ Regional Rail Transportation
- E ___ Hiking Trails
- F ___ Biking Routes
- G ___ Regional Airport
- H ___ Other: _____

PART 9 LAND USE

35. Rank the land use issues in the Town of Reedsburg according to importance. Write "1" in the space next to the most important issue, and "9" in the space next to the least important issue.

- A ___ Cropland disappearance
- B ___ Scenic beauty
- C ___ Protection of water resources
- D ___ Preservation of Baraboo Range
- E ___ Too much housing development
- F ___ Too little housing development
- G ___ Quarrying
- H ___ Upkeep of existing homes/structures
- I ___ Expansion of existing farm operations
- J ___ Preservation of rural "look" character (visibility of new homes/structures)

36. The following are several statements that suggest choices about the future directions for the Town of Reedsburg. Please let us know if you agree, disagree, or have no opinion on each statement by placing a check in the appropriate box next to the statement.

| | Agree | Disagree | No Opinion |
|--|-------|----------|------------|
| A. Housing subdivisions should be allowed in the rural areas of Reedsburg | | | |
| B. Housing subdivisions should be allowed in the Town's Transition Zone | | | |
| C. It is acceptable to build houses on tillable land | | | |
| D. Farmers/Landowners should be allowed to sell lots of less than 35 acres for housing development | | | |
| E. Small scale commercial and business development should be permitted in the Cities Extraterritorial Areas. | | | |
| F. Small family non-farm businesses should be allowed in the rural areas | | | |
| G. More rural houses will increase conflicts between farmers and non-farmers | | | |
| H. New housing should be directed to areas with existing development | | | |
| I. More houses in the Town will lower everyone's property taxes | | | |
| J. There are odor problems in the Town | | | |

Chart continued on next page...

| | Agree | Disagree | No Opinion |
|---|-------|----------|------------|
| K. There is a problem with excessive noise from business or farm operations in the town | | | |
| L. The Town should consider night lighting requirements to limit the amount of light pollution in order to preserve the ‘night skies’ | | | |
| M. Your neighbors should not be allowed to infringe on your farming operation | | | |
| N. The Town should support programs that help preserve agricultural lands for future farming opportunities | | | |
| O. The Town should support programs that purchase open space lands, such as wetlands, floodplains, and woodlands for preservation and recreation purposes | | | |
| P. The Town should offer residential development alternatives such as new home clustering | | | |
| Q. The Town should encourage the preservation of historic homesteads and other historic sites | | | |
| R. The Town should participate in watershed improvement projects on the Baraboo River for fish population and habitat restoration | | | |
| S. The Town should support the purchase of development rights from willing landowners in areas outside of the Baraboo Range | | | |
| T. The Town should pursue opportunities and programs that will give farmers the ability to up-grade their farming operations | | | |
| U. The Town should adopt signage regulations along roads and highways | | | |
| V. Coordinating the lands use plans of the Town with neighboring municipalities (Towns and City of Reedsburg) should be a high priority | | | |
| W. Development in the City’s ET area should be inclusive of a mix of single-family and multi-family residential | | | |
| X. The Town should allow rural subdivisions inclusive of four or more lots | | | |
| Y. The Town should allow for the expansion of existing farms | | | |
| Z. Other _____ | | | |

PART 10 GENERAL OPINIONS

38. What do you feel is the most positive and unique aspect of the Town of Reedsburg?

39. What do you feel is the single biggest issue facing the Town of Reedsburg over the next several years?

40. What do you want the Town of Reedsburg to look like in 20 years?

| |
|---|
| PART 11 PUBLIC INPUT OPPORTUNITIES |
|---|

41. The Town of Reedsburg will be developing a Comprehensive Plan which is inclusive of six specific focus group study areas as identified in the chart below. These focus groups are made up of 'experts' and include governmental officials and representatives of the Town's Comprehensive Plan Committee. Most importantly, the focus groups include residents and landowners in the Town of Reedsburg.

One way we would like to get public input is to invite residents and landowners of the Town to become members of one of the focus groups. The number of focus group meetings will vary depending upon the issues and discussion brought forth. The meetings are expected to begin in August and run through December.

If you are interested in becoming a member of one of the focus groups, please place a check in the appropriate box. So that we may contact you, please provide your full name, address and phone number.

If you do not wish to become a member of a focus group, there will be numerous opportunities for public review through a community vision session and open house to review and comment on the draft Comprehensive Plan. Notices of such opportunities will appear in the local newspaper as well as through public postings in the Town. Additionally, comments and questions can be directed to the Comprehensive Plan Committee by contacting Linda Borleske, Chair of the Comprehensive Plan Committee at (608) 524-2509, or Lance Gurney, Director - Sauk County Planning & Zoning Department at (608) 355-3285.

| Focus Group Selections | Check Area(s) of Interest |
|---|---------------------------|
| 1. Housing | |
| 2. Transportation | |
| 3. Utilities & Community Facilities | |
| 4. Agricultural, Natural & Cultural Resources | |
| 5. Economic Development | |
| 6. Intergovernmental Cooperation | |

Name: _____

Address: _____

Phone: _____

If you wish to become a member of a focus group(s) and wish to remain anonymous with regard to your survey choices, please feel free to leave this page blank and contact either Linda Borleske or Lance Gurney by phone at the numbers listed above.

Thank you for your time and interest. Your input is vital to the success of this project!

Appendix B - Public Participation

Public Participation Plan Town of Reedsburg Comprehensive Planning Process

Introduction

The concept of citizens participating in government decision-making is fundamental to our system of governance. While it is true that our government officials are elected to represent citizens, it is also true that elected officials need to inform, be informed by, and interact with the public on an ongoing basis if their representation is to be meaningful. Regular and continuing involvement in government decision-making is the very basis for the idea of citizenship. Citizen participation is likely to produce better decisions by utilizing knowledge of the populace and by allocating part of the responsibility for formulating and implementing decisions to the citizens. Without citizen participation, government become less “government for people and by the people,” and more “service providers” for “tax payers” (Hinds, 2001).

The Reedsburg Comprehensive Planning process is committed to providing broad-based and continuous opportunities for public participation throughout the planning process. The process is designed to be responsive to citizen participants, is committed to utilizing the knowledge and understanding of citizens to address important issues, and offers multiple opportunities for engagement – at varying levels of involvement. The purpose of the Public Participation Plan is to define how the public will be involved throughout the entire comprehensive planning effort.

Wisconsin’s new Smart Growth and Comprehensive Planning law requires public participation throughout the comprehensive planning process.

