

Town of Winfield Comprehensive Plan



Adoptions: DRAFT 2 (9/25/06 Open House Draft)

Month day, 2006, Town of Winfield Board

Month day, 2006, PZLR Committee

Month day, 2006, Sauk County Board of Supervisors

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2.0 Purpose

The Town of Winfield Comprehensive Plan Committee initially comprised of two Town Board members and seventeen area residents took part in several efforts aimed at identifying issues and opportunities facing the Town of Winfield. The issues and opportunities discussion culminated with a draft Town Vision. Further public participation efforts resulted in draft goals, objectives and policies. These efforts included a community-wide survey, community visioning session, numerous press releases and media articles, focus group work, an intergovernmental forum, and an informal consensus process designed to facilitate agreement upon all goals, objectives and policies. The Comprehensive Plan Committee conducted an open house to view the draft *Comprehensive Plan* and a public hearing on the final *Comprehensive Plan*. A more in depth description and summary of each activity with results are noted in this Chapter. Specific background information regarding population, household and employment forecasts, demographic trends, age distribution, educational levels, and income levels and employment characteristics of the Town can be found under the respective Chapters that follow in this *Plan*.

2.1 Community Survey

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

During September 2005, 417 surveys were mailed to every resident (household) and landowner in the Town of Winfield. Of the 417 surveys mailed 115, or 27.6%, were returned. This response rate is just above the average for a survey of this nature, which is relatively lengthy and requires thoughtful responses. A copy of the cover letter to the survey as well as a tally of responses is located in Appendix A. A summary of the more significant results of the survey can be noted as follows:

➤ Quality of Life

Defining and maintaining a high level quality of life in Winfield is perhaps the utmost important common denominator shared by all residents and visitors to Winfield. One way to define quality of life is to ask why people choose to live where they do and more importantly why they choose to continue to live there. To better define quality of life, survey participants were asked to identify the three most important reasons why they and their families choose to live in Winfield. Notably, 20.25 % of respondents chose “natural beauty” while 14.11% chose “being near family and friends”. The third top reason, “small town atmosphere” came in at 12.88%. Either directly or indirectly, the response to this survey question reappears in the Town’s Vision as well as other components of this plan through its goals, objectives and policies. Maintaining the quality of life also presents one of the primary challenges to the Town’s Comprehensive Plan Committee.

➤ Housing

Housing plays an important role in community growth. Housing location can impact a community’s need for services, aesthetics and overall community feel. Survey participants were

asked to place a one (1) next to their first choice for locating new housing, a two (2) next to their second choice and so forth. Respondents indicated that their first choice would be to locate new housing development in and near the developed areas in the City of Reedsburg. The second choice was to locate new housing developments near existing rural concentrations of housing, while the third choice was evenly divided between that option and development in newly developed rural subdivisions of 1 or 3 lots. Respondents' fourth choice is for new rural subdivisions of 4 or more lots. Respondent's fifth choice is for homes scattered throughout the Town on large lots of 40 or more acres.

➤ **Agriculture Resources**

The majority of respondents to the survey indicated that they would support varied forms of community-supported agriculture and value-added agricultural operations. When asked if residents support the direct sale of farm products, 76.32% of respondents indicated they would. Agriculture tourism, workdays, educational opportunities and overnight lodging related to an agriculturally themed bed and breakfast operations were options supported by the majority of respondents. From a general perspective, 86.81% of respondents indicated that the preservation of farmland was either essential or very important, suggesting a strong commitment to sustaining agriculture operations in the Town. Over 74% of respondents preferred maintaining agricultural zoning, and over 64% favored maintaining a minimum ½ acre lot size requirement, although when asked if they favor increasing the minimum lot size to a larger standard, over 88% answered “yes”.

➤ **Economic Development**

Agriculture and forestry represent two primary forms of local economic activity in the Town, however alternative forms of economic development were considered in the survey as well. In terms of sustaining agriculture, survey respondents were asked if they felt there were adequate agriculture support and complimentary services such as cooperatives, agronomists, implement dealers, haulers etc. in southern Sauk County to keep agriculture viable in the Town. Of the total response from residents, many of who are presumably not farmers, 54.39% indicated that there were adequate support services while 35.09% were unsure. Of those who believe insufficient supports exist, suggestions included lowering taxes and preventing speculative development of farmland. Others suggested bringing in more business to improve the tax base.

In terms of other economic opportunities, respondents were asked if they would support business development in areas of existing development, namely near the City of Reedsburg and vicinity. Overall, 45.37% of respondents indicated that they would support small businesses while 1.85% of respondents indicate that they would support large business development. There was less support for small business in the rural areas (44.95%), and no support for large business development in the rural areas of the Town. When asked if survey participants would support initiatives aimed at developing tourism and outdoor recreation opportunities in the Town, most were in support with the notable exception of golf courses, which had the highest percentage of votes in opposition at nearly 60%.

With respect to economic development and self-sustainability, the majority of respondents supported the development of solar and wind energy with a response of “strongly agree” or

“agree at” over 89%. The construction of ethanol plants and methane production were not favored with roughly 44% of respondents indicating that they “disagree” or “strongly disagree”.

➤ **Utilities and Community Resources**

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

With regard to the preservation cultural/historical and community resources, 86.67% of respondents indicated that it is essential, very important or important to protect historically significant features while 96.71% of respondents felt that the preservation of scenic views and undeveloped hills/bluff were either essential, very important or important.

➤ **Natural Resources**

Survey participants were asked to rank the importance of protecting the following natural resources in their community ranging from general resources as wetlands, woodlands, and forests to more specific resources such as scenic views, undeveloped hills, and overall rural character. Respondents ranked the preservation of Winfield’s natural resources as essential with rankings above 40% (with the exception of floodplains and historically significant features, places, and structures at roughly 38%). When survey participants were asked to rank the three most important land use issues in the Town of Winfield, more respondents chose “too much housing development” than any other response, followed by “Cropland Disappearance” and “Protection of Water Resources”. When asked if the Town should support programs that purchase conservation easements for preservation and open space purposes, 53.76% agreed while 34.41% disagreed. When asked if the Town should support programs the help preserve agricultural lands for future farming opportunities, 92.63% agreed yet 30.53% of respondents indicated that it is acceptable to build houses on tillable land.

➤ **Transportation**

Survey participants were asked to consider both the adequacy and condition of transportation systems (primarily roads) within he Town. Ninety-three percent of respondents strongly agreed or agreed with the statement that the current road network “meets the needs of citizens” and was in “adequate condition”, while 5% disagreed or strongly disagreed.

➤ **Land Use**

Land Use is perhaps the one common element that both recognizes the interconnectedness of and ties all of the other elements of a comprehensive plan together. Land Use also addresses some of the larger issues in a community and a study of land use concerns can further give specific direction to a community to mitigate land use conflicts by posing standards and

procedures that apply to everyone equally. To gain a broader perspective of some of the top land use issues in the Town, survey participants were asked to rank their top three land use issues. Respondents were concerned with too much housing development, the disappearance of farmland and protection of water resources ranked as the top three most important issues.

With regard to new housing development, survey participants were asked if they favor of the Town remain zoned “Agriculture”. Seventy-four percent said yes, while 15% said no. Participants were then asked if they were in favor of keeping the minimum lot size of .5 acres to build a new house and if they were in favor of increasing or decreasing the minimum lot size. Sixty-four percent of respondents indicated they were in favor of keeping the .5-acre requirement while 15% were opposed. When asked if the .5-acre lot size should be increased or decreased, 88% said it should be increased while 49% indicated it should not increase. Eleven percent of respondents to this question were unsure.

➤ **General Opinions**

In addition to specific questions asked of the survey participants, more ‘open-ended’ questions were also asked. Among these, participants were asked what they want Winfield to look like in 20 years. Overall, a large majority of respondents indicated that they wanted Winfield to look the same as it does today as perhaps best summed up by this particular response, “Would like to keep the farming community and keep it like it is, a great place to live.”

2.2 Visioning Session

The Town held a Visioning Session Workshop on November 3, 2005. The purpose of the session was to involve residents and landowners in the Town of Winfield to take part in defining what they believe Winfield should be in the future. In total, 26 residents took part in the session.

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

Some of the more common responses included:

- **Strengths:** Rural atmosphere, natural beauty, healthy agricultural community, safe community, quality of public services, diverse population, hunting environment, good water and air quality.
- **Weaknesses:** Local ordinances, growth management, affordability and high taxes, program overload, private dumps, property upkeep, invasive plants and animals.
- **Opportunities:** Historic and cultural preservation, improve natural habitat protection, encourage non-traditional agricultural operations and opportunities, forestry, small business and cottage industry.

-
- **Threats:** Maintenance of local control, control of sprawl, impacts on water quality and natural resources, encroachment of the city of Reedsburg, high taxes, obstacles to development.

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

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

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

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

2.3 Press Releases/Media Coverage

The Town's planning process received a significant amount of media coverage beginning in October 2005 when the **Baraboo News Republic (BNR)** and the **Reedsburg Independent** both published press releases promoting the Town's upcoming Vision Session. See Appendix x for reproductions of all media coverage.

2.4 Open House/Intergovernmental Forum

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

2.5 Focus Groups

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

To develop the focus groups, each member of the Comprehensive Plan Committee was provided a brief description of each focus area. From that point, based on individual interest,

each focus group member was assigned to one or more focus groups. Added to these focus groups were residents of Winfield who were not part of the Committee but had indicated interest in contributing to the process. These additional focus group members were primarily identified through the survey interest page or other means of promotion of the planning process such as press releases and official Town postings of monthly Comprehensive Plan Committee meetings.

The focus groups met during winter of 2005/2006 and were charged with utilizing background information inclusive of current conditions, statistics and projections, the Town's Vision, survey responses, and vision session results to develop an overriding goal for each focus area. Once the goals were developed, the focus groups developed objectives and then policies to implement these objectives all of which aim to meet the focus groups' goal as well as the Town's vision.

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

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

➤ **Agriculture Resources Focus Group**

Members:

↑ **Agriculture Resources Goal:** Maintain existing agriculture lands and encourage agriculture related economic opportunities.

➤ **Natural Resources Focus Group**

Members:

↑ **Natural Resources Goal:** Protect and enhance the Town's natural resources, including geology, soils, water, open space, forest, wetland and grassland, native plant-animal communities, wildlife, and endangered and threatened species. To guide residential growth in a way that sustains recreational opportunities, aesthetics and economic use of resources.

➤ **Housing Focus Group**

Members:

↑ **Housing Goal:** Encourage residential housing that aims to balance the protection of Winfield's natural resources and its existing rural flavor.

➤ **Economic Development Focus Group**

Members:

↑ **Economic Development Goal:** Create jobs and maintain the tax base by encouraging all forms of agriculture and small, safe, low impact, low density commercial businesses, cottage industry and home occupations that are compatible with Winfield's natural beauty and rural character.

↑ **Economic Development Goal:** Create jobs and maintain the tax base by encouraging all forms of agriculture and small, safe, low impact, low density commercial businesses, cottage

industry and home occupations that are compatible with Winfield’s natural beauty and rural character.

➤ **Transportation Focus Group**

Members:

↑ **Transportation Goal:** Preserve and maintain all existing roads, bridges and trails.

(Staff suggestion: Convert existing goal to a policy. Consider goal language addressing future transportation needs to accommodate both current and new residential and commercial development)

➤ **Intergovernmental Cooperation Focus Group**

Members:

↑ **Intergovernmental Cooperation Goal:** Identify and maintain mutually beneficial relations with neighboring units of government, with Sauk County and with the State of Wisconsin.

➤ **Utilities and Community Facilities Focus Group**

Members:

↑ **Utilities & Community Resources Goal:** Achieve consistently high-level public utilities services for all town residents. Maintain and expand civic and recreational facilities; protect environmentally sensitive areas and cultural resources. Promote the availability of educational opportunities, and protect the safety and property of town residents with adequate law enforcement and emergency services.

➤ **Land Use Focus Group**

Members: Comprehensive Plan Committee

↑ **Land Use Goal:** Achieve a blend of land uses that accommodates development necessary to sustain and enhance the Town’s economic vitality and quality of life, and to protect public safety. Maintain a level of local control, assuring compliance with state and county regulations, to guide public and private land use decisions that respect the rural character of the Town and adjacent regions, along with the rights of private property owners and residents.

➤ **Implementation**

Members: Comprehensive Plan Committee

2.6 Formal Consensus Process to Establish Goals, Objectives and Policies

The planning committee utilized an informal consensus process to discuss all goals, objectives and policies, including the density relative to the number of homes that will be permitted in rural subdivisions. The Committee chose this process over a vote of a majority because the consensus process is better suited to the committee’s intent to incorporate the views of as many of the community’s citizens as it could. These views have been expressed in three primary ways, including the community wide survey, the vision session, focus groups and the Comprehensive

Plan Committee. Broad participation lends greater legitimacy, and thus provides the Town's elected officials confidence in approving and implementing its goals, objectives and policies.

Even an informal consensus process requires cooperation, restraint in speaking and active listening, and respect for the contributions of every Committee member, all of which occurred within a facilitated process designed to ensure that all participants felt comfortable sharing their opinions and ideas and exploring new ideas until mutually agreeable solutions emerge.

2.7 Public Hearing

The Town of Winfield conducted a public hearing on ().... Results

2.8 Town of Winfield Vision

Please see pullout on next page.

3.0 Purpose

The Population Inventory and Analysis Chapter of the Plan gives an overview of the pertinent demographic trends and background information necessary to develop an understanding of the changes taking place over time in the Town of Winfield. The population profile includes regional trends in population, housing units and persons per household, as well as local trends of housing occupancy, population composition, age distribution and length of residency. Each of the elements contained within this plan analyzes related trends and resources, some of which relate back to the population inventory and analysis.

3.1 Regional Population and Housing Trends

This section primarily examines population changes and projections as well as housing occupancy rates in the Town of Winfield as compared to neighboring Townships, Villages, the County and the State, highlighting current trends and potential future trends.

➤ Population

As **Table P1 Regional Population Trends** indicates, the population in the Town of Winfield increased between the years 1970 and 2000 from 608 to 752, or about 23% over the thirty-year span. From 1990 to 2000 the population experienced an increase of 15.87% from 649 to 752 persons. Overall, between the years of 1970 and 2000, Winfield’s population increased by 144 persons, or at an average of 7.89% per 10 years. Comparing this to the neighboring Townships, Lyndon (Juneau County) experienced the greatest increase at an average change of 66.83% per 10 years, followed by Dellona with a change of 51.34% per 10 years. The Town of La Valle has an average increase of 24.53%, Excelsior a 26.46% and Summit (Juneau County) a 3.36% per 10 years, while the Towns of Seven Mile Creek (Juneau County), Ironton and Reedsburg all experienced a slight decrease in population averaged over the same time period. From 1970 to 2000, Sauk County experienced an average increase of 13.8% per 10 years, and the State of Wisconsin averaged an increase of 7.3% per 10 years.

Table P1: Regional Population Trends

Source: US Census 2000 (DP-1)

Regional Population Comparison																						
Year	Town of Winfield		Town of Dellona		Town of Excelsior		Town of Reedsburg		Town of Ironton		Town of La Valle		Summit (Juneau County)		Seven Mile Creek (Juneau County)		Lyndon (Juneau County)		Sauk County		State of Wisconsin	
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change
1970	608		472		786		1,442		658		693		566		376		405		39,057		4,400,000	
1980	624	2.63%	705	49.36%	1,266	61.07%	1,468	1.80%	643	-2.28%	929	34.05%	721	27.39%	362	-3.72%	701	73.09%	43,469	11.30%	4,700,000	6.82%
1990	649	4.01%	768	8.94%	1,194	-5.69%	1,367	-6.88%	585	-9.02%	1,005	8.18%	600	-16.78%	383	5.80%	790	12.70%	46,975	8.07%	4,891,769	4.08%
2000	752	15.87%	1,199	56.12%	1,410	18.09%	1,236	-9.58%	615	5.13%	1,203	19.70%	623	3.83%	369	-3.66%	1,217	54.05%	55,225	17.56%	5,363,675	9.65%
Overall Change 1970 - 2000	144	23.68%	727	154.03%	624	79.39%	-206	-14.29%	-43	-6.53%	510	73.59%	57	10.07%	-7	-1.86%	812	200.49%	16,168	41.40%	963,675	21.90%
Average Change Per 10 Years	48	7.89%	242.33	51.34%	208	26.46%	-69	-4.76%	-14	-2.18%	170	24.53%	19	3.36%	-2	-0.62%	271	66.83%	5,389	13.80%	321,225	7.30%

➤ **Number of Housing Units**

From 1990 to 2000, the populations in nearby Towns have increased markedly, and the number of housing units in most of those Towns has as well. Similarly, the Town of Winfield has experienced a 103-person increase from 1990 to 2000, and a corresponding 69-unit housing increase, as noted in **Table P2 Regional Housing Unit Comparison**.