Wisconsin Statutes, Section 66.1001(4)(a) states:

“The governing body of a local governmental unit shall adopt written procedures that are designated to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for a wide distribution of proposed, alternative, or amended elements of a comprehensive plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.”

In order to be responsive to the new law, the Town of Reedsburg public participation process will: require the Town Board to adopt the written public participation guidelines contained within this document and the Town of Reedsburg Scope of Services document to provide for meaningful input into the process; utilize a variety of public forums to garner input on a broad range of planning issues; provide for wide distribution of plan-related proposals and reports (through open houses, meetings, exhibits and displays, draft plan review opportunities, etc.) to foster public dialog and interaction; and develop formal mechanisms for the public to ask questions of the Comprehensive Planning Committee and for such Committee to respond to those questions.

In addition, the public participation process will utilize a variety of methods to involve citizens at differing levels – from passive to active.

- **Public awareness** will be increased through the use of direct mail, news releases, as well as displays and exhibits to be used to build awareness of the comprehensive planning process and opportunities to participate.
- **Public education** will provide citizens with balanced and objective information to assist them in understanding issues and alternatives for addressing them. Visioning sessions, focus groups and open public meetings will aid in providing this type of education.
- **Public Input** is an important part of participatory efforts. Public feedback through a survey, focus groups, an open house, visioning session, utilization of the Sauk County Technical Advisory Team, and public meetings will be critical in assessing needs and providing input on alternatives developed to address them.
- **Public interaction** provides a higher level of participation. Through a community vision process, public concerns and issues are directly reflected in the alternatives developed to address them, and feedback is given on how the input affects decision – making.
- **Public partnership** is the highest level of participation. Decision making authority is placed in the hands of elected and appointed officials, with a promise to work to implement decisions based on community input.

Public Participation in the Comprehensive Planning Approach.

As part of the Comprehensive Planning process, the Town of Reedsburg has identified specific programs aimed at increasing public participation. These programs are further described in the Town of Reedsburg Scope of Work and are broken down into descriptive tasks. What follows is a discussion of public participation related to each Element in the Scope of Work and what levels of public involvement these programs are meant to achieve.

Work Element One: Project Coordination

Program 1: Comprehensive Planning Committee Formation and Initial Meetings

In this step the Town of Reedsburg Comprehensive Planning Committee is formed. This represents the beginning of **public partnership** as described above. **Public education** also begins under Program 1. Educational efforts will focus attentions on the comprehensive planning process, with the objective of improving public awareness surrounding the project and is specifically directed to the newly formed Comprehensive Planning Committee.

Program 2: Monthly meetings with the Town of Reedsburg Comprehensive Planning Committee

These meetings represent the continuation of a **public partnership** as the Committee and members of the Sauk County Technical Advisory Team, both directly or indirectly, will evaluate **public input** through the focus group process (described later in this plan). This evaluation will culminate into the recognition of specific goals, objectives and policies as well as a community vision. These meetings will also identify specific policies and timeframes for the implementation of community decisions.

Program 3: *Newspaper Articles.*

This program constitutes a **public awareness** opportunity and will build initial and subsequent awareness of the comprehensive planning process relative to identifying means for greater levels of public participation.

Work Element Two: Inventory and Mapping

Program 1 *Background Information and Inventory: Trends and Projections Assessment.*

Public awareness related to the inventory and assessment is critical to understanding community issues. In that regard, the public will be kept informed through a variety of media, particularly through the use of displays and exhibits. Presentations and explanations will be made at community meetings, visioning sessions, and other meetings as appropriate. Materials developed will be made available through the Sauk County Planning & Zoning Office.

Public education will take the form of public visioning sessions, open houses and various other meetings related to the information developed through this overall Work Element and Program. Trends relating to identified future developed outcomes will be thoroughly explained, evaluated and discussed.

Public input will be accepted in a number of ways. Opportunities for interactive questions and answers will be made available through traditional means of communication such as phone, e-mail, discussions at meetings, etc. Public comment will be solicited regarding the inventory, assessment and trends information throughout the planning process, but primarily at a visioning session. This public comment will be initially utilized to develop a community vision and subsequent goals, objectives and policies. Once developed, the vision and subsequent components will be made available for public evaluation and comment.

Public partnership is advanced as the Comprehensive Planning Committee continues to meet to begin reviewing and adopting a community vision, goals, objectives and policies.

Work Element Three: Visioning and Opportunities

Program 1 *Community Survey*

The administration of the survey will act to increase **public awareness**, as the survey itself will provide information related to the comprehensive planning process including opportunities available to participate. The survey will also act as a primary means to gather public input and gauge community feelings and desires which can be utilized as an aid to policy development.

Program 2 *Issue Identification through a Vision Forum*

Program 2 constitutes the most public participation intensive part of the comprehensive planning approach. It is at this point in the process that citizens identify key issues and develop a vision of what their community should look like in the future.

As in previous programs, **public awareness** efforts will focus on the utilization of the newspaper, announcements at community meetings, posted agendas and other printed material to inform people of the opportunity to participate in the Vision Forum.

Public education will continue through this program, primarily by informing participants of the visioning process and what information is appropriate to share.

Public input will be gathered in a number of ways. Opportunities for interactive questions and answers will be made available through the facilitation of small and large group discussion. Citizens will also have an opportunity to rate and comment on Town Alternative Future Growth Scenarios and have an opportunity to evaluate different types of development and its impact on the community as part of the *Visual Resources and Character Analysis* (also described later in this document).

Public interaction will give citizens an opportunity to evaluate the strengths, weaknesses, opportunities and threats (SWOT's) analysis and draft vision statement of the Town Comprehensive Planning Committee. The analysis is designed in such a way to help participants clearly describe their hopes and concerns through the preparation of a final vision statement for the Town of Reedsburg and for Sauk County in general.

Public Partnership efforts continue as the Comprehensive Planning Committee will utilize all of the information gathered at the Vision Forum and formulates a single and cohesive Vision for the Town. The Committee will also begin to formulate ways to build on the identified strengths, pursue opportunities, reduce weaknesses and eliminate threats.

Program 3 *Focus Group Meetings*

The focus group meetings will convene to further detail issues identified through the opinion surveys and information gathered through the visioning session. As part of this program, members of the Town of Reedsburg Comprehensive Planning Committee, Sauk County Technical Advisory Team and identified experts from the general public will have an opportunity to begin formulating goals, objectives and policies. This stage of the planning process will include a **public interaction** component with regard to invited experts from the community (i.e. local farmers, conservationists, historians etc.), but will be more representative of **public partnership** as members of varied decision making authorities will be the primary make-up of the focus groups.