Table P2: Regional Housing Unit Comparison

Regional Housing Unit Comparison																						
Year	Town of Winfield		Town of Dellona		Town of Excelsior		Town of Reedsburg		Town of Ironton		Town of La Valle		Summit (Juneau)		Seven Mile Creek (Juneau)		Lyndon (Juneau)		Sauk County		State of Wisconsin	
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change
1990	228		400		439		383		201		783		248		155		412		20,439		2,055,774	
2000	297	30.26%	498	24.50%	558	27.11%	415	8.36%	221	9.95%	914	16.73%	262	5.6%	168	8.4%	534	29.6%	24,297	18.88%	2,321,144	12.91%

Source: US Census, 1990 and 2000 (QT-H1 and DP-1)

➤ **Average Household Size**

From 1990 to 2000, most municipalities, as well as the County and the State of Wisconsin, experienced a decline in the number of persons per occupied house. The Town of Lyndon in neighboring Juneau County however experienced a slight increase in 2000. Both the State and the County averaged approximately 2.5 persons per household. While the number of persons per household declined for all of the towns adjacent to the Town of Winfield, these local averages still exceed the County and State average in 2000. As noted in **Table P3 Regional Average Household Size Comparison**.

Table P3: Regional Average Household Size Comparison

Average Household Size - Persons Per Household											
Year	Winfield	Dellona	Excelsior	Reedsburg	Ironton	La Valle	Summit (Juneau)	Seven Mile Creek (Juneau)	Lyndon (Juneau)	Sauk County	Wisconsin
1990	3.26	2.84	2.96	3.1	3.2	2.73	3.06	3.11	2.77	2.61	2.61
2000	2.84	2.84	2.68	2.78	3.11	2.67	2.64	2.71	2.79	2.51	2.5

Source: US Census, 1990 and 2000 (QT-P10 and DP-1)

3.2 Local Population and Housing Trends

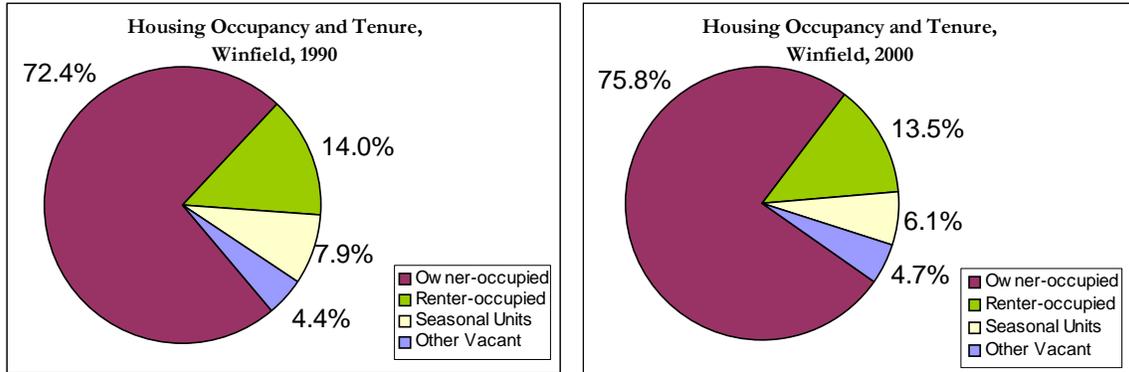
Local demographics illustrate local trends and conditions, and provide insights as to the types of services required and commodities desired by the community. Local trends include an examination of occupied housing, population composition, population by age bracket, and length of residency.

➤ **Occupied Housing**

Determining the number of all housing units, the number of these units occupied, and the number of persons per occupied household can develop an understanding of population trends. In Winfield, the number of occupied housing units increased from 197 in 1990 to 265 in 2000, an increase from 86.40% occupancy in 1990 to 89.23% in 2000. Occupancy rate trends for both

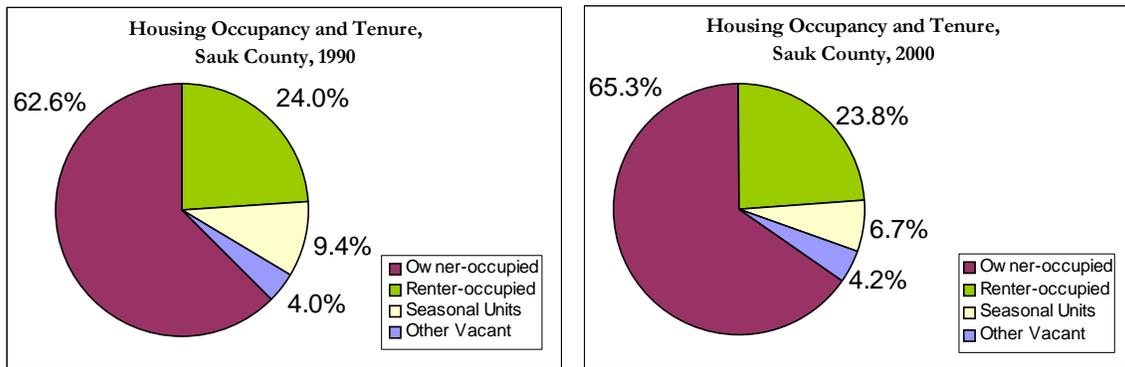
Winfield and Sauk County can be noted for the years 1990 and 2000 on charts P4 through P7 below.

Charts P4 and P5: Occupancy Rate and Tenure Winfield 1990 vs. 2000



Source: Wisconsin Department of Administration (DOA); US Census, 1990, 2000. Note: other vacant also includes seasonal for Winfield 1990 data (Chart P4)

Charts P6 and P7: Occupancy Rate and Tenure Sauk County 1999 vs. 2000



Source: Wisconsin Department of Administration (DOA); US Census, 1990, 2000

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

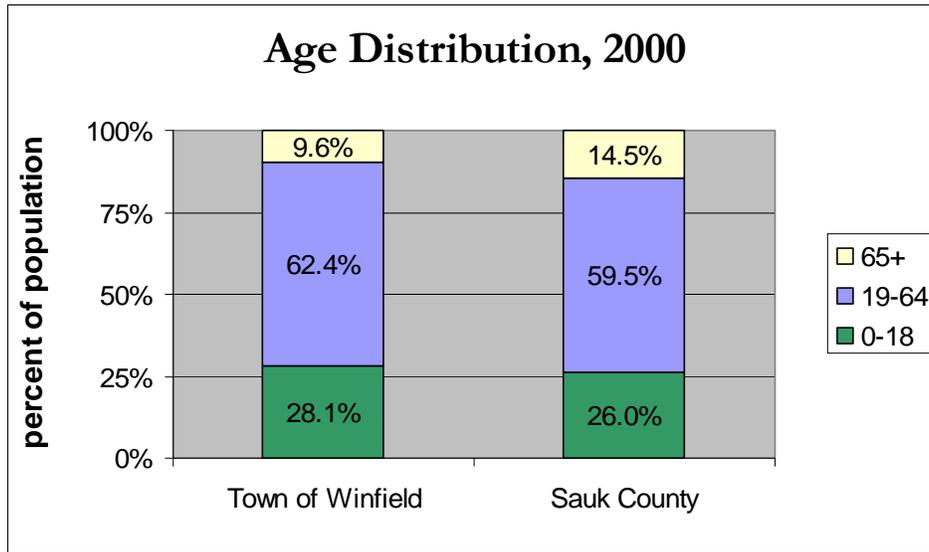
Median age is defined as the age at which half of the population is above and the other half is below. **Table P8 Age and Gender, Winfield and Sauk County** shows the median age in Winfield at 38.3 during 2000. This is comparable to the median age of Sauk County at 37.3 for the same time period. Winfield had a slight increase in percent of population that is female, while Sauk County had a slight decrease in the percent of population that is female. **Chart P9 Age Distribution, Winfield 2000** graphically shows the age distribution in Winfield compared to Sauk County. **Table P10 Ethnic Composition, Winfield and Sauk County** (see next page) shows that Caucasian population is consistent with that of Sauk County at about 98%.

Table P8: Age and Gender, Winfield and Sauk County

Year	Median Age		Percent Under 18		Percent Over 65		Percent Female	
	Winfield	Sauk County	Winfield	Sauk County	Winfield	Sauk County	Winfield	Sauk County
1990, per census	38.3	34.2	31.50%	27.19%	9.20%	15.77%	46.84%	50.79%
2000, per census	38.3	37.3	26.50%	26.00%	9.60%	14.50%	49.34%	50.60%

Source: U.S. Census, 1990 and 2000

Chart P9: Age Distribution, Winfield 2000



Source: U.S. Census, 2000

Table P10: Ethnic Composition, Winfield and Sauk County

Year 2000	Percent White	Percent Native American	Percent Hispanic or Latino	Percent Asian	Percent African American	Percent Other
Town of Winfield	99.20%	0.10%	0.50%	0.10%	0.00%	0.10%
Sauk County	98.00%	1.10%	1.70%	0.40%	0.40%	0.70%

Source: US Census, 2000

* Composition may equal more than 100% because some may have more than one ethnicity.

➤ **Comparison of State, Regional and Town Population Change**

A comparison of population changes in Winfield from 1970 to 2000 indicates a diverging trend between Winfield's population loss and population increases throughout Sauk County and the State of Wisconsin.

However, the last ten-year period shows a marked population increase in the Town of Winfield. **Table P11 Comparison of State, Regional and Town Population Change.**

Table P11 Comparison of State, Regional and Town Population

Comparison of State, Regional and Town Population Change						
Year	Winfield		Sauk County		State of Wisconsin	
	population	% change	population	% change	population	% change
1970	608		39,057		4,400,000	
1980	624	2.63%	43,469	11.30%	4,700,000	6.82%
1990	649	4.01%	46,975	8.07%	4,891,769	4.08%
2000	752	15.87%	55,225	17.56%	5,363,675	9.65%
Overall Change 1970 - 2000	144	23.68%	16,168	41.40%	963,675	21.90%
Average Change Per 10 Years	48	7.50%	5,389	12.31%	321,225	6.85%

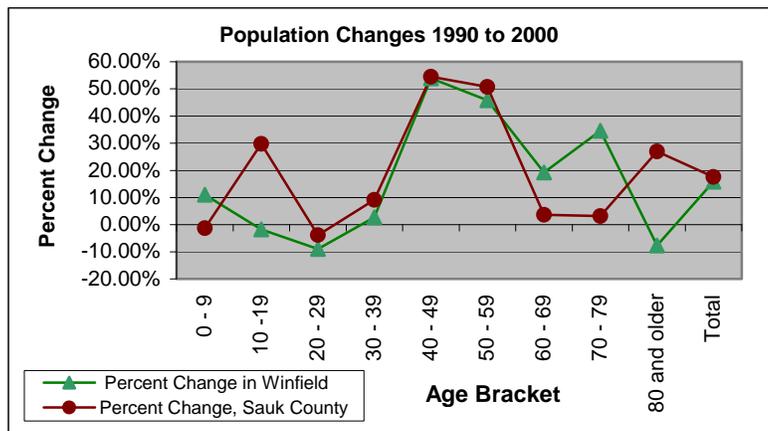
Source: US Census, 1970 to 2000

➤ **Population per Age Bracket**

Chart P12 Comparing Winfield Populations in Age Brackets, from 1990-2000

considers the numbers of persons in these ten-year age brackets, or "cohorts", and how they aged from 1990 to 2000. In a static community, as one age group in 1990 ages to the next the next age group in 2000, the population numbers should remain relatively constant. However, in Winfield, as the population in age cohort 10 to 19 during 1990 ages to the 20 to 29 age cohort on 2000, the population numbers decrease from 118 to 78. Those in the age cohort 20 to 29 during 1990 aged to the 30 to 39 age bracket in 2000, the population increases from 78 to 113. There are 78 persons between the ages of 60 and 79 in 1990, yet only 8 people age 12 or older in 2000. Population in the newborn to age 9 cohorts, increased from 91 in 1990 to 101 in 2000. Generally the most influential factor in population increase beyond the natural 'aging' of cohort groups includes age cohorts 40 through 59, which shows roughly a 50% change

Chart P12: Comparison of Winfield Populations in Age Brackets, from 1990 to 2000



from 1990 to 2000. **Table P13** offers an alternate way to view population changes in each age bracket.

Table P13: Comparison of Winfield Populations in Age Brackets, from 1990 to 2000

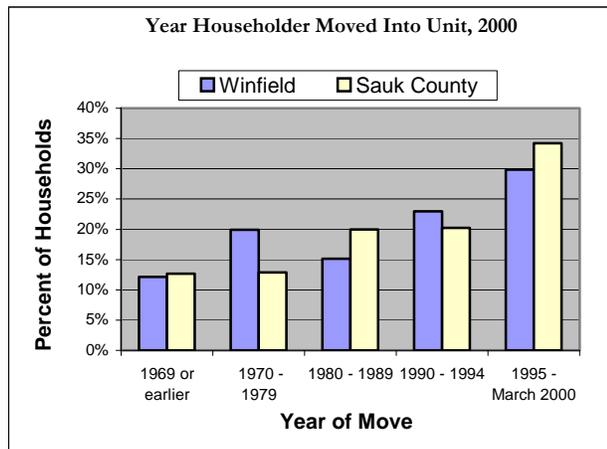
Age Group	1990 Winfield	2000 Winfield	Percent Change in Winfield	1990 Sauk County	2000 Sauk County	Percent Change, Sauk County	Survey Reponse, 2005 - Ages in Households	Percent of Community Represented in Survey, 2005
0 - 9	91	101	10.99%	7,264	7,170	-1.29%	22	21.78%
10 -19	118	116	-1.69%	6,629	8,604	29.79%	44	37.93%
20 - 29	78	71	-8.97%	6,294	6,049	-3.89%	21	29.58%
30 - 39	110	113	2.73%	7,612	8,310	9.17%	21	18.58%
40 - 49	89	137	53.93%	5,609	8,663	54.45%	46	33.58%
50 - 59	72	105	45.83%	4,111	6,198	50.77%	56	53.33%
60 - 69	52	62	19.23%	4,162	4,315	3.68%	37	59.68%
70 - 79	26	35	34.62%	3,381	3,487	3.14%	16	45.71%
80 and older	13	12	-7.69%	1,913	2,429	26.97%	6	50.00%
Total	649	752	15.87%	46,975	55,225	17.56%	269	

Source: US Census, 1990 to 2000

➤ **Length of Residency**

According to the sampling data of the 2000 census, of the residents in Winfield, 12.1% moved into Winfield in 1969 or earlier. **Chart P14 Length of Residency** shows that an additional 52.8% moved in since 1990. A recent community Survey, showed almost 11% of those who responded moved into the Town of Winfield during 2000, 2001, 2002, 2003 or the first half of 2004. As noted previously, there appears to be immigration in the 30 – 59 age brackets between 1990 and 2000, which may also correlate to the numbers of new houses being built in the Town during the same time period. **Table P15** offers an alternative way to view length of residency data.

Chart P14: Length of Residency



Source: U.S. Census, 2000 QT-H7 data

Table P15 Length of Residency

Year Householder Moved Into Unit	(#) Winfield	(%) Winfield	(#) Sauk County	(%) Sauk County
1969 or earlier	28	12.1%	2,012	12.7%
1970 - 1979	46	19.9%	2,042	12.9%
1980 - 1989	35	15.2%	3,174	20.0%
1990 - 1994	53	22.9%	3,215	20.3%
1995 - March 2000	69	29.9%	5,429	34.2%
Total	231	100.0%	15,872	100.0%

Source: U.S. Census, 2000 QT-H7 data

3.3 Interpretation of Population Data

After several decades of slow but positive growth, the Town of Winfield experienced a more noticeable (15%) increase in population, from 649 in 1990 to 752 in 2000. The 30% increase in housing units during this period, as well as an increase in the percentage of housing units occupied implies the population should be increasing significantly more than it actually has. Population can be viewed as a function of the total number of occupied houses and the average number of persons per household. For example, multiplying 197 (the number of occupied housing units during 1990) by 3.26 (persons per household during 1990) equals a population of 642. The number of persons in Winfield during 1990 was actually 649. Multiplying 265 (the number of occupied housing units during 2000) by 2.84 (persons per household during 2000) equals a population of 752, equal to the number of persons in Winfield during 2000. The difference in the number of persons per household from 1990 to 2000 largely accounts for the disparity between the 15% increase in population and the more significant (34%) increase in occupied housing units during this time span.

There are several possible explanations for the lower persons per household, including fewer extended families living together as well as fewer children per household. Sauk County in general has seen a drop in the number of persons per household. In the Town of Winfield there appears to be an emigration of youth (age bracket 10 to 19) as they reach college age and young adulthood (age bracket 20 to 29) and in-migration of those in between the ages 30 to 59.

However, Winfield's early childhood population, from 0-9 year age bracket, has remained fairly constant, in contrast to Sauk County as a whole.

3.4 Population Projections

Small populations can fluctuate significantly over a decade, but Winfield has experienced steady, if minimal growth since 1970. With more recent gains, it is reasonable to expect continued future growth. This is especially true when comparing Winfield with neighboring communities, and with Sauk County as a whole, all of which are also growing. On August 10, 2006, the Wisconsin Department of Administration issued preliminary estimates of the January 2006 population for the Town of Winfield. WDOA estimates a population of 815, an increase of about 8.3% since the 2000 census. At this rate the population in 2020 will be 1037 people.

To project future populations, three methods were utilized. These methods include a linear projection, exponential growth projection, and as a comparison a projection provided by the use Wisconsin Department of Administration.

➤ **Standard Population Projection Methods**

- **Linear Projection.** The linear growth model is the most basic of projection methods. The linear model works by drawing a straight, best-fit line through historic data points and extending that line out to future data points.
 - **Exponential Growth Projection.** The growth projection works in the same manner as the linear projection except that it applies an exponential growth curve to the data. Using the exponential growth method, the rate of population change in each subsequent year increases or decreases at a rate greater than the previous year. This method assumes the population will grow (or decline) without inhibition.
 - **Department of Administration Projection Method.** The DOA projection method works in the same manner as the linear projection model except that it gives more weight or influence to more recent years' data. This method calculates a projection (best-fit line) for three historic time periods: 1980-2003, 1990-2003 and 2000-2003. Each projection is then averaged together for a final projection. By averaging the three projections, population change that has occurred in the more recent time period is given more influence. This projection method is based on the premise that recent population trends, from the last 5 or 10 years for example, are more realistic for explaining future population growth than older trends, from 20 or 30 years ago for example. In some cases, this method can result in gross over or under estimations of population growth. For example, consider a town of 500 where 5 new residents are added in one year. If this same rate of growth is applied over the next 20 years the town will swell to 600 people. What is however you lost 3 residents in the next year? If you apply this average rate of growth (2 people/year) you would have an increase with only 540 people. The DOA method dampens the effect of very immediate population fluxes by including the three historic time periods. In addition, the DOA method adjusts for abnormal rates of change, such as annexations.
- **Housing Driven Population Projections.** The housing-driven population projections calculate future population growth based on expected housing growth and the current or expected persons per household. In some instances, this method can be a fairly accurate tool, especially when coupled with one of the methods above to serve as a check and balance. The method is best summarized by the following equation:

$$[(\# \text{ housing units}) \times (\text{occupancy rate}) \times (\# \text{ people/housing unit})] \\ = \text{population projection}$$

A caveat is that this method is based on the assumption that populations grow based on the availability of the housing stock. A similar method is widely used to calculate population growth based on employment growth. People often move to an area for a new job, but are less likely to move or expand their family because of more readily available housing. Typically, housing is

created on demand, not the opposite, although an abundance of relatively affordable housing could be attractive, especially to young homebuyers.

Table P16 Population Projections: Town of Winfield highlights a number of possible projections, each utilizing different methods of projection. Descriptions of the Linear, Exponential Growth, the DOA projection method, and Housing-driven projections are noted above. House-driven projections attempt to incorporate the change in household size into the projection a number of different ways, the details of which are described below under Population Projection 2.

Table P16 Population Projections: Town of Winfield

Town of Winfield Population Projections			Projections									
Year, source	Year	Historic Population	Percent Change	Linear (1970-2000)	Growth (1970-2000)	Linear (1980-2000)	Growth (1980-2000)	Static household size	Limited household size	Household size trend	DOA (2002 est.)	DOA (2003 est.)
1960, per census	1960	590		590	590	590	590	590	590	590	590	590
1970, per census	1970	608	3.05%	608	608	608	608	608	608	608	608	608
1980, per census	1980	624	2.63%	624	624	624	624	624	624	624	624	624
1990, per census	1990	649	4.01%	649	649	649	649	649	649	649	649	649
2000, per census	2000	752	15.87%	752	752	752	752	752	752	752	752	752
2010, projection	2010			772	777	803	811	940	828	798	826	833
2020, projection	2020			818	831	867	890	1,128	993	786	891	916
2025, projection	2025			841	860	899	933	1,221	1,075	667	923	957
2030, projection	2030			864	890	931	977	1,315	1,158	519	n/a	999

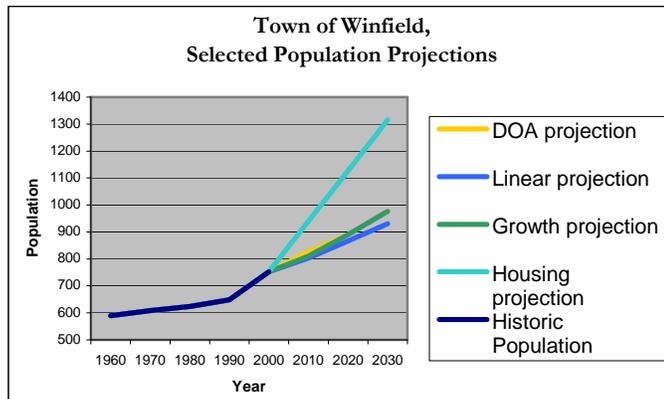
Source: U.S. Census Bureau, 1960-2000, and Wisconsin Department of Administration - Demographic Services Center

➤ **Population Projection 1 (3 methods: Linear, Growth, DOA)**

Chart P17 Population Projections

Projections shows three projection methods that are based on population trends. Note that since the population remained relatively constant from 1970 to 1990, the projected populations remain relatively constant as well, with the exception of the growth projection showing a slight increase. The DOA method places emphasis on more recent population changes, this method projects an 18% increase in

Chart P17 Population Projections



Source: U.S. Census, Wisconsin DOA

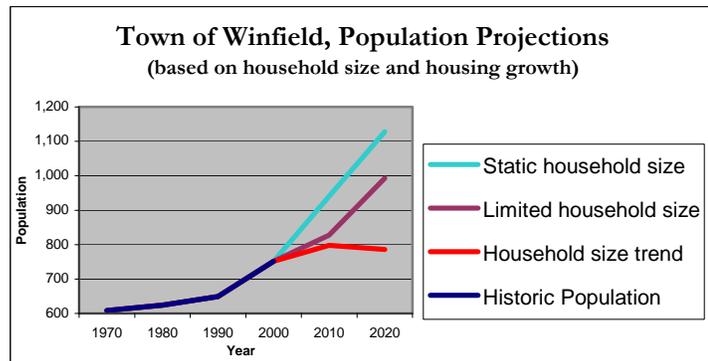
population from 752 persons in 2000 to 891 persons projected in 2020. Contrast that projection with WDOA's August 2006 estimate of 185 persons in January 2006, an increase of 8.38% over 2000. At a constant five-year growth rate of 8.38%, the Town would grow to a 2020 population of 1037. The linear and growth models are nearly identical with a population projection of 752 (linear) and 752 (growth) by the year 2020. Note: The DOA (blue) line cannot be seen, as it is located underneath the growth (green) line.

➤ **Population Projection 2 (3 methods: Constant, Limited, Household Size Trend)**

Chart P18 Population

Projections shows three possible population projections based on the historic and projected number of housing units coupled with a projected occupancy rate. The first projection found in this group, the constant household size projection, assumes that household size (or persons per household) remains constant at the value observed in 2000, in this case 2.84 persons per household. By holding this value constant, this projection yields a population of 940 by 2010, to 1,128 by 2020, and to 1315 by 2030. The next projection in this group, the limited household size projection, holds the county average of 2.5 persons per household constant producing a 10% increase in the population to 828 in 2010 and a 19% increase to 993 in 2020. The final projection, the household size trend projection, assumes changes in household size and numbers of occupied houses over time. This method produces a projection of 798 in 2010 and 519 in 2030.

Chart P18 Population Projections



Source: U.S. Census, Wisconsin DOA

➤ **Population Projection Analysis**

There are clear differences between Population Projection 1 and Population Projection 2. The projection types used under Projection 1 illustrate a relative constant 2030 population that remains under 900 persons. The DOA method presents perhaps the most unreliable of all of the other methods under Projection 1, because it only takes into account the increase in population from 1990-2000. The linear and growth methods appear to be reliable due to the fact that they utilize population changes since 1980. They yield respective projections of 867 and 890 residents by 2020.

The methods shown in Projection 2 utilize historic trends in housing units as well as household size. While the numbers of housing units from 1990-2000 have increased by 30%, the persons per household have decreased from 3.26 in 1990 to 2.84 in 2000. The limited household size trend projection takes into account the historic decrease in household size, as well as the increase in housing units from 1990-2000. The limited household size trend projection may best represent the population change in the Town of Winfield since 1980. It yields a projection of 993 residents by 2020. The Static, or Constant Household size method factors in the declining size of Winfield's households from 1990 to 2000, and projects 1,128 residents by 2020. These trends most likely will continue given the similar trends in surrounding municipalities. Although it difficult to know with certainty when population growth trends will change, it is reasonable to predict that from this point population in the Town of Winfield will continue to grow substantially as evidenced by current trends and growth in neighboring communities since 1990.

The population projections described here predict a 2020 Town of Winfield population ranging from 867 residents (using the linear method) to 1,128 residents (using the static household size trend). If the household size remains in the neighborhood of 2.5 persons per household, that suggests somewhere between 346 households (homes) and 451 households. Given a year 2000 census figure of 265 households (or occupied housing units), the Town of Winfield can expect an increase of between 81 (or 30%) and 186 (or 70%) in the number of new houses needed in the town by 2020. If household sizes continue to drop, or if migration and natural increase rates increase, additional homes will be needed beyond that.

In the year 2000, with a population of 752, the Town of Winfield had a population density of just over 21 people per square mile. In 2030, that density could increase, according to these predictions, to between 24 and 32 people / s.m. That is potential a 52% increase in population density per square mile. That density is calculated over the broadest area of the Town, not considering limits to development posed by streams, wetlands, hillsides, and other physical constraints. The “net” area available for development would actually be less than the 35.44 s.m. of overall land area in the Town of Winfield.

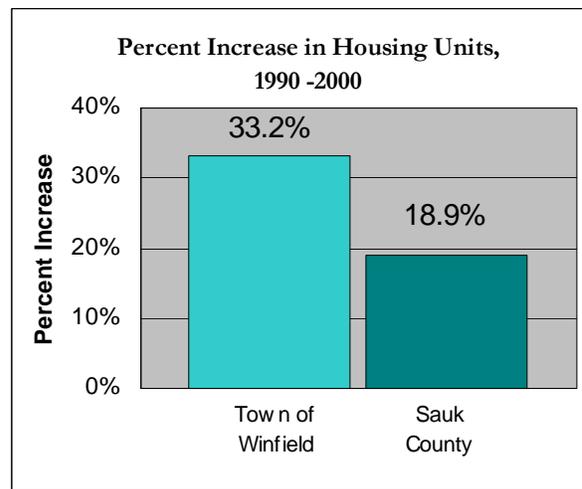
4.0 Purpose

Household and housing stock characteristics, both past and present, can be utilized to assess whether a community is providing an adequate housing supply as well services to meet the needs of its housing units. This section of the Comprehensive Plan describes the Town of Winfield’s predominate household and housing stock characteristics such as number of housing units, tenure, household type, age of housing stock, household income and expenses as well as value of housing and further provides an analysis of these housing trends. This section also describes what constitutes ‘affordable’ housing and further includes a compilation of objectives and policies that ensure a continued housing supply that provides a range of housing opportunities.

4.1 Housing Unit Trends

Locally, between 1980 and 1990, the number of housing units in Winfield increased from 189 to 228, or an increase of 18.0%. From 1990 to 2000, housing units increased from 228 to 297, or an increase of 33.2%. This is similar to Sauk County’s near steady increase from 1980 to 1990, at 17.10% but significantly more than Sauk County’s 18.9% increase from 1990 to 2000. (Regional housing unit comparisons are available in *Chapter 3: Population Inventory and Analysis Chapter*). This overall increase of 108 housing units in the Town of Winfield occurred with the increase in population of 131 persons between 1970 and 2000(See: *Chapter 3: Population Inventory and Analysis*, for a full account).

Chart H1: Change in Housing Units



Source: U.S. Census, 1990 and 2000

Table H2: Number of Housing Units

Number of Housing Units				
Year	Town of Winfield	Percent Increase, Town of Winfield	Percent Increase, Sauk County	Sauk County
1970	Not Available			13,654
1980	189		27.83%	17,454
1990	228	20.63%	17.10%	20,439
2000	297	30.26%	18.88%	24,297

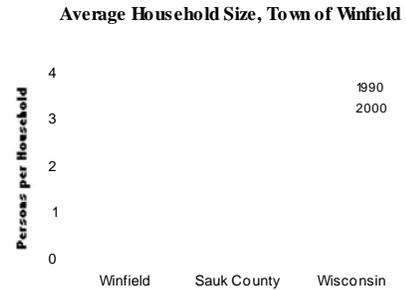
Source: U.S. Census, 1970-2000

4.2 Average Household Size and Tenure

➤ Average Household Size

The average household size or the persons per households in Winfield has dropped from 3.26 persons in 1990 to 2.84 in 2000. The Town of Winfield's average household size is higher than Sauk County's, which increased from 2.61 in 1990 to 2.51 persons per household in 2000. A comparison to regional average household size may be found in **Chapter 3: Population Inventory and Analysis**.

Chart H3: Average Household Size



Source: U.S. Census, 1990 and 2000

➤ Tenure

According to the Department Housing and Urban Development (HUD), an overall vacancy rate of roughly 3% is ideal for providing consumers an adequate choice in housing. As cited in **Chapter 3: Population Inventory and Analysis**, during 1990, 86.4% or 197 of the 228 available housing units in the Town of Winfield were occupied compared to an 86.81% occupancy rate in Sauk County. By 2000, occupancy in the Town of Winfield increased to 89.23%, or 265 of the 297 available housing units, while Sauk County increased to an 89.08% occupancy rate. In both decades, the vacancy rate was well above the ideal of 3% cited by HUD, implying that consumers had many choices of housing. Occupancy rates in some parts of Sauk County may be influenced by seasonal variations.

4.3 Household Characteristics

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

Table H4: Households by Type

Households by Type								
	Town of Winfield				Sauk County			
	1990	% of Total Households, 1990	2000	% of Total Households, 2000	1990	% of Total Households, 1990	2000	% of Total Households, 2000
Family households	177	89.4%	227	85.7%	12,701	71.7%	14,863	68.7%
Married	164	82.8%	203	76.6%	10,906	61.6%	12,284	56.8%
Single Parent	6	3.0%	13	4.9%	1,115	6.3%	1,745	8.1%
Non-family households	21	10.6%	38	14.3%	2,156	12.2%	6,781	31.3%
With Individuals 65 or older	7	3.5%	6	2.3%	2,157	12.2%	5,361	24.8%
Total Households	197	100.0%	265	100.0%	17,703	100.0%	21,644	100.0%

Source: US Census, 1990 and 2000.

4.4 Housing Stock Characteristics

During 2000, 277 of the 265 occupied housing units in the Town, or 85.66%, were single-family homes, and 8, or about 3% of the occupied housing units were mobile homes. Sauk County was comprised of 17,642 or 72.61% single-family homes and 2,090, or 8.6% mobile homes. The remaining 4,565 or 18.79% Sauk County Homes consisted of a variety of types of multifamily housing units.