Program 4 *Visual Resources and Character Analysis*

As in previous programs, **public awareness** efforts will focus on the utilization of the newspaper, announcements at community meetings, posted agendas and other printed material to inform people of the opportunity to participate in the Vision Forum / Visual Resources and Character Analysis.

Public education will continue through this program, primarily by informing participants as to what information and viewpoints the planning process is aiming to garner through the windshield survey and to further explain how the information gathered will be used.

Public input will be gathered in a number of ways. Opportunities for the public to rate pictures from good to bad will be made in addition to allowing for an opportunity to place comments next to pictures as to whether that particular picture should be representative of the future 'look' of the Town.

Public Interaction will occur indirectly from this exercise as the information gathered as part of this process will be later utilized by the focus groups during policy development as well as by the Comprehensive Planning Committee during final policy election.

Program 5 *Town Alternative Future Scenarios*

As in previous programs, **public awareness** efforts will focus on the utilization of the newspaper, announcements at community meetings, posted agendas and other printed material to inform people of the opportunity to participate in the Vision Forum/ Town Alternative Future Scenarios.

Public education will continue through this program, primarily by informing participants as to what information and viewpoints the planning process is aiming to garner through the windshield survey and to further explain how the information gathered will be used.

Public input will be gathered through an opportunity for the public to rate and comment on each of the long-term growth scenarios for the Town. This will be done through a written survey as well as through open written comments.

Public interaction will occur indirectly from this exercise as the information gathered as part of this process will be later utilized by the focus groups during policy development as well as the Comprehensive Planning Committee during final policy election.

Work Element Four: Town of Reedsburg Comprehensive Plan

Program 1 *Plan Review and Adoption (2nd Open House)*

In this program, the Comprehensive Planning Committee, local units of government and citizens review the draft comprehensive plan.

Public awareness surrounding the review and adoptions steps will utilize a newspaper article and public posting to make the public aware of this opportunity.

A **public education** session at this open house will help improve understanding of the plan review and adoption process, as well as specifics of the plan as they are identified.

Public input will be solicited regarding the comprehensive plan. Opportunities for interactive questions will be made available at this open house as well as through other means of communication s appropriately identified. Materials will be made available for review and comment at county and local government offices, and at the local library.

Public partnership efforts will be focussed on the comprehensive planning committee taking final action to improve the comprehensive plan and presenting the final comprehensive plan document to local units of government and the county board of supervisors for approval.

Program 2 *Plan Implementation*

Phase I of the comprehensive planning process is complete following the adoption of the comprehensive plan by the county board of supervisors. This leads into Phase II that includes the implementation of the Town's Comprehensive Plan, training for the Town's Plan Commission/Town Board, and development and adoption of new zoning and land division regulations both at a local and county level.

Program 3 *Plan Monitoring, Reassessment and Amendment Procedures*

As the plan is implemented, it is imperative to monitor and reassess the effectiveness of strategies and policies that have been put into place. Effective strategies need to be maintained while ineffective strategies need to be modified or terminated. An amendment process will be developed to address issues that develop with the plan, or changes that take place in the community that necessitate change in the documents. Public involvement in this process will be needed. This program constitutes Phase III, which runs concurrently with Phase II as noted in the public participation plan and the *Town of Reedsburg Scope of Work* document.

References:

Hinds, David G. Purposes and Typologies for Citizen Participation. University of Wisconsin Extension, Cooperative Extension. In *Citizen Participation Training (Teaching Manual)*. Madison, Wisconsin, 2001.

Comprehensive Plan Vision Workshop and Open House Sponsored by the Town of Reedsburg Comprehensive Plan Committee

All Town of Reedsburg residents and landowners, neighboring governmental officials and interested persons are invited to participate in the Town of Reedsburg Vision Workshop and Open House on September 17, 2003. Participants will discuss current opportunities and challenges facing the Town of Reedsburg as well as meet and provide direction to the Comprehensive Plan Committee and Town Officials.

Your input is extremely important! Once adopted, the Town's plan will serve as the guide to Town officials and residents on such issues as economic development, environmental preservation, land use, land division and agricultural opportunities. This plan should reflect the vision, goals and values of *all* residents and landowners.

The Town of Reedsburg Vision Workshop / Open House will be held from 6:30 p.m. to

8:00 p.m. on September 17 at the Town Hall, located on Hwy 33. Participants will be asked to provide input into the draft Key Vision Elements of the comprehensive plan, as developed by the Town of Reedsburg Comprehensive Planning Committee, from 6:30 p.m. until 7:30 p.m. The participants will also have the opportunity to give input on visual inventories and meet Plan Committee representatives.

For additional information please contact Linda Borleske, Town of Reedsburg Comprehensive Plan Committee Chair at 524-2509, or Lance Gurney at the Sauk County Planning & Zoning Department at 355-3285, ext 3430, email lgurney@co.sauk.wi.us. **We look forward to seeing you on September 17th!**

Reedsburg Independent, Thursday, September 11, 2003, Page 9

Town of Reedsburg vision plan workshop Sept. 17

All Town of Reedsburg residents and landowners, neighboring governmental officials and interested persons are invited to participate in the Town of Reedsburg Vision Workshop and Open House on September 17. Participants will discuss current opportunities and challenges facing the Town of Reedsburg as well as meet and provide direction to the Comprehensive Plan Committee and town officials.

Your input is extremely important! Once adopted, the Town's plan will serve as the guide to town officials and residents on such issues as economic development, environmental preservation, land use, land division and agricultural opportunities. This plan should reflect the vision, goals and values of all residents and landowners.

The Town of Reedsburg Vision Workshop/Open House will be held from 6:30 p.m. to 8:00 p.m. on September 17 at the Town Hall, located at the northwest corner of West Main Street and North Preston Avenue in Reedsburg. Participants will be asked to provide input into the draft key vision elements of the comprehensive plan, as developed by the Town of Reedsburg Comprehensive Planning Committee, from 6:30 p.m. until 7:30 p.m. The participants will also have the opportunity to give input on visual inventories and meet Plan Committee representatives.

For additional information please contact Linda Borleske, Town of Reedsburg Comprehensive Plan Committee Chairperson, at 524-2509, or Lance Gurney at the Sauk County Planning & Zoning Department at 355-3285, ext 3430, email lgurney@co.sauk.wi.us.