Table H5: Housing Units, Structural Types, 2000

	Total Housing Units	% Single Family Home	% Mobile Home	% two to four-units	% with five to nine units per structure	% with ten or more units per structure
Winfield, 1990	228	92.11%	4.82%	3.07%	0.00%	0.00%
Winfield, 2000	297	90.57%	2.69%	5.38%	1.34%	0.00%
Sauk County, 1990	20,439	71.98%	10.20%	10.74%	3.02%	1.41%
Sauk County, 2000	24,297	72.60%	8.60%	10.00%	4.10%	4.50%

Source: US Census Bureau, 2000 Table DP-4 Sample Data

Age of Housing Stock

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

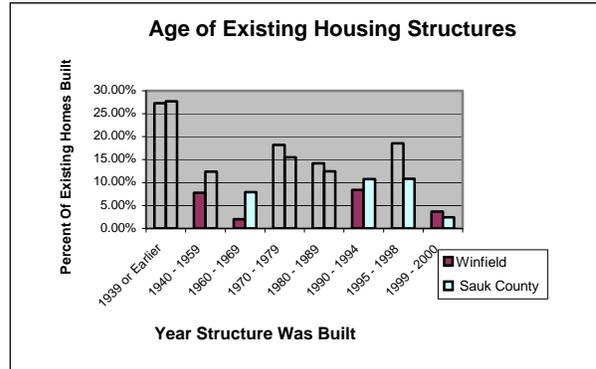
Table H6: Age of Housing Units

Age of Existing Housing Structures				
Year Unit Was Built	Number of Units in Winfield	Winfield	Number of Units in Sauk County	Sauk County
1939 or Earlier	81	27.27%	6,737	27.73%
1940 - 1959	23	7.74%	3,000	12.35%
1960 - 1969	6	2.02%	1,931	7.95%
1970 - 1979	54	18.18%	3,764	15.49%
1980 - 1989	42	14.14%	3,021	12.43%
1990 - 1994	25	8.42%	2,621	10.79%
1995 - 1998	55	18.52%	2,628	10.82%
1999 - 2000	11	3.70%	595	2.45%
Total	297		24,297	

Source: US Census Bureau, 2000

Chart H6: Housing Age shows that approximately 27.3% of the existing owner occupied housing were built prior to 1939 while 44.7% of owner occupied homes units were built after 1980. The percentage of existing homes in the Town of Winfield built prior to 1939 is relatively equal to that of Sauk County. The number of homes built after 1939, in any period of years, varies for each decade to those of Sauk County.

Chart H7: Housing Age



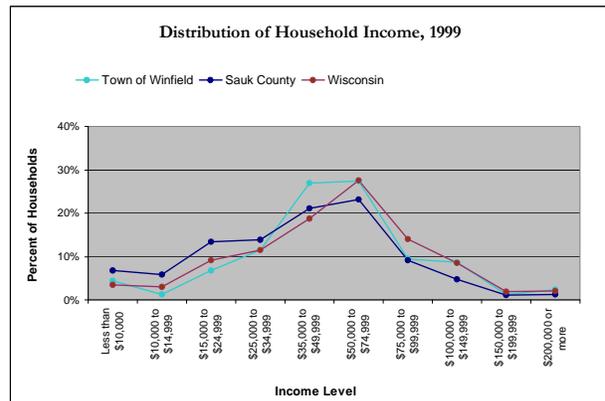
4.5 Household Income, Housing Expenses and Housing Values.

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

➤ **Income Per Household**

During 1999, the median household income for Winfield was \$49,688, which was well above the median income for Sauk County at \$41,941. Of the 252 sampled households in Winfield, 68 (25.66%) were in the \$35,000 to \$49,999 income bracket. Another 69 (26.03%) of the households were in the \$50,000 to \$74,999 income bracket. This is compared to Sauk County with 21.03% of the households in the \$35,000 to \$49,999 income bracket and 23.16% of the households in the \$50,000 to \$74,999 income bracket.

Chart H8: Household Income Levels



Source: U.S. Census 2000 Table DP-3 Sample Data

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

Given the HMI for Winfield in 2000 is \$49,688, the extremely low-income range that year included anyone earning less than \$15,000 per month. According to the 2000 census, 5.6% of the households in Winfield were in this range and could afford monthly housing expenses of

\$375.00 or less. Another 6.7% of the households in Winfield fell in the very low-income range and could afford monthly housing expenses of \$375.00 to \$625.00. Households in the low-income range comprised 11.50% of the households in Winfield and could afford \$625.00 to \$875.00 in monthly housing expenses.

Table H9: Affordable Housing Expenses per Income, Winfield 1990

Winfield, 1990			
Household Median Income = \$31,000			
Household Income Category	Rounded Description	Percent of Households	Affordable housing payment per month based on 30% of income standard
Extremely low income (below 30% of HMI)	< \$10,000	18.6%	\$250 or less
Very low income (30% to 50% of HMI)	\$10,000-\$15,000	15.0%	\$250 - \$375
Low income (50% to 80% of HMI)	\$15,000-\$25,000	34.5%	\$375 - \$625
Moderate income (80% to 100% of HMI)	\$25,000-\$35,000	31.9%	\$625 - \$875

Source: US Census 1990

Table H10: Affordable Housing Expenses per Income, Winfield 2000

Winfield, 2000			
Household Median Income = \$49,688			
Household Income Category	Rounded Description	Percent of Households	Affordable housing payment per month based on 30% of income standard
Extremely low income (below 30% of HMI)	< \$15,000	5.6%	\$375 or less
Very low income (30% to 50% of HMI)	\$15,000-\$25,000	6.7%	\$375 - \$625
Low income (50% to 80% of HMI)	\$25,000-\$35,000	11.5%	\$625 - \$875
Moderate income (80% to 100% of HMI)	\$35,000-\$50,000	27%	\$875 - \$1,250

Source: US Census, 2000 Table DP-3 Sample Data

Table H11: Distribution of Household Income, 1999

Distribution of Household Income, 1999	% of Households	% of Households	% of Households
	Town of Winfield	Sauk County	Wisconsin
Less than \$10,000	4.4%	6.7%	3.5%
\$10,000 to \$14,999	1.2%	5.8%	3.0%
\$15,000 to \$24,999	6.7%	13.4%	9.1%
\$25,000 to \$34,999	11.5%	13.8%	11.6%
\$35,000 to \$49,999	27.0%	21.0%	18.7%
\$50,000 to \$74,999	27.4%	23.2%	27.6%
\$75,000 to \$99,999	9.5%	9.1%	14.1%
\$100,000 to \$149,999	8.7%	4.7%	8.5%
\$150,000 to \$199,999	1.2%	1.1%	1.9%
\$200,000 or more	2.4%	1.2%	2.0%
Median Household Income	\$49,688	\$47,784	\$52,546
No. of Households	252	21,647	2,086,304
Aggregate Household Income	\$15,179,200	\$1,076,409,500	\$112,374,261,000
Avg. Household Income	\$54,425	\$49,726	\$53,863
Ratio of mean to median HH Income	1.10	1.19	1.23

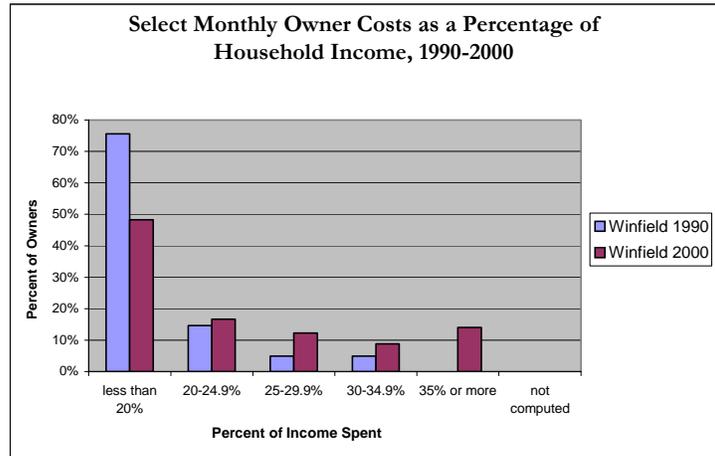
Source: US Census 2000, Housing Wisconsin.

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

Affordability can also be determined by the percent of income spent on mortgage or rent. The Census bases these calculations on a sample of the population. When considering the household costs as a percent of income for homeowners, as per the 1990 census, 77% of the owner occupied households spent 20% or less of their household income on housing costs.

Chart H12: Monthly Owner Costs And Table H12 shows that according to the sampling data in the 2000 census, 48% of the owner occupied households in Winfield spent 20% or less of their household income on housing costs.

Chart H12: Monthly Owner Costs



Source: U.S. Census 1990-2000

Chart H13: Monthly Owner Costs

Percentage of income	Winfield 1990		Winfield 2000	
	number of units	percent of units	number of units	percent of units
less than 20%	31	76%	27	31%
20-24.9%	6	15%	19	22%
25-29.9%	2	5%	14	16%
30-34.9%	2	5%	10	12%
35% or more	0	0%	16	19%
not computed	0	0%	0	0%
total units	41	100.00%	86	100.00%

Source: U.S. 1990-2000 Census Table DP-5 & QT-H15

The specific mortgage costs are but one of the monthly housing expenses. In charts H14 and H15 these costs are broken down for the Town of Winfield. In 2000 5.9% of the households spent \$300.00 to \$499 monthly mortgage costs. Another 14.6% of the households spent \$500.00 to \$699.00 on monthly mortgage costs and while 34.0% of the households spent \$700.00 to \$999.00 on monthly mortgage costs. Over thirty four percent (34.8%) of the households spent from \$1,000.00 to

\$1,499.00 on monthly mortgage costs, 8.6% spent \$1,500.00 to \$1,999.00 and the remaining 2.8% of households spent \$2,000.00 or more. Compared to monthly mortgage costs for 1990, there was a significant shift upward, especially out of the lower cost (under \$300/month) mortgages. This significant increase is also reflected by the increase in Household Median Income during the same time period.

A sample of housing values in Winfield during 2000 ranged from \$50,000.00 to \$399,999.00. The median home value in Winfield was \$126,900.00 and the median home value in Sauk County was \$107,500.00. According to the 2000, U.S. Census **Chart H14 Housing Value, Winfield 2000** compares the housing values for the Town of Winfield with those of Sauk County. Approximately 23.8% of the homes in the Town of Winfield are worth \$100,000 or less; the percentage of homes valued between \$100,000 to 149,000 is 47.4% as compared to 34% respectively in Sauk County.

Chart H14: Monthly Mortgage Costs, Winfield 1990

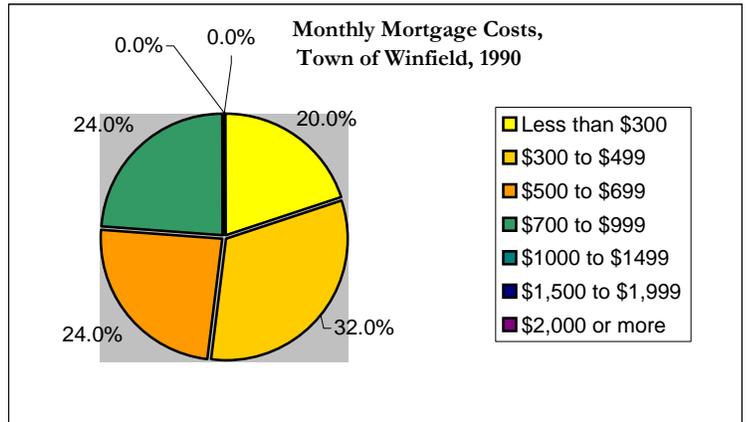


Chart H15: Monthly Mortgage Costs, Winfield 2000

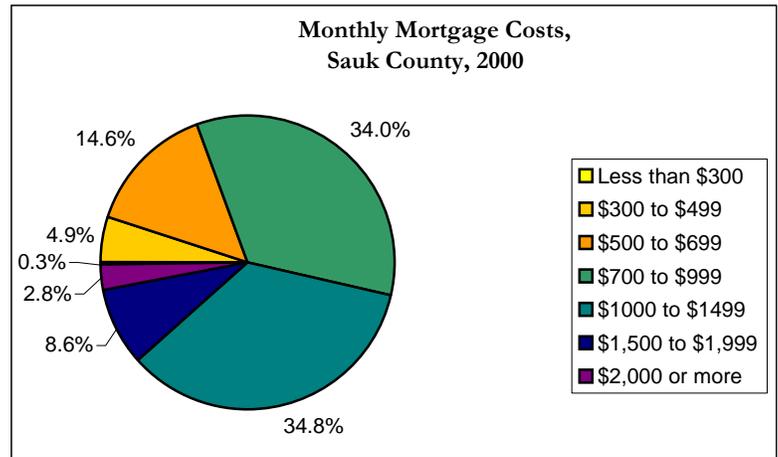
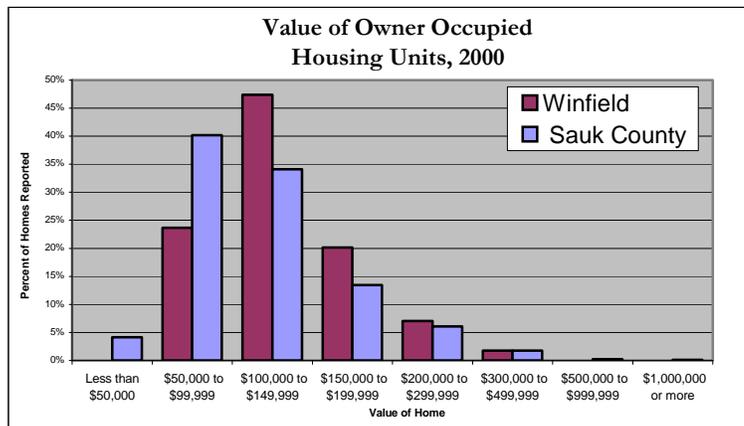


Chart H16: Housing Value, Winfield 2000



Source: U.S. Census, 2000

Approximately 20.2% of the homes were valued between \$150,000 to \$199,999 in the Town as compared to Sauk County's almost 13.5%. Just over seven percent (7.1%) of the homes in Winfield were valued between \$200,000 and \$299,999, compared to 8.14% of the homes in Sauk County. Finally, 1.8% of the Winfield homes sampled were valued over \$300,000 in 2000, compared with 1.4% in Sauk County.

4.6 Housing Density

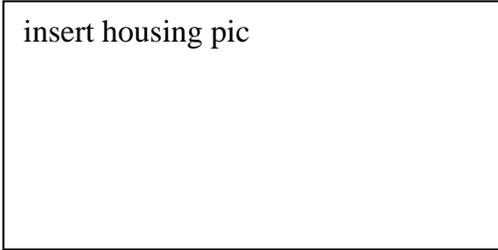
Housing density can be defined in a number of ways. Housing density is most simply defined as the number of housing units in a given area of land. This numerical value is commonly referred to as gross density. A community "density policy", on the other hand, can be defined as the desired ratio of housing units and/or lots created per specified unit of land area. Such area density policies are often combined with an optimum size for each building lot. Rural communities having relatively low overall density policies can offer a density credit to developers, when increased density is appropriate, that permits additional units or lots in exchange for the preservation of adjacent land resources. A community density policy can be utilized to calculate the total number of potential of future houses until an endpoint (total buildout) is reached. Future population predictions can be based on a community's housing density policy.

With a total land area of 35.44 sq. miles, and a total of 297 housing units, the current gross housing density of the Town of Winfield stands at approximately 1 housing unit for every 76 acres, or 8.4 units/sq. mi. This is an increase of 2 h.u./acre over 1990. The Comprehensive Planning Committee examined several alternative density policy scenarios using maps depicting the ultimate possible "build-out" given each of several possible policies under consideration. These include the status quo policy, a large minimum lot size policy, and a conservation easement, or cluster, development policy. Currently, under the "status quo" policy, Winfield relies almost entirely on the county subdivision ordinance restriction of no more than three new CSM lots every five years, or six every ten years. Under this restriction up to 816 new lots could be theoretically created over five years, and another 816 lots could be created in the subsequent five years. This would result in a theoretical increase from 297 housing units to 1,897 housing units, and an ultimate overall housing density in the Town of Winfield of more than 53 housing units per sq.mi. At the current Winfield household size of 2.84 persons per h.h., the population could increase to over 5,300 residents under the current density policy.

As part of this planning process, the Town may elect to implement a density policy as noted in **Chapter 11 Land Use**. One alternative might be to implement a large lot size policy in selected areas of the Town, e.g. where multi-lot subdivision development is to be discouraged. Minimum lot sizes of twenty acres or more would significantly reduce potential housing densities in the oak forested ridge and valley areas in the northern portions of the Town. Another alternative might be to adopt a conservation subdivision development option to encourage the efficient use of land in new multi-lot developments by limiting the maximum size of lots, and to ensure the protection of the Town's remaining farmland and important natural resources by carefully locating the house lots, roads and other infrastructure. Conservation subdivisions might require encouragement in the form of density credits to developers. A density credit would provide additional lot development opportunities in exchange for reducing the size of the individual lots and protecting larger areas of sensitive lands. Such a density credit assumes that the Town has established some restrictions on density available for conventional subdivision developments. The status quo policy could prevail in the "Primary Smart Growth" areas within the existing

Reedsburg Extra-territorial (ET) District. Combinations of any of these policies are possible, applying the appropriate density policy to effect desired outcomes in specific areas.

4.7 Local Population and Housing Trends



An examination of Population Projection 1 under the previous chapter can provide the best insight as to what the future population will be in Winfield. This projection is correlated to the average number of new homes built between 1990 and 2000, with greater weight given to the average between 2000 and 2004. The 2000 U.S. Census reported a total of 297 housing

units in Winfield, an increase of 30.26% over the 228 h.u. reported in 1990. These 69 new units reported break down to about seven new housing units per year over that ten-year period. At that average, 140 additional houses would be built by 2020. As detailed in Table H17, the record of Land Use permits issued for the Town of Winfield by Sauk County shows 54 new residential units permitted between 1990 and 2000, an average of 5.4/year. At that average, Winfield can expect 108 new homes built by 2020. However, those records show that between 2000-2004 thirty-five new homes have been permitted, an average of seven/yr. At that pace, once again, the predicted number of new homes is back at 140 by 2020.

When estimating the number of new homes needed, another factor to consider is the annual or average occupancy rate. If the occupancy rate in the community increases, it can be assumed that the number of new homes will increase more gradually or even decline. Considering that the occupancy rate in Winfield has been relatively constant (86% in 1990 and 89% in 2000), this component was not factored in to the calculation of total new homes needed.

Table H17: Land Use Permits Issued in the Town of Winfield

Year	Resident					Commercial	Total Permits Issued for New Construction	Percent of Total Issued
	Single Family	Mobile Home	Total Permits Issued for Homesteads	Garage	other			
1990	2	0	2	2	1	0	5	3.68%
1991	0	0	0	1	2	0	3	2.21%
1992	2	0	2	0	1	0	3	2.21%
1993	3	0	3	1	2	0	6	4.41%
1994	11	0	11	0	1	0	12	8.82%
1995	8	0	8	0	0	0	8	5.88%
1996	3	0	3	2	1	0	6	4.41%
1997	6	0	6	1	2	0	9	6.62%
1998	9	0	9	1	5	0	15	11.03%
1999	10	0	10	0	3	0	13	9.56%
2000	8	0	8	0	6	0	14	10.29%
2001	3	0	3	2	1	0	6	4.41%
2002	6	0	6	0	1	0	7	5.15%
2003	9	0	9	3	4	0	16	11.76%
2004	9	1	10	3	0	0	13	9.56%
Total 1990 - 1999	54	0	54	8	18	0	80	58.82%
Total, 2000, 01, 02, 03, 2004	35	0	36	8	12	0	56	19.85%
Total, 1990 to 2005	89	0	90	16	30	0	136	total
Percent of Total Issued	65.44%	0.00%	66.18%	11.76%	22.06%	0.00%	100.00%	Percent of Total Issued
Average Issued Per Year	6.85	0.00	6.92	1.23	2.31	0.00	10.46	Average Issued Per Year

Source: Sauk County Department of Planning and Zoning

4.8 Projected Housing Needs Based on Population Projections

As noted in *Chapter 3 Population Inventory and Analysis* two basic types of population projections are utilized. Population Projection 1 compared linear and growth methods with a method utilized by the Wisconsin Department of Administration. Population Projection 2 utilizes a method that combines the historic projected number of new housing units coupled with a projected occupancy rate. The following includes the projected number of housing units needed based on Population Projection 1 as well as a reiteration of housing unit analysis described under Population Projection 2, and also based on the historic number of housing units actually built.

➤ Population Projection 1

- **DOA Projection (2003 est.)** conservatively projects a total population of 916 persons in the year 2020, an increase of 164 people. At this rate of growth coupled with a constant of 2.5 persons per household (2.5 persons being the County average), the Town would require almost 66 new houses.
- **Linear Model (1980-2000) and Growth Model (1980-2000)** both show increases in population in 2020 from the current 752 persons to either 867 or 890 persons respectively resulting in a difference of either 115 people or 138 people. Applying the County average of 2.5 persons per household to the upper estimate yields the need for 55 new housing units by the year 2020.

➤ Population Projection 2

- **Constant Household Size** applies the most recent figure for household size to the projection of future population growth. Constant household size utilizes the historic drop in persons per household from 3.26 in 1990 to 2.84 persons per household as identified by the 2000 census. This factor combined with the current number of occupied housing units in the Town in 2000 at 265 yields a population of 1,128 persons by 2020. This increase in population translates into an additional 132 new houses by 2020.
- **Limited Household Size** holds the County average of 2.5 persons per household constant producing a minimal increase in population to 993 in 2020. This method yields the need for 96.4 additional houses by 2020.
- **Household Size Trend** adjusts the average household size based on a 3% decrease every 10 years. For example, this projection assumes that from the year 2000 to 2010, average household size would decrease from 2.84 persons per household to 2.75 persons per household. This produces a projection of 786 persons in 2020 and an increase of only 12 new houses needed.

➤ **General Housing Needs Analysis**

Housing projection methods based on Populations Projection 1 and 2 that appear the most logical are those that produce a noticeable increase in population to the year 2020. Table H18 lays out the comparative population and housing projections. Under Population Projection 1, the Linear Model present a 15% increase in population and corresponding increase of as many as 55 new housing units by the year 2020, for a total of 352 housing units. Population Projection 2 recognizes the Limited Household Size analysis as closely representing both the Linear and Growth models with a projected 96 new houses added by the year 2020, for a total of 393 housing units. The Static, or Constant Household Size method projects a 50% increase in population, which translates to 132 new housing units for a total of 429 by 2020.

It seems realistic to assume number of new housing units added to the Town through the year 2020 will be greater than the projected 55 houses under

Table H18: Projected Growth in Housing by 2020

Town of Winfield Housing Projections

Category	Projected by 2020			
	2000	Linear (1980-2000)	Ltd. H.H. Size	Static H.H. Size
Population	752			
Proj. population		867	993	1,128
Pop. Density	1 per./30 ac.			
Proj. Pop. Density		1 per./26 ac.	1 per./23 ac.	1 per./20 ac.
Existing Housing Units	297			
Projected Total Hsg. Units		352	393	429
Housing Density	8.4 h.u./s.m.			
Proj. Hsg. Density		10 h.u./s.m.	11 h.u./s.m.	12 h.u. s.m.

Source: U.S. Census Bureau, 2000

the Linear Model or even the 96 new houses under the Limited Household Size Model and could even be greater than the 132 houses identified by the Constant Household Size Model. This is already exemplified by the fact that 35 new residential land use permits have been issued in the Town since 2000 (see Table H17). This number represents a potential up-tick from the 54 permits issued over the previous 10 year period, 1990-2000. Those thirty-five new homes translate into an average of seven new homes per year over that five-year period. By using this average and projecting the number of new homes to the year 2020, the Town might expect and additional 70 new homes by 2010 or 140 new homes by 2020.

4.9 Projected Growth and Housing Needs Analysis

Although projected population growth can be used to identify the need for additional future housing, it is not always the best method, as may be the case with Winfield. As noted in the previous section, the rate of growth in new homes, calculated based on projected population growth from 2000 to 2020, has actually been exceeded over the past five years. Realistically, the Town of Winfield will likely experience an increase in population greater than those identified in the projections. This is due in part to the Town’s proximity to rapidly urbanizing areas of Reedsburg, Lake Delton/Wisconsin Dells and Baraboo. Another significant impact on the Town’s increase in population and correspondent new housing rate will be the completion of improvements to U.S. Highway 12 from Middleton to Lake Delton.

4.10 Housing Programs and Choices

➤ **Density Policy**

Section 4.6 of this chapter describes the current overall development density policy in the Town of Winfield. The Comprehensive Planning Committee elected to maintain the existing density policy for individual lots, but to apply a different standard for actual subdivision plats. The Committee recognizes an opportunity to implement “conservation development” practices in residential subdivisions that will be more consistent with its policies related to the efficient use of land and protection of soils and water resources. The Committee also understands that convincing developers to adopt these practices may require additional economic incentive. To provide this incentive, the Committee has drafted a policy that would restrict the available number of lots in conventional subdivision plats to something less than would be allowable under current policy, but to offer subdivision developers a lot bonus for adopting conservation subdivision development practices in their designs.

➤ **Subdivision Development and Appropriate Areas**

In general, the development of residential subdivisions, particularly those containing multi-family housing, is encouraged only in the areas of the Town contiguous with already developed neighborhoods and existing urban services in the City of Reedsburg’s Extraterritorial Zone.

➤ **Housing Programs**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Wisconsin Housing and Economic Development Authority (WHEDA) – There are two specific programs offered by WHEDA to assist individuals with their homeownership needs, HOME and Home Improvement Loans. The HOME program provides competitive mortgages to potential homeowners with fixed below-market interest rates to qualified candidates. The Home Improvement Loan program provides funding up to \$17,500 to qualified candidates for rehabilitation and other various housing activities. These funds are provided at below-market fixed interest rates for up to 15 years with no prepayment penalties. The properties must be at least 10 years old and the applicants must meet the income limits established by WHEDA for the county they reside within.

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

4.11 Housing Goal, Objectives and Policies

Housing Goal: Encourage residential housing that aims to balance the protection of Winfield’s natural resources and its existing rural flavor.

HO-1 Maintain the existing socio-economic variety of housing opportunities and support affordable housing.

HP-1A Direct multi-family housing to areas adjacent to existing urban development and services.

HP-1B Partner with surrounding communities to provide housing for people with special needs. It is agreed that this type of development should be directed to areas where services can be effectively provided.

HP-1C Work with Sauk County to permit dependency living arrangements allowing for the physical arrangement of a dwelling unit in such a fashion that separate living spaces are created within a dwelling for the sole purpose of allowing a dependent person to live in the secondary living area while the owner and his or her family reside in the principle living area. It is the

intention of this policy to allow a secondary living area to contain separate bath and kitchen facilities, which permit a degree of independence.

HO-2 Encourage residential housing designs that aim to balance the protection of natural resources and agriculture land with the opportunity to build new housing.

HP-2A Encourage housing development to be compatible with existing agricultural operations.

HP-2B Develop siting guidelines that reduce conflicts between ag and residential uses by appropriately locating new development on a property.

HP-2C Protect active farmland by directing development away from these areas.

HP-2D The Town's development guidelines may incorporate illustrations depicting preferred site development practices such as driveway and building locations, vegetation removal and landscaping, and setback distances from wells, sanitary systems and roads.

HO-3 Monitor the rate of residential growth in the town.

HP-3A Establish a residential subdivision density policy that allows active monitoring and predictability for future development and encourages the application of conservation development practices.

HO-4 Promote quality well built homes and maintenance of current housing stock.

HP-2A Utilize established building code criteria for new housing development.

HP-2B Continue participation in the Uniform Dwelling Code program and encourage building inspectors to attend training sessions to educate them on any code updates.

5.0 Purpose

Farming has been part of the traditional fabric of life in the Town of Winfield since settlement days. But recent years have brought significant change. As recently as 1993, according to the UW-Madison Program on Agricultural Technology Studies (PATS) Town Land Use Data Project, 54% of Winfield's land area was occupied by row crops, forage or pasture lands, with the rest occupied by forest and wetlands. At the time, Winfield ranked eighth among Sauk County towns in the percent of its area devoted to agriculture. However, from 1989–1997, the number of farms in the Town declined by 25.6%, from 82 to 61 farms, the sixth highest percentage loss of farms in the County. Dairy farms in Winfield disappeared even faster, from 35 to 22, or –37.1%, during those eight years.

From 1990 to 1997 the area of farmland on the tax roles declined 18.5%, from 15,851 acres to 12,915 acres, which represented, along with the Town of Woodland, the greatest percentage conversion of farm to non-farm property tax assessment in Sauk County. In the Town of Winfield, from 1990-1997, according to the PATS Town Land Use Data Project, 3,247 acres in fifty-five farm parcels were sold. Two thousand four hundred and twenty (2,420) acres were sold for agricultural use, but eight hundred twenty-seven (827) acres, or just over 25% of the farmland sales, were converted to non-agricultural uses. Of the 15,851 acres of farmland in the Town of Winfield in 1990, 5.2% had been sold for non-agricultural uses by 1997, the twelfth highest rate of conversion in Sauk County during those years. In 1990, the PATS study (using 1990 US Census figures) showed Winfield's farms employing 75 people, or 21.4% of the employed adults in the Town of Winfield. That year Winfield ranked ninth among Sauk County towns in percentage of workers employed by farming. By 2000, the US Census reported only 44 farm employees, or 10% of the employed adults in the Town, down to 13th among Sauk County towns in percentage of farm employment.

Clearly agriculture's economic role in the Town of Winfield has diminished since 1990. But despite those losses, life on the farm remains an important option for a significant number of Winfield's residents. Over 16% of the Town's population continues to live on the farm, eleventh among Sauk County towns in percent of farm population. Issues facing these remaining farm families include rising farm values and the pressure to sell for non-farm development purposes, coupled with declining farm incomes. From 1990-1997 farmland purchased in the Town of Winfield for continued agricultural use sold for an average of \$851/ac., while farmland purchased for non-agricultural uses sold for an average of \$1,028/ac., a "conversion premium" of over 20%. Meanwhile, even back in 1990, with over 20% of adults employed on farms, net farm income per farm household was only \$9,642, only 7.4% of the Town's median income at that time. We might logically infer that, with farm employment populations declining to 10% by 2000, that the net family farm incomes have similarly declined. In addition, the current generation of farm operators will be passing their lands on to heirs that may or may not want to continue the family agrarian tradition. Urban development in growing communities adjacent to the Town of Winfield contributes to a thriving development land market, encouraging nearby farm families to "cash out".

One goal of this comprehensive plan is to address how to preserve remaining valuable agricultural lands and farms while still accommodating reasonable growth opportunities consistent with responsible growth principles.

5.1 Regional and Local Trends in Agriculture

From 1987 to 1997, the estimated number of farms in Sauk County decreased from 1,502 to 1,452

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

Table A1: Trends in Average Size of Farms

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

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

From 1990 to 1997, the estimated number of farms in Winfield decreased from 82 to 61, while the number of dairy farms decreased from 35 to 22, and then down to 15 dairy farms by 2002. In Sauk County, both the estimated farm numbers of farms and dairy farms have decreased. The estimated farms per square mile during 1997 are somewhat less for the Town than for the County, but the number of dairy farms per square mile was the same (.6/s.m.) for both Town and County.

Table A2: Trends in Farm Numbers

	Estimated Farm Numbers				Dairy Farm Numbers			
	1990	1997	% change	Estimated Farms per square mile	1989	1997	% change	Dairy Farms per Square Mile, 1997
Winfield	82	61	-25.6%	1.7	35	22	-37.1%	.6
Sauk County	1597	1507	-5.60%	1.9	687	475	-30.90%	0.6

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

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

5.2 Land in Agriculture Use

Land sales in the Town of Winfield, Sauk County, and State of Wisconsin, indicate that 3,247 acres of farmland were sold in the Town of Winfield from 1990-1997. Of the acreage sold, 827 acres were diverted out of agricultural uses. The 1990-1997 average price per acre for all farmland sold in

Winfield was \$919.00. As a point of reference, the Town of Winfield was seventh among Sauk County Towns in the amount of land converted out of agriculture from 1990-1997. The neighboring Town of Reedsburg topped the list with 1,073 acres converted.

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

	Agriculture Land Continuing in Agriculture Use			Agricultural Land Being Diverted to Other Uses			Total of all Agriculture Land		
	Number of Transactions	Acres Sold	Dollars Per Acre	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars Per Acre
Town of Winfield 1990-1997	N/A	2,420	\$851	N/A	827	\$1,028	55	3,247	\$919
Sauk County 1990-1997	N/A	50,947	\$914	N/A	16,130	\$1,124	1,103	67,077	\$979
Sauk County 2001	33	2,017	\$2,511	19	642	\$2,712	52	2,670	\$2,560
State of Wisconsin 2001	1,974	126,404	\$2,060	993	49,337	\$3,448	2,967	175,741	\$2,450

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

5.3 Production Trends

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

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

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

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

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

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

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

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

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

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

5.4 Local Farm Numbers and Types

Although farming and related agriculture activities play a diminishing role, they remain an important economic activity in the Town. Farmers in the Town of Winfield produce a variety of agriculture commodities including dairy, beef production, animal feed such as corn, alfalfa and soybeans as well as a number of cash crops. Winfield currently had 15 Dairy Farms in 2002, *XX Beef, XX Hog* Farms. The number of dairy farms has declined significantly since 1997 when there were 22 dairy farms, and even from the 35 dairy farms operating in Winfield in 1990. Other, alternative agricultural operations include ().

5.5 Farmland Preservation Program

The Farmland Preservation Program established by the State of Wisconsin was designed to help local governments plan ahead for farmland preservation and by providing tax relief to farmers who participate. In the late 1970's, Sauk County produced a Farmland Preservation Plan as a requirement to enter into the program. Although the Town of Winfield did not adopt Exclusive Agriculture Zoning, which would have qualified the Town's farmers to take maximum advantage of this program, individual stand alone farmland preservation contracts were still encouraged. These individual contracts have covered over 3,000 acres of Winfield farmland since the inception of the program. Many of these contracts have already expired, and more will expire in the coming years. In 2006, contracts preserving 228 acres will expire. In 2007, another 715 acres will no longer be protected, and 608 acres will expire by 2010. By 2016, all of Winfield's farmland preservation contracts will have expired except one, covering only 160 acres.