FOCUS GROUPS- TOWN OF REEDSBURG

Housing

Mike Kozlowski
Ron Schenck
Dan Dietz
Kurt Johansen

Utilities

Dan Peterson
Ervin Borleske
Gary Zobel
Dave Laukant

Transportation

Brad Ellis
Carl Mundth
Matt Peterson
Dave Dietz

Intergovernmental

Paul Grosskrueger
Ed Brooks
Linda Borleske
Pat Farber

Economic Development

Dan Crary
Art Schrader
Jim Schiefelbein
Clarence Puranen
Art Schrader

Agricultural/Natural Resources

Larry Mundth
David Allen
Gene Wuest
Walter Klitzke
Marilyn Hoffman

*Please Join
The Town of Reedsburg Comprehensive Planning Committee
for an*

**Intergovernmental Cooperative Forum
Wednesday, May 26, 2004
7 P.M.
Town of Reedsburg Town Hall
(State Highway 33).**

The Town of Reedsburg, in cooperation with the Sauk County Department of Planning and Zoning, is pleased to sponsor an Intergovernmental Forum in conjunction with the development of a 'Smart Growth' compliant Comprehensive Plan. The Comprehensive Planning Committee has been enthusiastically volunteering for several months, identifying needs and opportunities, planning for preservation and providing direction for growth. The Town is rich with history, resources and opportunities and Committee members would like to share their thoughts on what the future may hold, as well as provide an opportunity for additional discussion and input from you.

Throughout the planning process, various opportunities for public input have and will continue to occur. The Intergovernmental Cooperative Forum is one such opportunity. The Forum provides local groups and agencies the ideal occasion to review the Comprehensive Planning Committee work to date, provide feedback and participate in joint planning and decision-making. **Your input in the planning process is extremely important.**

Enclosed is an agenda for the evening, a copy of the Goals adopted by the Town of Reedsburg, drafts of the Objectives and Policies developed by the various Focus Groups and proposed land use map have been included for your review.

So that we can plan accordingly, please RSVP by Monday, May 24, 2004. Email Lance Gurney, Director, Sauk County Department of Planning and Zoning at lgurney@co.sauk.wi.us or call 355-3285.

Cooperative planning positively affects us all! We look forward to meeting with you May 26, 2004.

Reminder: For those municipalities who may have a quorum as a result of attendance at this session, please be sure to properly post this meeting in your regular location.

Town of Reedsburg Comprehensive Plan Open House

The Town of Reedsburg Comprehensive Plan Committee invites you to the Town of Reedsburg Comprehensive Plan Open House!

The 'Town of Reedsburg Comprehensive Plan' is the result of a yearlong effort by a diverse group of Reedsburg residents to better define what makes Reedsburg special as well as ways by which the Town can promote and protect these special features into the future.

Through a Town Vision and supporting programs, the *Plan* includes policies and recommendations that preserve what is important to residents such as the Town's natural resources, agriculture industry, housing opportunities, and the overall character.

At the open house, you will have an opportunity to learn about Reedsburg's newly developed draft Comprehensive Plan as well as provide comment to the Committee.

The Open House will be held at the Reedsburg Town Hall on June 30, 2004 at 7:00 p.m.

If you have any questions you may contact Linda Burleske, Chair of the Comprehensive Plan Committee at 524-2509 or Mike Kozlowski, Vice Chair at 524-4330. Following the Open House, the Town Board will hold a public hearing on **July 12** to consider adoption of the *Plan*.

On behalf of the members of the Comprehensive Plan Committee we hope to see you there!

Town of Reedsburg's comprehensive plan awaits residents' scrutiny

The developers are breathing down our necks! The DOT is poised to pour more pavement! Urban sprawl is on our doorstep! Say "Good-bye" to family farms, to clean rivers, to tree-covered hills. Forget about quiet roads and clear night skies and butterflies. Alas, is there no hope? Have we no way to protect our future? Where are the super heroes when we need them?

Hold on! Look there, on the horizon! Is it a bird? Is it a plane? No, it's Super Plan! Just when things looked darkest, just as hope was lost, the Town of Reedsburg Comprehensive Plan has arrived to save the day, and many tomorrows, as well. The draft edition of Super Plan is hot off the press and you can read it at the library or on line by going to www.co.sauk.wi.us, clicking on Planning and Zoning Department, then comprehensive planning, then Reedsburg Township.

Why spend time reading this plan when there is other delightful summer reading like *The Secret Life of Bees*? Because this plan has come to stand between you and all the ticky-tacky little boxes that are just waiting for the chance to settle in your neighborhood. This plan will stand between you and



MIMI WUEST

Mimi's Thoughts

the open pit mine, the amusement park, the rendering plant and the nuclear waste dump. This plan will allow you to take your grandchildren for a quiet bike ride through the green and growing countryside, to stop and watch the deer grazing and the wild turkeys foraging and to sit beside a clean and sparkling Narrows Creek.

You can also hear a formal presentation of the Town of Reedsburg Comprehensive Plan next Wednesday, June 30, at 7 p.m. at the Reedsburg Town Hall on West Main Street. This "Meet Your Plan" evening is open to all and everyone is encouraged to come and listen and to make comments. The plan is for the Town of Reedsburg, but it will be of interest to residents of the City of Reedsburg, as well. It should be about as much fun as you can have in Reedsburg on a Wednesday evening: there will be refreshments and you'll

have a chance to meet some of the local citizens who have been laboring for a year to create the plan.

A year ago, in public meetings, the Town of Reedsburg set out its priorities for the future of the township. Number one was to preserve the natural beauty and the rural character of the community. Other priorities were preserving and enhancing the present and future tax base of the township, promoting a balance between the impacts of human settlement with the natural environment, preserving and enhancing the Town's family farming tradition and enhancing the availability of high quality educational opportunities.

In order to achieve these goals, a complex and admittedly sometimes tedious plan has been created. The plot drags at times, but the maps are terrific. You'll read about bike trails and scenic views and septic suitability. You can view projections of what the Town will look like at various rates of development. You can see where new houses can be located, in keeping with the over-all principle of one house per 35 acres of land. You'll learn that this does not have to mean houses with 35 acre lawns, but can be translated into

clusters of houses on smaller lots, leaving most of the land free for agriculture or in its natural state.

I saw the benefits of careful planning when I visited Vermont last month. They do not allow roadside billboards and instead they have small brown and white signs at the edges of communities listing the local lodging and restaurants, with simple directions, like "1/2 mile on the right." This gives tourists all the information they need without distracting from the beautiful scenery.