5.6 Land Capability Classification

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

Approximately 24.89% of soils in the Town of Winfield are Class I, II, or III soils. Class I soils have few limitations that restrict their use. Class II soils have some limitations such as wetness, erosion, or droughtiness that require conservation practices. They are cultivated with a few simple precautions. Class III soils have many limitations with special management practices required.

Approximately 39.11% of soils in the Town of Winfield are Class IV, V, and VI soils. Class IV soils have severe limitations that require careful management. Class V soils are suited mainly to pasture due to permanent limitations such as wetness or stoniness. Class VI soils have limitations that make them generally unsuited for cultivation and limit use to pasture, woodland or wildlife.

Approximately 9.79% of soils in the Town of Winfield are Class VII, VIII soils. Class VII soils have very severe limitations that restrict their use to pasture, woodland and wildlife. Class VIII soils (includes open water), with very severe limitations, have use restricted to recreation and wildlife.

As a general reference, *Map 5-2 Prime Farmland – Slope Delineation* defines prime farmland as being comprised of Class I and Class II soils. Approximately 7.88% of soils on this map are indicated as prime farmland. Soils that require other management practices to be considered prime farmland are also indicated as such on the map.

Table A8: Soil Class and Acreage of in the Town of Winfield

Town of Winfield Land Capability Classification		
Soil Class	Acres	Percent of Total Land Area
Class I	21.67	0.07%
Class II	2,400.00	7.81%
Class III	5,225.12	17.01%
Class IV	5,508.67	17.93%
Class V	0.00	0.00%
Class VI	6,507.75	21.18%
Class VII	236.94	0.77%
Class VIII	2,771.64	9.02%
Total	22,671.79	73.80%
Total Acreage in Winfield	30,720.00	100.00%

5.7 Agriculture Infrastructure



The agricultural industry in the Town of Winfield is supported by a diverse agricultural infrastructure within the area. By “infrastructure” is meant the ag-related industrial, commercial and service operations whose primary business is with farmers and others directly

involved in agriculture. Although most agricultural supporting enterprises are not located within the Town itself, they can be easily accessed in the nearby trade centers. The Town of Reedsburg and the City of Reedsburg are home to a variety of agriculture-related services and suppliers. As part of the Town of Reedsburg Comprehensive Plan in 2004, local farmers, agricultural resource agency representatives and members of the Town's Comprehensive Plan Committee were asked to identify and evaluate the existing agricultural infrastructure elements within a fifteen miles radius of the City of Reedsburg. Categories of business enterprises assessed included lending/credit institutions, shipping services, manure hauling, veterinarian services, meat processing, dairy/milk haulers, dairy cooperatives, genetics laboratories, dairy supply, farmers' markets, and breeders. The Town of Reedsburg Comprehensive Plan reports "the level of satisfaction of the existing agricultural infrastructure is relatively high." The Sauk County agriculture extension agent commented to the interviewers that "additional competition" would help keep prices under control, "especially for fertilizer and feed suppliers." Custom spray applicators, as well as suppliers of organic feed and fertilizer products are also needed. On the plus side, the City of Reedsburg is home to an active farmers market, a new marketing cooperative established to promote direct sales to tourist/entertainment businesses in the Wisconsin Dells area, and a new rail "load-out" facility in rock Springs provide important local services to area farmers.

5.8 Alternative Agricultural Opportunities

Despite the declining number of farmers, changes in farm size and local increases in the price of farmland, agricultural productivity in Sauk County has increased since 1990. 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.



credit

Overall, changes to technology, machinery and agricultural practices have resulted in the industry becoming more efficient. In addition, it is more common for farms to concentrate their efforts on certain niche markets and specialty and "value-added" products such as organic meats and cheeses, flowers and bedding plants as well as various forest products. These factors, coupled with the opportunity for direct marketing to the public as well as local restaurants, school districts, cooperatives and retail grocery cooperatives, promotion of the purchase of locally produced products and Community Supported Agriculture opportunities have and continue to produce positive results for the industry. Winfield's Agricultural Goals and policies focus community attention on the need to support changes to the Sauk County zoning ordinance enabling such appropriately scaled rural economic development as agri-tourism/bed and breakfast establishments, recreational opportunities and agriculture related cottage industries are other examples of alternative agriculture opportunities. The Sauk County UW-Extension office recently published "Sauk County Farm Connect Guide, 2003". This guide lists area farmers who directly market their products and/or provide consumers an opportunity to learn firsthand about agriculture today.

5.9 Federal, State and Local Programs and Resources

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

➤ Federal Programs and Resources

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

- **Farmland and Ranch Land Protection Program (FRPP)** provides matching funds to help purchase development rights to keep productive farm and rangeland in agricultural uses. Working through existing programs, USDA partners with State, tribal or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners. USDA provides up to 50 percent of the fair market easement value.
- **Conservation Reserve Program (CRP)** is a voluntary program available to agricultural producers to help them safeguard environmentally sensitive land. Producers in CRP plant long-term, resource conserving covers to improve the quality of water, control soil erosion, and enhance wildlife habitat. In return, FSA provides participants with rental payments and cost-share assistance. Contract duration is between 10 and 15 years.
- **Conservation Reserve Enhancement Program (CREP)** is a voluntary land retirement program that helps agricultural producers protect environmentally sensitive land, decrease erosion, restore wildlife habitat, and safeguard ground and surface water. Like CRP, CREP is administered by the USDA's FSA.
- **Wetlands Reserve Program (WRP)** is a voluntary program that provides technical and financial assistance to eligible landowners to address wetland, wildlife habitat, soil, water, and related natural resource concerns on private lands in an environmentally beneficial and cost effective manner. The program provides an opportunity for landowners to receive financial incentives to enhance wetlands in exchange for retiring marginal land from agriculture. The program offers three options inclusive of a permanent easement, 30-Year Easement or a Restoration Cost Share Agreement.
- **Environmental Quality Incentives Program (EQIP)** provides a voluntary conservation program for farmers and ranchers that promotes agriculture productions and environmental quality as compatible national goals. EQIP offers financial and technical help to assist eligible participants install or implement structural and management practices on eligible agricultural

land. EQIP offers contracts with a minimum term that ends one year after the implementation of the last scheduled practices and a maximum term of 10 years.

- **Wildlife Habitat Incentives Program (WHIP)** is a voluntary program that encourages creation of high quality wildlife habitats that support wildlife populations of National, State, Tribal, and local significance. Through WHIP, the NRCS provides technical assistance to landowners and others to develop upland, wetland, riparian, and aquatic habitat in areas on their property.

➤ **State and Local Programs and Resources**

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

- **Farmland Preservation Program** which provides tax credits to farms of 35 acres or more under Exclusive Agriculture Zoning, having a farm income of not less than \$6000 for each of the last three years, and which operations are in compliance with county soil and water conservation programs.
- **Wisconsin's Use Value Tax System** provides tax relief to agricultural landowners by assessing property on its value in terms of crop production and agricultural market prices, not current real estate market trends or non-farm development potential.
- **Agriculture Development Zone (South-Central)** is a new agricultural economic development program in the State of Wisconsin that provides tax credits to farm operators and business owners who make new investments in agricultural operations. These tax incentives are offered for three basic categories of investment including job creation, environmental remediation, or capital investments in technology/new equipment. The Wisconsin Department of Commerce administers this program.
- **Wildlife Abatement and Claim Program** is a county-administered program to assist landowners that have excessive levels of agriculture crop damage from deer, bear, geese, or turkey.
- **SavorWisconsin.com** is a program offshoot of Governor Doyle's "Grow Wisconsin" initiative designed to enhance the state's economy. To help accomplish this, several steps have been taken to emphasize the purchase of locally grown, produced, and manufactured products to support Wisconsin's local producers and businesses. With this, SavorWisconsin.com started in late 2002 and is guided by DATCP, UWEX and the Wisconsin Apple Growers Association. The web site highlights and promotes many of Wisconsin's smaller and independent agriculture producers as well as agriculture related events statewide.

- **Sauk County's Land Protection Program**

Sauk County has administered a land protection program since 2000 that acquires development rights from willing sellers of forest and bluff land in the Baraboo Range National Natural Landmark. The purchase of development rights (PDR) is a method employed in communities across the country in which a public agency (in this case, Sauk County) or a private non profit conservation organization compensates private landowners who voluntarily agree to permanently convey the right to develop their property for residential or commercial use. The rights are then "extinguished" by the acquiring agency, preventing any future development of the protected property. The purchase price for the development rights equals the "fair market value" (FMV) as determined by a professional appraisal. The purpose and terms of the agreement, including the respective rights of Sauk County to enforce the agreement and of the landowner to use the land, are detailed in a legal instrument called a Conservation Easement which is signed by the parties and recorded with the Register of Deeds as part of the permanent land record for that property. Agriculture, forestry, recreation and other traditional uses of the land are typically permitted, within the parameters of approved soil and water conservation plans and/or forestry stewardship plans.

In 2003 Sauk County Dept. of Planning and Zoning proposed an agricultural land protection program, for the purpose of permanently protecting family farms and important natural resources lying outside the Baraboo Range National Natural Landmark. The proposed countywide program is intended to support the County's Comprehensive Plan and local Comprehensive Plans by providing local towns with the means for permanently preventing the development of landscapes designated in these plans for agricultural, open space, wildlife conservation or recreational use. To date, the Sauk County Board has not approved implementation of the countywide agricultural land protection program.

5.10 Agriculture Goal, Objectives and Policies

Agriculture Resources Goal: Maintain existing agricultural lands and promote agriculture related economic opportunities.

Agriculture Resources Objectives and Policies:

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

ARP-1A Assist Sauk County in the development of new regulatory and growth management options to encourage innovative "value-added" farming income opportunities, such as cottage industries consistent with the Town's rural character. These may include limited sales of products not produced on the farm, establishments with an agricultural tourism theme, and lodging for school groups that spend a "weekend on the farm."

ARP-1B Invite expertise from agencies such as the USDA, Sauk County Land Conservation Department, UWEX, representatives from various buying cooperatives and others to provide resources to farmers who may be considering the production of alternative agriculture products, markets and growing methods. Alternative crops and growing methods may include, but are not limited to, the production of hazelnuts, hops, fruits, unique cash crops, rotational grazed cattle,

organic products and other methods, which will produce a final product that will command a higher price.

ARP-1C Support and encourage Sauk County's effort to develop and adopt a Purchase of Development Rights Program. This voluntary program will offer farmers and landowners the option to sell or donate development rights from agriculturally productive lands and adjacent lands to help maintain existing high quality agricultural land and a viable farming economy.

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

ARP-2A Prime agriculture land as defined on *Map x-x Land Capability Classification* is land that has the best combination of physical and chemical characteristics for producing crops. It has the soil quality, growing season and naturally occurring moisture supply needed to economically produce sustained high yield crops when treated and managed according to acceptable farming methods. These lands are identified as class I, II or III by the Sauk County Soil Survey. Property owners with lands identified as class I, II or III are encouraged not to use these lands for residential or commercial development if other land is available for such purposes.

ARO-3 Utilize farm products and farm waste products for energy production

ARP-3A Explore opportunities to establish a local manure digester to be centrally located and utilized by multiple farms to produce methane for energy production. As part of this opportunity work with interested farm cooperatives to provide capital for construction, maintenance and expansion as well as provide for day-to-day operations.

ARO-4 Inform existing and new residents on farm life, farm noise, odors, and operational requirements prior to granting permits for the construction of new rural residences or the creation of new residential lots.

ARP-4A Encourage a creative and innovative campaign to provide information to new and potential residents regarding the rights and responsibilities of living in an agricultural area. Consider the option to have new residents sign a disclaimer as part of the home building process, indicating they are aware that they will be living in an agricultural area and will be exposed to agricultural activities including noise and odors.

ARP-4B The Town will encourage Sauk County to adopt, as part of its Certified Survey Map review and approval process, a requirement to include a statement on page 1 of every CSM describing new lots in the Town of Winfield that said lot is located within an agricultural area and that agriculture activities are taking place and are planned to continue. The statement shall also include a provision to protect farming operations and limit actions against agricultural uses.

ARP-4C For all new subdivision developments that occur on lands annexed to the City of Reedsburg, the Town requests that the same standard under policy ARP-4B apply when considering new subdivision plats and be reflected on any final plat and in any respective subdivision covenants. This policy is also repeated under *Chapter X Intergovernmental Cooperation*.

The following includes suggested language that can applied to ARP-4B and ARP-4C and at the Town's election may be expanded upon as appropriate: Through Wis. Stat. § 823.08, the Wisconsin Legislature has adopted a right to farm law. This statute limits the remedies of owners of later established residential property to seek changes to near-by pre-existing agricultural practices. ***Active agricultural operations are now taking place and are planned to continue in the vicinity of this***

Certified Survey Map/Subdivision Plat (choose one). These active agricultural operations may produce noises, odors, dust, machinery traffic or other conditions during daytime and evening hours.

ARP-4E The suggested separation distance between a new non-farm residence and a neighbor's existing livestock confinement or manure storage facility is 500 feet, however in certain instances a greater setback may be advised. All land divisions that occur within 2600 feet (1/2 mile) away from an existing livestock or manure storage facility will cause the Town of Winfield to notify the respective farm operator(s)/landowner(s) of the proposed division.

Minimum setbacks between potable non-farm residential water wells from neighboring agricultural land uses is as follows:

- 1. New non farm residential water wells shall not be less than 100 feet from any neighboring agricultural field and not less than 300 feet from any neighboring livestock facility/feedlot or manure storage facility*
- 2. Minimum setbacks between new non-farm residential housing from neighboring agricultural and uses is as follows:*
- 3. New non-farm residences shall not be located less than 500 feet from any neighboring livestock facility including any manure storage facility.*

6.0 Purpose

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

6.1 Water Supply and Private On-site Waste Disposal Systems

All residents in the Town of Winfield are served by private wells. Groundwater quality in rural Sauk County is affected by regional geology and land use. Sauk County has collaborated with the Wisconsin Geological Survey office on a groundwater study. The study will include information pertaining to volumes and quality as well as typical movement patterns, wellhead protection areas, and contamination issues. According to information obtained from Wisconsin and neighboring states, a low probability of significant groundwater pollution from private on-site sewage treatment systems occurs in housing developments with a density less than one house per two acres. Historically, there is a high probability of groundwater pollution where homes are located at a density greater than one house per acre. Soils in the region are generally suitable for private on-site treatment, and this fact coupled with the typical rural mix of agriculture, forestry and low-density residential land use indicates minimal probability for groundwater contamination.

Overall, the disposal of domestic wastewater in the Town is handled through the use of individual Private On-Site Wastewater Treatment Systems (POWTS), i.e. septic systems, which generally collect solids in a septic tank and discharge gray water to a drain field. In Sauk County, all residential units with running water and plumbing fixtures must have an approved means of wastewater disposal. Because the Town of Winfield is not served by a sanitary sewer system, the only current means of service is via POWTS.

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

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

As a general explanation, *Map x-x Septic Suitability* shows soil suitability for conventional POWTS in the Town of Winfield. 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 Natural Resource Conservation Service (NRCS) office. These classifications are based on average slope, depth to soil saturation, average depth to bedrock, and flooding potential. As a general observation, soils that fall within or near the category of most suitable are best suited for conventional POWTS. Soils that fall within or near the category of least suitable may be candidates for alternative POWTS, or may not be structured to support any POWTS.

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

6.2 Solid Waste Disposal/Recycling

Solid waste disposal sites, or landfills, are potential sources of groundwater pollution in Sauk County. In 2000, the Sauk County Department of Planning & Zoning conducted an inventory to verify the number of active versus inactive or abandoned landfill sites. According to that process, it was determined that Sauk County has 16 active landfill sites throughout the County, including sites for brush disposal to a fully operational solid waste disposal site. In addition, more than 40 sites were identified as abandoned sites. Of those 40 sites, there are none located in the Town of Winfield. However, it is important to bear in mind that these 40 sites constitute known sites and that undiscovered sites may be present, especially in those areas of the County that remain relatively undeveloped.

Although the Town of Winfield does not have any known landfill sites, it is important to at least reference that many of these abandoned sites are the result of the passage of more stringent federal regulations in the mid 1980's. Due to the fact that many of these landfills were located in abandoned sand and gravel pits, low lying areas, or hillsides, the potential for groundwater contamination is much greater due to poor location and the absence of liners and leachate collection systems.

Currently, there are no active landfill sites in the Town of Winfield and the Town is contracted through Month, day, year with (Hauler) which provides solid waste and recycling services on a -weekly basis to Town residents. The Town hosts a drop-off site (insert location) (insert charge) (insert picture) Solid waste is then brought to a sanitary municipal landfill located in the () area.