If you care about the quality of life in Reedsburg Township, come and add your two cents worth or your \$2 worth next Wednesday. Even if you don't care, come for the free refreshments. We all know there are forces out there that would grind up these hills for gravel, log off the trees, sell the top soil and copyright the bird's songs if they get the chance. For example, the Federal Government just sold 150 acres of public land (that is, yours and mine) on a mountain top in Colorado to a mining company for \$5 an acre! There's a lot of greed out there, a lot of favors done and not recorded. In Colorado, maybe, but just let them try it in the Town of Reedsburg.

Town's comprehensive plan nears completion

Thirteen month's work presented to residents.

By Emily M. Bialkowski
Times-Press

The Township of Reedsburg is preparing to adopt its comprehensive plan – a plan that will affect every land use decision for the next 20 years.

Comprehensive planning is mandated by the state for all local units of government wishing to engage in land-use actions. There are nine required elements the plan must address, including issues and opportunities, housing, transportation, utilities and community facilities, agricultural, natural and cultural resources, economic development, intergovernmental cooperation, land-use and plan implementation.

The Township has been working on its plan for the last 13 months by holding a series of meetings, focus group discussions and posting public notices.

On Wednesday Comprehensive Plan Committee Chair Linda Borleske, in conjunction with the Sauk County Office of Planning and Zoning, hosted an open forum where residents could hear an overview of the

township's proposed plan and offer feedback on areas of concern.

The plan

As part of the planning process a committee of about 25 residents was formed and developed five vision goals for the community – preserving natural beauty; enhancing the tax base; promoting balance between human settlement and natural resources; preserving the town's family-farm tradition; and enhancing the availability of quality education opportunities.

The vision goals were created to help direct future decisions, but it was elements of the plan relating to residential growth that drew the most discussion at the open house.

The township recognizes several types of zoning classifications, with the majority of land being exclusive ag. Such zoning requires a landowner to own 35 acres of land in order to build a residence.

Lance Gurney, director of planning and zoning, said the committee favors keeping the 35 acre lot minimum but is interested in exploring what is called clustering, or density-based zoning.

In this situation a landown-

er could parcel off one to five acres for residential development and put an easement on the remaining land. The easement would prevent further building on the property for 20 years.

In the last decade the township has experienced a growth rate of 10 to 12 percent, or seven to 10 new homes per year.

Residential development trends are aiming toward Highway 12 and Wisconsin Dells, the plan finds. To address the township's wish to maintain natural beauty and farmland, yet increase tax base, the committee is proposing to concentrate rural subdivision growth in the City of Reedsburg extra-territorial zone (ET).

The ET zone or boundary is made up of land extending up to one and a half miles outside Reedsburg city limits where governmental jurisdiction is held by the city.

Intergovernmental cooperation

In an effort to address jurisdictional concerns the township hosted an intergovernmental meeting in May to talk about, among other things, the ET.

City officials expressed

Please see PLAN, Page A3

PLAN

Continued from Front Page

concern about the location and density of potential rural subdivisions.

"The city is worried about if the people ever want to come into the city and how to serve them with utilities," City Engineer Steve Zibell said.

In response, the township and county said they are looking into community well systems. A community well would serve a small group of homes. If the homes were to ever become part of the city, crews could simply hook the well up with city water services.

"Those were just initial discussions with the city. It's something identified in the plan that needs to be taken care of yet," Gurney said.

In the meantime, the City of Reedsburg Plan Commis-

ing costs. It would also cause a loss in revenue of \$1.2 million per year.

sion has said they will not approve any rural subdivisions until the details are ironed out.

"Speaking for the city, it would be nice if developments were constructed so it would be easy to convert to city utilities," Zibell said.

Disagreement about future roads was also mentioned but did not generate action.

The timeline

On Monday, July 12 the township comprehensive planning committee will host a public hearing at the town hall. Residents are encouraged to step forward with concerns at that time. Pending no dramatic changes the committee will recommend the document for adoption by the regular town board. The comprehensive plan will then need to be reviewed by the county for final acceptance.

The entire plan is currently available for viewing at the City of Reedsburg Public Library. Once adopted all land-use decisions must coincide with the plan.

Town of Reedsburg Notice

PLEASE TAKE NOTICE, that the Town of Reedsburg Town Board will hold a Public Hearing on July 12, 2004, at 7:30 p.m., or as soon thereafter as the matter may be heard, at the Town of Reedsburg Town Hall to consider:

- I. A. The adoption of a proposed comprehensive plan in compliance with the State of Wisconsin's Comprehensive Planning Legislation for the Town of Reedsburg, County of Sauk, Wisconsin.

ANY PERSON DESIRING MORE INFORMATION REGARDING THE PROPOSED COMPREHENSIVE PLAN MAY REVIEW COPIES OF THE SAME AT THE SAUK COUNTY PLANNING & ZONING OFFICE, THE REEDSBURG TOWN HALL OR CALLED BROOKS, TOWN OF REEDSBURG CHAIR, AT 608/524-3902 OR CALL THE SAUK COUNTY PLANNING & ZONING OFFICE, AARON HARTMAN AT 608/355-3285 FOR ADDITIONAL INFORMATION.

- B. Testimony of persons to appear at the public hearing; any person so desiring will be given a reasonable opportunity to express their opinions on the matter before the Town Board.
- II. A. The purpose of the proposed hearing is to consider the adoption of the Town of Reedsburg's Comprehensive Plan prepared under Wisconsin's Comprehensive Planning Legislation, adopted in 1999 and contained in Wis. Stat. §66.1001. This Plan meets all of the statutory elements and requirements of this legislation.
- B. Copies of the Town of Reedsburg Comprehensive Plan can be obtained from the Sauk County Planning and Zoning Office at the Sauk County West Square Building, 505 Broadway, Baraboo, WI 53913 (Telephone 608/355-3285) or at the Reedsburg Town Hall. Fees will be charged to cover printing costs.

Date: June 4, 2004

BY: Eugene Hackbarth
Town of Reedsburg Clerk

To be published **June 9, 2004**

If you have a disability and need help, reasonable accommodations can be made for those so requesting provided that a 48 hour notice is given. Please call 608-524-2006.

Appendix C - Sources of Information

Sources of Information

Publications:

Agriculture and Land Use Team, UW Cooperative Extension and the Program on Agricultural Technology Studies (PATs) “Trends in Farm Numbers, 1989-1997.” Table 2. Wisconsin Town Land Use Databook: Town-Level Farming and Land Use Trends 1990-1998, Sauk County, WI. University of Wisconsin-Madison: September 1999.

Merrill, John, Brian W. Ohm and Erich Schmidtke. Housing Wisconsin: A Guide to Preparing the Housing Element of a Local Comprehensive Plan. The University of Wisconsin, Madison: March 2001.