6.3 Septage Waste Disposal

Sauk County requires that homeowners inspect, and if necessary, pump their septic tanks on a 3-year basis, which can in effect prolong the life of a POWTS and ensure optimal efficiency and protection of groundwater. Disposal methods of septage vary from deposition into a licensed municipal sewage treatment plant to land spreading. Land spreading applications require special permits issued by the Wisconsin Department of Natural Resources. Part of this permitting

process involves an examination of the affected land area and its soils, as well as of the crops grown, to ensure protection of nearby natural resources. Additionally, the permitting process is intended to ensure the protection of human health from viruses and pathogens contained in the septage.

6.4 Town Hall/Garage/Town Park

The Winfield Town Hall is located at the intersection of County Road K and County Road KK. Across County Road K is a Town Park known as (). Where is storage of Town equipment, sand piles etc.? Add Town Park Discussion Here

6.5 Law Enforcement

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

6.6 Emergency Services

The Reedsburg Ambulance District serves the entire Town while the *Reedsburg* Fire Department provides *fire fighting and* first responder service. The Department has () engines, () tankers, () rescue van and brush truck. Jurisdictional boundaries of these respective services can be noted on **Map x-x Jurisdictional Boundaries**.

6.7 Library

The Town of Winfield and surrounding communities are served by the South Central Wisconsin Library System through Sauk County. There are two primary libraries utilized by Town residents, which includes the public libraries located in the Cities of Reedsburg and Baraboo. Each library hosts a collection of general-purpose books, periodicals, historical memorabilia of the area, Internet access, periodic book discussion groups and children's activities are also available. Rooms may be reserved for community meetings and events at both libraries.

6.8 Communication, Electric Utilities and Heating Fuel

Verizon provides telephone and e-mail service though out the Town. The Town is also serviced entirely by Alliant for electrical service. Since there are no natural gas lines in the Town, heating fuel is primarily provided through contracts with independent fuel dealers with a large majority of residents, roughly 62%, utilizing LP/Propane. Heating fuel from wood and biomass sources ranks second and includes 39 households or 23% of the towns' residents. The remaining 15% utilize oil or electricity. Wireless communication facilities are becoming increasingly popular in the area, but service is difficult due to the diverse terrain of the driftless area coupled with the need for a large investment in a tower with little return (i.e., few customers). Currently there are no wireless communication towers for cell service in the Town. The primary tower servicing the Town (Is where)?

6.9 Medical Facilities

The Town of Winfield is served by two primary care medical facilities, St. Clare Hospital in Baraboo and the Reedsburg Area Medical Center. St. Claire Health Services includes a 100-bed acute care hospital, a 100-bed long-term care facility with a 20-bed assisted living wing and health care foundation.

The Reedsburg Area Medical Center, which is located at 2000 North Dewey Avenue provides acute care, long term and day care surgery facilities as well a 24-hour emergency and urgent care facilities. The Center includes 53 acute care beds, 50 long-term beds, and eight-day care surgery beds.

6.10 Educational Facilities

➤ Primary Educational Facilities

The Town of Winfield is served entirely by the Reedsburg School District. *Map x-x Jurisdictional Boundaries* shows the district boundary. While the majority of school aged children attend the public schools, area parochial schools also offer educational choice. Some parents are also taking advantage of home schooling opportunities.

- **Reedsburg School District**

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

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

- **Parochial Schools**

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

St. Joseph School, affiliated with the National Catholic Educational Association, provides pre K through 6 instruction with an average class size of 12. St John's Lutheran School, affiliated with the Wisconsin Evangelical Lutheran Synod, provides pre K through 8 instruction with an average class size of 17.5

- **Secondary Educational Facilities**

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

UW-Baraboo/Sauk County offers freshman/sophomore-level university instruction leading to an Associate of Arts degree. With 2003-2004 enrollments at approximately xxx, the average class size is approximately xx. After building an academic foundation at UW-Baraboo/Sauk County, students can continue their work towards a bachelor's degree at a UW campus or other school of their choice. UW-Baraboo has a continuing education program that offers a variety of non-credit seminars, workshops and short courses. The programs range from computer applications and communication to theater and art field trips.

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

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

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

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

6.11 Recreational Facilities

Any? The Village maintains two local parks, Village Park located at and Veteran's Memorial Park. Village Park includes a playground, picnic tables, restrooms and a baseball diamond.

Develop Town Park?

6.12 Cemetery's and Churches

(Locations of each are identified on *Map x-x Community and Cultural Resources*)

- **Saint Patrick's Cemetery**

6.14 Historical and Cultural Structures and Areas (add pics of many)

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

- **Hay Creek School,** Located on County K, Hay Creek School was rebuilt twice to accommodate larger student bodies. The third and final structure is 28 by 40 feet with a 12-foot ceiling. The cost of the schoolhouse was \$3000. On July 1, 1962 Hay Creek School was integrated into the Reedsburg School system. The structure is currently owned by the Town of Winfield and used as a meeting place for the Town and 4-H Club.
- **Pleasant Knoll School,** Located on County WD, Pleasant Knoll School was built for a second time in 1875 with 12-foot posts and four windows on each side. The school closed in 1959 when it was integrated into the Reedsburg School system. The building is currently owned by Wendell Cassity and vacationed in by the Cassity family.
- **Kelly School,** Located on County KK, the schoolhouse was originally built of logs and later replaced by a modern wood frame structure. A small snow hill in front of the schoolhouse provided winter sliding for the students. The school closed in 1959 and the 99-year land lease ended. The wood was used to build a home for Mr. Hanger. As a reminder of the schools history the cement steps remain.
- **Pleasant View School,** Located on County V, The original schoolhouse was built in 1868 and later rebuilt in was replaced by a new schoolhouse in 1916. The school body included 54 students ranging in ages from 4 to 20 years. The school closed on July 1, 1962. The schoolhouse is still standing but is in poor condition.
- **Sand Hill School,** Erected in 1880 on Hoff Road, Sand Hill School was located near the Szymanski Hill, where tales of rigorous up-hill battles to school were an everyday reality. After closing in 1957, George Woolever bought the building for a home and moved it to Lighthouse Rock Campground where it remains today.
- **Curtain Lot School,** In 1861 on County K Curtain Lot School was built. The structure was a rustic log cabin style building. A second building was built in 1877 at a cost of \$104. The schoolhouse became so deteriorated that woodchucks made it a habit of sticking their noses up through the floor. Later a newer building was built on the Curtain Lot. In 1942 the school closed and the schoolhouse was transformed into a home.

- **Glen Valley School**, In 1862 Glen Valley School was built on one-fourth acre leased for \$1 a year. Over the years the school went through major improvements including new foundation, blackboards, a flagpole, a new fence and new floors. In 1955 the school closed its doors to join the Reedsburg School District. The schoolhouse is now located on Thiemann Hill Road.
- **Ghost District**, Located on Menchoff Road, the schoolhouse was only shown on the 1859 and 1861 plat maps. The schoolhouse disappeared on the 1877 plat map, and has no district number. Because of the missing number, the school is referred to as the ghost district.

6.15 Historical and Cultural Programs and Resources

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

6.16 Utilities and Community Resources Goal, Objectives and Policies

Utilities and Community Facilities Goal:

Achieve consistently high-level public utilities services for all town residents. Maintain and expand civic and recreational facilities; protect environmentally sensitive areas and cultural resources. Promote the availability of educational opportunities, and protect the safety and property of town residents with adequate law enforcement and emergency services.

Utilities and Community Resources Objectives and Policies:

UCFO-1: Assure that improvements to the electrical power grid system are consistent with the Town's goals and objectives.

UCFP-1A: Map the coverage areas existing electrical power providers and identify gaps in service.

UCFP-1B: Provide information to residents regarding their utility service providers and coverage offered.

UCFP-1C: Encourage investment in energy efficient alternatives, e.g. individual and community solar and wind energy systems, to supplement conventional power systems.

UCFP-1D: Recognize the need for cable access and fiber optic voice and data communications service, and be receptive to new technologies while still maintaining the Town's scenic rural character.

UCFO-2: Expand parklands, and protect green space and environmentally sensitive lands.

UCFP-2A Support and encourage Sauk County's effort to develop a Purchase of Development Rights Program. This voluntary program will offer farmers and landowners the option to sell or donate development rights from agriculturally productive lands to help maintain existing high quality agricultural land and a viable farming economy.

UCFO-3: Assure the availability of educational and cultural opportunities.

UCFP-3A: Continue support of the Reedsburg School district, MATC, the South Central Library system and the Sauk County Historical Society.

UCFP-3B: Prepare an inventory of cultural and historical resources in the town and implement policies that protect them.

UCFO-4: Provide effective law enforcement and emergency services.

UCFP-4A: Cooperate with Sauk County for police, fire protection and emergency services.

7.0 Purpose

Transportation networks are fundamental components in the development and efficient functioning of any community. Effective transportation systems allow people and goods to flow productively to jobs and markets, and provide convenient opportunities for visitors and tourists to view the community’s scenic landscapes and experience its culture.

Transportation options within the Town of Winfield are primarily limited to Town and County roads, utilized by private and commercial vehicles, school buses, farm machinery and the occasional bicycle and motorcycle enthusiast. With the construction of new rural homes for non-farm residents, the use of these transportation routes generally increases. Other transportation options both within and nearby the Town of Winfield are varied and include airports, special service transportation, recreational transportation, and trucking. This section summarizes existing transportation options available to Town residents as well as conditions of Town and County roads. *Map x-x Transportation* shows the location of all transportation options located within the Town.

7.1 Principal Arterial, Collector Roadways and Local Roads

Transportation routes can be classified by both form and function. *Table T1 Winfield Roadway Classification System Definitions* identifies each road in the town by its classification and purpose. *Table T2 Winfield Roadway Classification System Descriptions* describes the location of each of these roads including its potential users.

Table T1 Winfield Roadway Classification System Definitions

Town of Winfield Roadway Classification System (Definition)		
Road	Classification	Definition
I-90/94,	Regional Interstate Roadway. Principal Arterial	Principal Arterials serve longer intra-urban trips and traffic traveling through urban areas. They carry high traffic volumes and provide links to major activity centers. I/90/94 is located eight miles east of the Town of Winfield. It serves as a regional controlled-access facility within Wisconsin. It is considered a “backbone” route, according to the Corridors 20/20 Plan, connecting major population and economic centers.
U.S. Hwy 12	Principal Arterial	USH 12, located 10 miles east of the Town of Winfield, 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, year 200 traffic volumes were generally between 15,000 to 18,000 vehicles per day (vpd) north of Baraboo, and 8,000 to 12,000 vpd south of Baraboo.
State Road 33	Regional State Roadway Minor Arterial	Minor arterials provide intra-community continuity and service to trips of moderate length, with more emphasis on land access than principal arterials. The minor arterial system interconnects with the urban arterial system and provides system connections to rural collectors. State Road 33 is an east-west/north-south route coming from USH 12 in the Town of Baraboo, continuing into the Town and City of Reedsburg and exiting into the Town of Lavallo.
County	Major Collectors (and)	Collector roads facilitate access to service and traffic circulation

Roads K, KK, F, WD, V, and H	Minor Collectors	<p>within residential neighborhoods, commercial areas, and industrial areas. These facilities collect traffic from the local streets in residential neighborhoods and channel it onto the arterial system in the central business district, and in other areas of the development and traffic density, the collector may include the street grid, which forms the basic unit for traffic circulation.</p> <p>County Road K is a north south collector route that enters the Town of Winfield at its southern border with the Town of Reedsburg and the City of Reedsburg, and exits the Town of Winfield at its northern boundary with Juneau County. County Road F serves the central and northwest parts of the Town after departing from County road K in Section 27. It exits the Town in the northwest corner, in section 6 where it crosses into the Town of LaValle. County Road KK leaves County Road F in Section 15, and ends a mile north of that point. County Road WD departs from County Road K in Section 23, and serves the east central part of the Town before exiting into the Town of Dellona. County Road H enters the Town from the City of Reedsburg along the Towns southern boundary, and crosses the southeastern corner of the Town before exiting into the Town of Dellona.</p>
Remaining Town Roads	Local Roads	Local roads comprise all facilities not on one of the higher systems. They primarily provide direct access to land and access to order systems. Local roads offer the lowest level of mobility and through traffic movements on this system is usually discourage.

Source: Wisconsin DOT

➤ **Road Improvement Schedule**

The Sauk County Highway Department 5-year Highway Improvement Program anticipates improvements to three stretches of County highway in the Town of Winfield: County Road F from County Road K to Pine Rock Road (2006); County Road K from Reedsburg’s city limits to the Juneau County line, and County Road WD, from County Road K to County road HH (2007).

No state highway improvement projects are scheduled for the Town of Winfield through 2012.

Also add Town’s road improvement schedule—if they have one.

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

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

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

The Town of Winfield currently has no designated Rustic Roads.

7.3 Airports

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

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

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

The Baraboo Dells Municipal Airport is located about 13 miles away from the Town of Reedsburg near the intersection of Highway 33 and US Highway 12. It offers small passenger and freight service. It is jointly owned and managed by the Cities of Baraboo and Wisconsin Dells, the Village of Lake Delton, and the Town of Delton. Improvements to the terminal building and hangars were recently completed with additional expansion planned for the future.

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

The Dane County Regional Airport located on the east side of the City of Madison provides larger air carrier and passenger service and is approximately 1.5 hours from the Town.

7.4 Elderly, Disabled and Veteran Transportation

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

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

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

7.5 Other Transportation Options

➤ **Trucking**

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

➤ **Rail**

There is no direct freight or passenger rail service to the Town of Winfield. The Wisconsin and Southern rail line begins in the Village of Rock Springs at the Rock Springs Quarry and goes through Baraboo and finally through the Village of Merrimac. Commercial rail service is primarily limited to the removal of quartzite from the Martin Marietta Quarry north of the Village of Rock Springs. Rail service for tourism and entertainment purposes is provided by the Mid-Continent Railway Museum located northwest of the Village of North Freedom. Additional information about the Mid-Continent Railway Museum and related activities can be noted under *Chapter 6 Utilities and Community Resources*.

➤ **State of Wisconsin**

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

7.6 Review of State, Regional and Other Applicable Plans

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

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

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

Although the Highway 12 Plan primarily focuses on communities directly adjacent to the corridor, it also includes recommendations, which can be utilized by secondary communities, which are those communities adjacent to the 'primary' corridor communities. Winfield has been

recognized as one of the secondary communities that will be impacted by the overall upgrades to and expansion of the Highway 12 corridor.

➤ **Translinks 21: A 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 U.S. Highway 12 as a 'Corridors 2020 Connector' route that is vital to the economic prosperity of the State. It also provides grant funding for local governments to develop transportation corridor management plans to deal with growth issues, provisions of State funding to assist small communities with transportation services for the elderly and disabled, and provides for a statewide assessment program for local road improvements.

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

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

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

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

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

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

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

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

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

This is a policy document created by the Wisconsin Department of Transportation that presents statewide and local measures to increase walking and promote pedestrian safety. The goals of the Plan are to increase the number and improve the quality of walking trips, reduce the number of pedestrian crashes and fatalities, and increase the availability of pedestrian planning and

design guidance for state and local officials and citizens. The key State objective identified in the plan is to work with local governments and other interested stakeholders to increase accommodations for pedestrian travel to the extent practicable along and across State highways. There are no recommendations specific to Sauk County.

7.7 Analysis of the Existing Transportation Systems and Plans

As previously described, the Town of Winfield's transportation system consists of primarily local and county roads. ADD ANALYSIS – based in part on policies.



7.8 Transportation Goals, Objectives and Policies

Transportation Goal:

Preserve and maintain all existing roads, bridges and trails.

Transportation Objectives and Policies:

TO-1 Secure state cost sharing funds for road and bridge maintenance.

TP-1A Continue coordination with WisDOT's WISLR program and existing county programs for long-term maintenance and cost sharing for construction and repair of roads and bridges.

TP-1B Maintenance of roads will be conducted in accord with the Sauk County's highway improvement program.

TO-2 Assure that all new public, private roads and driveways conform to applicable town, county and state requirements.

TP-2A Identify all applicable local and state road design and construction regulations.

TP-2B Establish by ordinance a town review/approval process for siting and building driveways that access town and county roads.

TP-2C Require that new driveways provide suitable (safe and convenient) access for emergency vehicles.

TP-2D Discourage the creation of dead-end roads and cul-de-sacs.

TP-2E Require that emergency fire number signs be placed to assure quick location identification.

TO-3 Town and local county roads will provide safe and convenient travel.

TP-3A Investigate traffic conditions and possible conflicts on County Road KK.

TP-3B Determine the possible benefits of extending County snowplowing and ditch maintenance of County Road KK onto Hirst Road.

TO-4 Recreational trails will be considered part of the Town's transportation infrastructure.