MSA Professional Services Inc and the City of Reedsburg Comprehensive Plan Commission. City of Reedsburg, Wisconsin Comprehensive Plan. Baraboo, WI: 2002.

Sauk County Department of Planning and Zoning, June 1998. Sauk County 20/20 Development Plan, Volume IV: The County Profile, Second Edition. Sauk County, WI.

Sauk County Department of Planning and Zoning, June 1998. Sauk County 20/20 Development Plan, Volume V: Development Plan. Sauk County, WI

Sauk County Department of Planning and Zoning. Town of Reedsburg Development Plan. October 1990

“Transportation Facilities: Bike and Recreational Facilities.” Highway 12 Growth Management Plan, Appendices A-F, Public Hearing Draft June 10, 2003. A-38

“Transportation Facilities: Transit.” Highway 12 Growth Management Plan, Appendices A-F, Public Hearing Draft June 10, 2003. A-38

United States Department of Agriculture Soil Conservation Service in Cooperation with Research Division of the College of Agricultural and Life Sciences University of Wisconsin. Soil Survey of Sauk County Wisconsin. March 1980.

Wisconsin Department of Natural Resources. The Lower Wisconsin River: Water Quality Management Plan. Madison, WI: January 1994.

Online Resources:

Edgewood College . <http://www.edgewood.edu>, 2002

Lower Wisconsin River Basin Page.
<http://www.dnr.state.wi.us/org/gmu/lowerwis/index.htm>

Madison Area Technical College – Madison
<http://matcmadison.edu/matc/about/about.shtm>, 2002

Madison Area Technical College – Reedsburg.

<http://matcmadison.edu/matc/campuses/reedsburg>, 2002

“Narrows Creek and Baraboo River Watershed”(LW22) and “Crossman Creek and Little Baraboo Watershed (LW23). The Lower Wisconsin State of the Basin Report. Online.

<http://www.dnr.state.wi.us/org/gmu/lowerwis/lwbasinplan.html>

Reedsburg School District <http://rsd.k12.wi.us>, 2004

Highlights of the State’s Agriculture. 1992 Census of Agriculture: Wisconsin.

<http://www.nass.usda.gov/census/census92/volume1/wi-49/toc92.htm>

Rural Development (USDA) <http://www.rurdev.usda.gov>, 2004

Sauk County Development Corporation. Community Profiles: Reedsburg, 2003.

<http://www.scdc.com/docs/profiles.html> 2004

Sauk County Historical Society <http://www.saukcounty.com/schs/>

United States Census Bureau 2004. <http://census.gov/> 2004

United States Census 2000 Data Information: Derived Measures.

<http://factfinder.census.gov/> 2004

University of Wisconsin – Baraboo <http://baraboo-sauk.uwc.edu/> 2004

University of Wisconsin – Madison . <http://www.wisc.edu/> 2004

University of Wisconsin – Richland. <http://richland.uwc.edu/> 2004

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

<http://www.nationalhomeless.org/> 2004

Wisconsin Department of Administration (DOA) <http://www.doa.state.wi.us>, 2004.

Wisconsin Housing and Economic Development Authority (WHEDA)

<http://www.wheda.com/programs> 2004

Wisconsin Department of Natural Resources website on wetlands

<http://www.dnr.state.wi.us/org/water/fhp/wetlands/index.shtml>. 2004

Wisconsin Department of Tourism, <http://agency.travelwisconsin.com> 2004

Agencies and Organizations:

Sauk County Department of Planning and Zoning. 505 Broadway, Baraboo, WI 53913.
<http://www.co.sauk.wi.us/pz/mainpg.htm>

Sauk County Development Corporation. 1000 Log Lodge Court, Baraboo, WI 53913.
<http://www.scdc.com/>

Sauk County Highway Department. Highway 136, West Baraboo, WI 53913. (608) 356-3855

Sauk County Land Conservation Department. 505 Broadway, Room 232 Baraboo, WI 53913. <http://www.co.sauk.wi.us/land/mainpg.htm>

Sauk County Mapping Department. 505 Broadway, Room 218 Baraboo, WI 53913
<http://www.co.sauk.wi.us/mapping/mainpg.htm>

Sauk County UW Extension. 505 Broadway, Room 334 Baraboo, WI 53913.
<http://www.uwex.edu/ces/cty/sauk/>

State of Wisconsin Department of Natural Resources/Forestry. 505 Broadway, Room 202 Baraboo, WI 53913.

United States Department of Agriculture FSA – Farm Service Agency. 505 Broadway, Room 225 Baraboo, WI 53913.

United States Department of Agriculture Natural Resources. 505 Broadway, Room 232 Baraboo, WI 53913. <http://www.nrcs.usda.gov/>

U.S. Department of Housing and Urban Development. 451 7th Street S. W. Washington, DC 20410.

Wisconsin Department of Agriculture, Trade and Consumer Protection. 2811 Agriculture Drive, Madison, WI 53718. <http://datcp.state.wi.us/>

Wisconsin Department of Commerce. 201 West Washington Avenue, Madison, WI 53717.
<http://www.commerce.state.wi.us/>

Wisconsin Small Business Development Center. University of Wisconsin, 975 University Ave., Rm. 3260, Madison, WI 53706

Wisconsin Department of Transportation. 4802 Sheboygan Ave. Madison, WI 53707-7910
<http://www.dot.state.wi.us/>

Personal communications and other assistance:

Eric Grosso of the Labor Development Office, a division of the Department of Workforce
Development
Town of Reedsburg Board Members.
Kelly Wilcock, Director of Sauk County Housing Authority

Photos Courtesy of:

Town of Reedsburg Comprehensive Plan Committee
Sauk County Planning and Zoning Department

Appendix D - Glossary -

Glossary

Average household size. A measure obtained by dividing the number of people in households by the total number of households (or householder) since the number of households equals the number of householders.

Cluster Development. A form of development that concentrates buildings or lots on a part of the property (parcel) to allow the remaining land to be preserved as open space for agricultural, recreational, protection of environmentally significant resources and other open space uses.

Cluster Remnant. The balance of acreage protected by an easement remaining after the approval of a cluster development based on the difference between the density policy and the clustered lot size identified with a document recorded with the Sauk County Register of Deeds.

Community Resources. Facilities and services and/or parks and recreation, open space - can be State, County, Town, School or Privately owned/managed.

Conservation Subdivision. A Planned Unit Development in a rural setting that is characterized by compact lots and common open space and where the natural features of the land are maintained to the greatest extent possible.

Cottage Industry. Any activity undertaken for gain or profit and carried on in a dwelling, or building accessory to a dwelling, by members of the family residing in the dwelling and one (1) additional unrelated person. The cottage industry should be incidental to the residential use of the premises. The production, sale, offering of services, and keeping of stock-in-trade is allowed provided that no article is sold to walk in, retail customers, except that which is produced by the cottage industry on the premises. No activity is allowed that might result in excessive noise, smoke, dust, odors, heat, or glare beyond that which is common to a residential and/or agricultural area. No activity is allowed which involves the use or manufacture of products or operations that are dangerous in terms of risk of fire, explosion, or hazardous emissions. -

Cultural Resources. Historic and archeological sites, and other man made areas, including those that are significant or unique.

Density. The net acreage required to establish one main building.

Density Credit. Derived by assigning a value of one (1) to each lot, existing or that can be created, as part of the underlying county zoning district's density and the Town's - Comprehensive Plan rounded down to the nearest whole number.

Density Policy. The utilization of a density credit system to determine both the number of lots which can be created and the size of each lot typically for residential purposes. IN return for the creation of a lot resulting from the application of a density policy, a protective - agreement is placed on remaining lands.

Development Rights. The right to develop land by a landowner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights are usually expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing.

Direct Economic Impact. The money spent on any product or services. There is an immediate recipient. This recipient uses these dollars to pay wages of needed employees and taxes.

Economic Impact. Includes both **Direct Economic Impact** and **Indirect Economic Impact**

Farm. An Agriculture Land Use Business which produces \$1,000 (gross) of agricultural products per year.

Feedlot. Any livestock confinement area or structure along with applicable waste storage facilities (ie barnyards, etc) -

Goals. Broad, advisory statements that express general public priorities about how the Town should approach preservation and development issues. These goals are based on key issues, opportunities and problems that affect the Town and can further be devised from the future Vision of a Town.

Indirect Economic Impact. The money spent in state by businesses, that are the recipients of tourism dollars, and their employees on goods and services, thus supporting more industry and jobs.

Median 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.

Natural Resources. Land forms, topography, watersheds, soil, groundwater, flood plains, wetland, shore land, forests/woodlands, steep slopes, surface water, wildlife resources, rare and endangered species, state natural areas, prairie, open spaces and environmentally sensitive areas. -

Objectives. Future directions in a way that is more specific than goals. The accomplishment of an objective is often not easily measured, objectives are usually attainable through policies and specific implementation activities.

Policies. Rules, courses of action, or programs used to ensure Plan implementation and to accomplish the goals, objectives and vision. Town decision makers should use policies, including any "housing density policy," on a day to day basis. Success in achieving policies is usually measurable. -

Parcel. A contiguous quantity of land in the possession of an owner, single or common interest. No street, highway, easement, railroad right-of-way, river, stream, or water body shall constitute a break in contiguity.

Planned Unit Development. One or more lots, or parcels of land to be developed as a - single entity, the plan for which may propose intensity increases, mixing of land uses, open space conservation, or any combination thereof, but which still corresponds to the underlying zoning jurisdictions density and use requirements that are otherwise applicable to the area in which it is located.

Purchase of Development Rights (PDR) A form of compensation for owners of selected lands who voluntarily agree not to develop (or subdivide) lands. The landowner retains ownership of the land and typically agrees to maintain the land in its current use (i.e., agriculture, forestland etc.).

Road. A public or private deeded right-of-way for vehicular or pedestrian traffic commonly referred to as a 'street' - -

Soil Limitations for Agriculture. Divided into 8 classes by the US Soil Conservation Service. For the purposes of this plan, Class I, II and III are considered Prime Agriculture Soils.

Class I - Soils have few limitations to restrict use

Class II - Soils with some limitations that reduce the choice of plants or require moderate

Class III - Soils with severe limitations that reduce the choice of plants or require special conservation practices or both.

Class IV - Soils with very severe limitations that restrict the choice of plants, require - very careful management, or both.

Class V - Soils that have little or no erosion hazard but have other limitations impractical to remove that limit their use largely to pasture or range, woodland, or wildlife food and cover.

Class VI - Soils have very severe limitations that make them generally unsuited to cultivation and should restrict their use largely to grazing, woodland, or wildlife food and cover.

Class VII - Soils have very severe limitations that make them unsuited to cultivation and should restrict their use largely to grazing, woodland, and wildlife, or water supply or to aesthetic purposes -

Class VIII - Soils with very severe limitations that make them unsuited to cultivation and that restrict their use to recreation and wildlife.

Transfer of Development Rights (TDR). The conveyance of development rights by deed, easement or other legal instrument to another parcel of land and the recording of that conveyance.

Vision clearance triangle. The area in each quadrant of an intersection which is bounded by the right-of-way lines of the roads and a vision clearance setback line connecting points open each right-of-way line which are located a distance back from the intersection equal to the setback required for each road.

Appendix E - Alternative Land Use Practices

Transfer of Development Rights (TDR) Program

The Transfer of Development Rights (TDR) Program is an innovative concept that directs new growth to centralized areas where adequate services can be provided at a reasonable cost while preserving prime agricultural land and other environmentally significant areas as permanent open space.

Under the TDR program, landowners would be provided the opportunity to transfer their “development rights” from all or portions of their land to another area. The landowner’s “development rights” are determined by applying the Town’s density policy to contiguous lands under one ownership, which are typically referred to as “sending areas”. “Sending areas” are properties with prime agricultural soils and significant environmental features that add to Town of Reedsburg’s farming tradition and rural character. These areas are protected from future development by “transferring” the development rights to areas that are appropriate for concentrated development with sufficient infrastructure to support the residential uses. The areas that receive the development rights are typically referred to as the “receiving area”.

Based on the discussions and input provided throughout the Town of Reedsburg Comprehensive Planning process, the “receiving area” would be designated as a subdivision area on primarily nonprime agricultural soils in centralized areas within the Town. The subdivision (receiving area) would be required to provide community well and septic service, minimize the impact on prime agricultural soils and existing adjacent land uses, and not create an unreasonable demand for additional public services including road maintenance, school busing, emergency services and law enforcement.

The “development rights” are purchased from landowners in the “sending area” by landowners in the “receiving area” in order to establish buildable residential lots. The “receiving” landowner would be required to rezone from Exclusive Agricultural zoning to a more appropriate zoning designation to allow for the development of a residential subdivision with a higher density.

Once the “development rights” for a piece of property have been transferred, the “sending area” would be required to record a restrictive covenant or conservation easement on the property to prevent further land divisions or development.

The Transfer of Development Rights Program is a voluntary program. It is meant to compliment the Town’s existing Exclusive Agricultural zoning designation as well as other alternatives like “Purchase of Development Rights” and “Clustering” programs explained below. It is not the intent of the Town of Town of Reedsburg to replace Exclusive Agricultural zoning, i.e. the ability to construct a new residence on 35 acres or more, with the Transfer of Development Rights program. It must also be pointed out that the use of TDR is not an automatic right, but must receive approvals from both the Town of Reedsburg and the Sauk County Board of Supervisors based on a recommendation by the Planning, Zoning and Land Records Committee.

Prior to approval of a TDR, the Town Reedsburg and Sauk County Planning, Zoning and Land Records Committee must consider the following factors:

1. The TDR “sending area” should be an area that the Town of Reedsburg and the Sauk County Planning, Zoning and Land Records Committee recognizes for preservation as open space based on one or more of the following criteria:
 - The “sending area” should have a soil capability classification of Class I, II, or III. The highest priority for the use of TDR’s should be given to lands with this classification.
 - The “sending area” should be prime wildlife habitat that merits protection. A high priority should be placed on preserving large tracts of woodlands and grasslands that have the greatest wildlife habitat values.
 - The “sending area” should be environmentally sensitive land that is not otherwise protected from development by current floodplain or wetland regulations. However, this does not prevent a property with some floodplain or wetland areas from being included as part of a sending area if the property contains characteristics referenced above.
2. The Town of Reedsburg must approve the selection and location of the “sending” and “receiving” areas.
3. The Sauk County Board of Supervisors, based on the recommendation of the Sauk County Planning, Zoning and Land Records Committee, must approve the selection and location of the “sending” and “receiving” areas.

Implementation of the TDR Program will allow the Town of Reedsburg to meet the needs of future development demands while helping protect and preserve the Town’s rural character and family-farming tradition. The Program will also minimize the conflicts typically associated with additional residential development in a rural setting with existing agricultural practices.

Purchase of Development Rights (PDR) Program

The Sauk County Land Preservation Program

The Sauk County Land Preservation Program is a recently implemented effort to protect important natural resources and agricultural land by the direct public acquisition of land rights from private landowners. Sauk County employs a concept known as the **Purchase of Development Rights (PDR)** by which the County economically compensates private landowners who voluntarily agree to permanently convey to Sauk County, the local town or a private non-profit conservation organization, the right to develop their property for residential or commercial use. The "fair market" value of the landowner's development rights is determined by a professional appraisal that compares estimates of the unrestricted market value of the property and the restricted-use value for agriculture, recreation or wildlife habitat. 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 BRPP 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 was able to offer the landowner.

The purpose and terms of the agreement, including the respective rights of Sauk County to enforce the agreement and 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 or forestry stewardship plans.

Currently Sauk County is purchasing 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. This effort is called the Baraboo Range Protection Program (BRPP), and 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. A county wide Purchase of Development Rights program is envisioned for implementation in 2003, primarily for the protection of important agricultural and other important natural resource areas throughout Sauk County, but 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 a means for permanently preventing the development of landscapes designated in these plans for agricultural, open space, wildlife conservation or recreational use.

Clustering

The Clustering Program is much like that of the Transfer of Development Right (TDR) Program, with one major difference. Instead of transferring “development rights” from one property (sending area) to another property located elsewhere in the Town (receiving area), the “development rights” are transferred to a specific area on the same property. These rights are then “clustered” together to minimize the impacts on prime agricultural soils, environmentally significant areas, and existing agricultural land uses.

Like the TDR program, the “development rights” are based on the Town’s density policy of one residence per 35 acres of contiguous land owned under one ownership. These “development rights” would then be “clustered” on a portion of the property that would minimize the conversion of prime agricultural soils to nonagricultural land uses and would protect environmentally significant and sensitive portions of the property from development. The Town of Reedsburg has developed standards for “clustering” which are include within the Development Guidelines document of the Comprehensive Plan.

Based on discussions and input provided throughout the Town of Reedsburg Comprehensive Planning process, the number of lots created in a cluster on each contiguous farm is limited to three. These lots are also limited in size from a minimum of 1 acre to a maximum of 5 acres to minimize the conversion of agricultural lands to residential use. Additional “development rights” could either be transferred to a subdivision, protected through the sale of a conservation easement, or sold in 35 acre parcels based on the Town’s density policy.

Once the “development rights” for a piece of property have been clustered, the difference in acreage between the size of the clustered lots created and the Town’s 35 acre density policy would require the recording of a restrictive covenant or conservation easement on the property (cluster remnant) to prevent further land divisions or development.

Example: Landowner A clusters three lots, of two acres each, on a non-productive portion of the property. In exchange, the landowner would be required to protect 99 acres of land from further land division or development.

| | |
|----------------------------|-----------------------|
| Town’s density policy | 35 acres |
| Size of lot clustered | <u>- 2 acres</u> |
| Cluster Remnant | 33 acres (difference) |
| | |
| Multiplied by # of Lots | <u>x 3</u> |
| Required Acreage Protected | 99 acres |

Once again, the Clustering Program is a voluntary program. It is meant to compliment the Town’s existing Exclusive Agricultural zoning designation as well as other alternatives like “Purchase of Development Rights (PDR)” and “Transfer of Development Rights (TDR)” programs. It is not the intent of the Town of Reedsburg to replace Exclusive Agricultural zoning, ie the ability to construct a new residence on 35

acres or more, with the Clustering program. It also must be pointed out that the use of Clustering is not an automatic right, but must receive approvals from both the Town of Reedsburg and the Sauk County Board of Supervisors based on a recommendation by the Planning, Zoning and Land Records Committee.

Implementation of the Clustering Program will allow the Town of Reedsburg to meet the needs of future development demands while helping protect and preserve the Town's rural character and family farming tradition. This program will help keep farm operators well-capitalized and up-to-date, allow the continuation of farming on productive farmland, and offer more choices for investment in their retirement. The Development Guidelines for Rural Residential Development will also help ensure that conflicts between agricultural and nonagricultural development are minimized to preserve the farming tradition in the Town of Reedsburg.

Goals of Clustering

- Preservation of prime agricultural lands and the picturesque rural countryside.
- Promotion of orderly, economical, and diverse development.
- Preservation and protection of natural, environmental, educational, cultural and historical values of the land.
- Promotion of cooperation between agricultural and non-agricultural residents.
- Promotion of long-range planning and alternative land use policies that are consistent with the Town's current character.

Appendix F - Development Guidelines

To be developed by the Town of Reedsburg Plan Commission...