TP-4A Maintain an inventory of recreational trails, paths and roads.

8.0 Purpose

Farming remains the “face” of the Town of Winfield’s economic character, even though local employment in the farming and other resource industries has declined by over 12% between 1990 and 2000. Manufacturing remains the heart of the Town’s economy, employing over 21% of the local workforce in 2000, a slight decline from 1990, although little if any manufacturing actually occurs within the Town itself. Local employment in construction, retail trade and certain white-collar positions gained moderately from 1990 to 2000. Several new or emerging industries, such as “Information”, “Professional, Scientific, Management, Administration and Waste Services” also provided expanding employment opportunities by 2000 for Town of Winfield residents. Some of the local employment growth in those industries may reflect immigration of new residents already employed by those industries.

8.1 Area Employment and Economic Activity

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

➤ Commuting Patterns

In terms of commuting patterns, the 2000 Census indicates that 9.2% of Winfield residents work at home. It is assumed that the majority of these residents are involved in farming. For those who commute to their jobs, 82.9% drive alone while 6% carpool. The average commuting time to work is approximately 24 minutes.

➤ Employment Characteristics in Winfield and Sauk County

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

According to the State of Wisconsin Department of Workforce Development (DWD), the Sauk County Annual Average Unemployment Rate for 2004 was 4.2%. Unemployment for Sauk County 2003 was 4.3%. The DWD does not break out employment trends for individual Towns, however the 2000 census has confirmed that at the time 2.0% (or 9 persons) from the Town of Winfield’s 2000 labor force of 449 people over age 16 were unemployed while almost 98% (or 440 persons) were employed. The remaining 8 percent (or 39 persons) either claim disability or are retired.

➤ Area Economic Viability and Employment Opportunities

The potential for economic opportunities within commuting distance of Winfield continues to improve. The Reedsburg area has many service, retail and tourism industries as well as a Business/Industrial Park, with water, sewer electric and gas service in place. The City of Reedsburg is host to a number of Tax Increment Finance Districts (TIF) to aid the facilitation of industrial tax base as well as high-end manufacturing jobs. The City has also established a Business Center Redevelopment District aimed at promoting industrial development to the

City's business Center. The Reedsburg Business Center is located 1/2 block south of State Highway 23/33 or Main Street in Reedsburg. The industrial area consists of 25 acres that is divisible in tracts ranging from 2-6 acres. The Reedsburg Industrial Park is located south of State Highway 23/33 or Main Street in Reedsburg. The newest area is on S. Dewey Avenue, across the Wisconsin and Southern Railroad tracks. The industrial area consists of 50 acres that is divisible in tracts ranging from 2-30 acres. Tourism is playing an increasing role in the Reedsburg area, with the 400 Trail and historically maintained downtown area.

Baraboo and West Baraboo contain many service, retail and tourism industries and attractions as well as four industrial/business parks. All have water, sewer electric and gas service in place. The agricultural, retail sales and services sectors of the economy are strong. In Sauk Prairie, and further south, in Spring Green, local industrial parks contain many growing businesses. The Spring Green park is currently full but may expand in the future. Sauk Prairie is home to a diverse economy and bustling civic culture, as well as recreational and tourist activities centered on the Wisconsin River, Lake Wisconsin and the nearby Baraboo Hills. Artistic, historic and recreational activities make tourism a source of economic vitality for Spring Green.

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

In addition to business opportunities outside of the Town, the Town does continue to provide a number of jobs in the agriculture industry as well as a few local cottage industry types of businesses, which are noted later in this Chapter.

Please turn to next page

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

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

Source: Sauk County Development Corporation, 2003

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

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

Source: Sauk County Development Corporation, 2003

➤ **Area Income Comparison**

According to the Census, the 1999 median household income for residents in Winfield was \$49,688.00. **Table E3 Regional Income Comparisons**, shows that among the neighboring Towns, only the Town of Excelsior had a higher median household income. The Town of Reedsburg was nearly the same, and Sauk County is significantly lower. Median household income statewide was significantly higher in 1999.

Winfield Income Distribution, Regional Comparison, 1999								
Household Income in 1999	Winfield	Dellona	Excelsior	Reedsburg	Ironton	La Valle	Sauk County	Wisconsin
Less than \$10,000	4.37%	3.94%	6.29%	4.55%	6.90%	2.97%	6.75%	3.54%
\$10,000 to \$14,999	1.19%	5.32%	3.43%	6.31%	4.93%	5.10%	5.80%	3.01%
\$15,000 to \$24,999	6.75%	10.65%	8.95%	7.58%	16.26%	13.59%	13.35%	9.14%
\$25,000 to \$34,999	11.51%	13.19%	9.90%	9.09%	12.32%	10.62%	13.80%	11.56%
\$35,000 to \$49,999	26.98%	21.06%	15.05%	24.24%	20.20%	25.27%	21.03%	18.67%
\$50,000 to \$74,999	27.38%	22.45%	30.10%	24.24%	21.67%	20.81%	23.16%	27.58%
\$75,000 to \$99,999	9.52%	13.89%	14.10%	11.36%	9.85%	13.38%	9.13%	14.09%
\$100,000 to \$149,999	8.73%	6.48%	8.95%	8.33%	5.91%	4.03%	4.71%	8.49%
\$150,000 to \$199,999	1.19%	1.39%	0.76%	2.02%	0.99%	1.70%	1.07%	1.94%
\$200,000 or more	2.38%	1.62%	2.48%	2.53%	0.99%	2.55%	1.21%	1.98%
Median Household Income	\$ 49,688.00	\$ 46,630.00	\$ 54,375.00	49,236.00	41,705.00	45,350.00	\$41,941.00	\$52,911.00

Table E3: Regional Income Comparisons

Source: US Census, 2000, DP-3

➤ **Agriculture Economic Activity**

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

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

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

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

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

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

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

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

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

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

➤ **Tourism Economic Impact and Opportunity**

According to the 2005 Wisconsin Department of Revenue report on tourism, Sauk County ranks second in the state for traveler spending. Travelers spent an estimate \$1.07 billion in Sauk County in 2005, 9.0% of all travelers' expenses statewide. 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.

A look at the traveler expenditures by category shows that travelers devote more than half of their total expenditures on shopping and recreation (including event and entertainment fees, wagering, sightseeing and cultural events). Food purchases represent 25% of travelers' costs, and lodging expenses represent 12% of the total estimated traveler expenditures. Seven percent

of Wisconsin traveler expenditures covered transportation costs within the State (Wisconsin Department of Tourism, 2002). Thirty-seven percent of traveler expenditures occurred in summer, 18% percent in the winter, 21% during the spring season and 24% were during the fall season.

Table E6: Travel Expenditures and Economic Impact, shows that the Wisconsin Department of Tourism estimated traveling expenditures in Sauk County at approximately \$1.07 billion dollars during 2005, up \$123 million from 2003. These dollars supported 17,002 jobs.

Travel Expenditures and Economic Impact 2005							
	2005 Expenditures	2004 Expenditures	Percent Change	Full-Time Job Equivalents	Resident Income	State Revenues	Local Revenues
Sauk County	\$1,073,249,866	\$988,558,995	8.57%	17,002	\$304,447,886	\$73,108,293	\$22,079,776
State of WI	11,950,050,300	11,781,228,510	1.43%	203,313	\$3,430,394,002	\$782,724,926	\$266,941,572

Table E6: Travel Expenditures and Economic Impact

Source: Wisconsin Department of Tourism, 2006 Note: This is the most current data provided by the Department of Tourism.

Northern Sauk County has many opportunities for recreational, cultural, historical and nature based tourism. Some of the sites visited in or near the Town of Winfield include: The State 400 Trail for warm weather cycling and winter snowmobiling from Reedsburg to the Elroy/Sparta area; Lake Redstone and Dutch Hollow Lake for boating and fishing in the neighboring Town of LaValle, as well as at Mirror Lake State Park and the Dell Creek State Wildlife Area in the neighboring Town of Dellona. Lake Delton and the Baraboo River offer paddling opportunities, the Wisconsin Dells area and Dells tours as well as for more intensive tourism and water park recreational activities; and the Baraboo area offers Circus World Museum, Devil’s Lake State Park and the Baraboo Hills.

8.2 Local Employment and Economic Activity

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

➤ Education, Income Levels and Employment Activity

Table E7: Educational Attainment, Winfield shows that the percentage of Winfield residents with only a high school diploma decreased by 5.5% from 1990 and 2000, but the town still has a higher percentage of high school-only educations than does Sauk County. The percentages of those with a Bachelors Degree or higher increased for both Winfield (6.2%) and Sauk County (4.7%) from 1990 to 2000.

Education Levels	High School Diploma (Only), Winfield	High School Diploma (Only), Sauk County	BachelorsDegree or Higher, Winfield	BachelorsDegree or Higher, Sauk County
1990	47.30%	39.50%	7.90%	12.90%
2000	41.80%	37.80%	14.10%	17.60%

Table E7: Educational Attainment, Winfield

Source: U.S. Census Bureau 2000

➤ **Income Levels**

As detailed in the Housing Chapter, of the 252 households in Winfield, 68 households (27 %) were in the \$35,000 to \$49,999 income bracket. Another 69 (27.4%) of the households were in the \$50,000 to \$74,999 income bracket. This is compared to Sauk County, at 21.03% of the households in the \$35,000 to \$49,999 income bracket and 23.16% of the households in the \$50,000 to \$74,999 income bracket.

Another tool in the assessment of income distribution is the comparison of the median household income with the average household income for a particular year. A median value divides a range of numerical values into two equal parts with one half of the values falling below the median and one half falling above the median. Therefore, median household income is the income value at which half of the other income values are above and one half are below. An average value is found by dividing a sum of values by its total number of values. Average household is calculated by dividing aggregate household income by the number of households in a given geographic area for a given year. The average income value can be skewed either up or down by a prevalence of either higher or lower individual incomes. Aggregate household income is the sum of the incomes of a sample of households in a given geographic area.

Table E8 Distribution of Household Income, 1999 shows that in 1999, the median household income for the Town of Winfield was \$49,688, while the average household income was \$ 54,425. The ratio of the average to the median income is 1.10, meaning that the Town’s income is only slightly skewed toward the upper half of the income range. As a comparison, the Town of Dellona’s median household income is \$46,630; the Town of Excelsior is \$54,375; the Town of Reedsburg’s is \$49,236; the Town of LaValle’s is \$45,350; and the Town of Ironton’s is \$41,705.

Table E8 Distribution of Household Income, 1999

Distribution of Household Income, 1999	% of Households	% of Households	% of Households
	Town of Winfield	Sauk County	Wisconsin
Less than \$10,000	4.4%	6.7%	3.5%
\$10,000 to \$14,999	1.2%	5.8%	3.0%
\$15,000 to \$24,999	6.7%	13.4%	9.1%
\$25,000 to \$34,999	11.5%	13.8%	11.6%
\$35,000 to \$49,999	27.0%	21.0%	18.7%
\$50,000 to \$74,999	27.4%	23.2%	27.6%
\$75,000 to \$99,999	9.5%	9.1%	14.1%
\$100,000 to \$149,999	8.7%	4.7%	8.5%
\$150,000 to \$199,999	1.2%	1.1%	1.9%
\$200,000 or more	2.4%	1.2%	2.0%
Median Household Income	\$49,688	\$41,941	\$43,791
No. of Households	252	21,647	2,086,304
Aggregate Household Income	\$15,179,200	\$1,076,409,500	\$112,374,261,000
Avg. Household Income	\$54,425	\$49,726	\$53,863
Ratio of mean to median HH Income	1.10	1.19	1.23

Source: U.S. Census Bureau, 2000

From 1990 to 2000, both Sauk County and the State of Wisconsin saw the ratio of average income to median income increase slightly, the County from 1.17 to 1.19, the State from 1.19 to

1.23. This implies that the number of values on the upper end of the spectrum has increased slightly during the past decade.

➤ **Employment**

Table E9: Labor Force and Employment shows that of the 752 persons in Winfield during 2000, 449 persons, age 16 or older, are in the labor force, and an additional 95 persons, age 16 or older are not in the labor force. Nine of those in the labor force, or 1.7%, were reported unemployed in 2000. This is less than the 3.0% unemployment rate for Sauk County, according to the 2000 Census.

Table E9: Labor Force and Employment

Employment, 1990-2000		
Category	Town of Winfield, 2000	Sauk County, 2000
Population 16 years and over	544	42,480
Civilian Labor Force	449	30,374
Employed	440	29,108
Unemployed	9	1,266
Not in Labor Force	95	12,085
Unemployment Rate	1.7%	3.0%

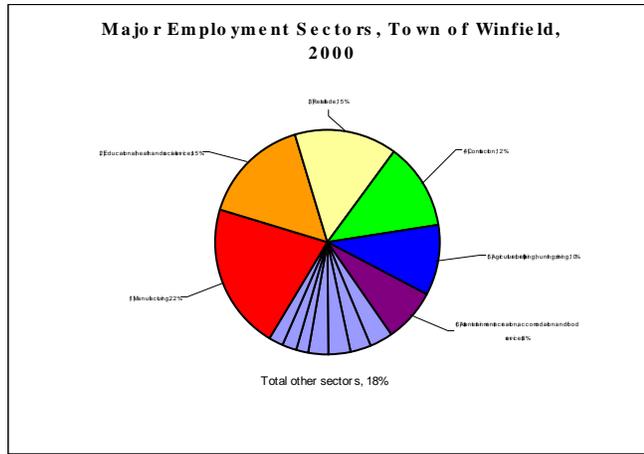
Table E10: Employment by Occupation, Town of Winfield shows that agriculture, once a major occupation has now been surpassed by the construction industry as the major employer. Other occupations showed some volatility, such as retail sales which increased from 27 to 67 employed, and the arts, entertainment, recreation and food industry segment, which jumped from two employed to thirty-three. **Chart E11 Major Employment Sectors, Town of Winfield** graphically shows the major employment arenas in the Town while **Table E12 Employment by Occupation, Sauk County** provides a comparison to the region.

Table E10: Employment by Occupation, Town of Winfield

Town of Winfield, Employment by Industry, 1990-2000							
Industry	Town of Winfield, 1990	Town of Winfield 1990, Percent of Employed Population	Town of Winfield, 2000	Town of Winfield 2000, Percent of Employed Population	Change in number of employees per industry, 1990-2000	Change in percent employment per industry, 1990-2000	Rate of growth of industry, 1990-2000
Agriculture, Forestry, Fishing and Hunting, and Mining	73	22.5%	44	10.0%	-29	-12.5%	-39.7%
Construction	30	9.2%	54	12.3%	24	3.0%	80.0%
Manufacturing	80	24.6%	94	21.4%	14	-3.3%	17.5%
Wholesale trade	8	2.5%	9	2.0%	1	-0.4%	12.5%
Retail trade	27	8.3%	67	15.2%	40	6.9%	148.1%
Transportation and warehousing, and utilities	14	4.3%	12	2.7%	-2	-1.6%	-14.3%
Information	0	0.0%	9	2.0%	9	2.0%	new industry
Finance, insurance, real estate, and rental and leasing	5	1.5%	14	3.2%	9	1.6%	180.0%
Professional, scientific, management, administrative, and waste management services	0	0.0%	13	3.0%	13	3.0%	new industry
Educational, health and social services	52	16.0%	68	15.5%	16	-0.5%	30.8%
Arts, entertainment, recreation, accommodation and food services	2	0.6%	33	7.5%	31	6.9%	1550.0%
other services (except public Administration)	30	9.2%	8	1.8%	-22	-7.4%	-73.3%
Public Administration	4	1.2%	15	3.4%	11	2.2%	275.0%
Industry Total	325	100.0%	440	100.0%	115	0.0%	35.4%

Source: US Census 1990, 2000. Note: U.S. Census 1990 Occupation classes are grouped differently. The 1990 data are grouped together as best as able for comparison to the U.S. Census 2000.

Chart E11: Major Employment Sectors, Town of Winfield



Source: U.S. Census Bureau 2000

Table E12: Employment by Occupation, Sauk County

Sauk County, Employment by Industry, 1990-2000						
Industry	Sauk County 1990	Sauk County 1990 Percent of Employed Population	Sauk County, 2000	Sauk County 2000, Percent of Employed Population	Change in number of employees per industry, 1990-2000	Change in percent employment per industry, 1990-2000
Agriculture, Forestry, Fishing and Hunting, and Mining	2,458	10.69%	1,557	5.35%	-901	-5.34%
Construction	1,751	7.62%	2,282	7.84%	531	0.22%
Manufacturing	5,528	24.05%	5,554	19.08%	26	-4.97%
Wholesale trade	888	3.86%	935	3.21%	47	-0.65%
Retail trade	3,757	16.34%	3,843	13.20%	86	-3.14%
Transportation and warehousing, and utilities	865	3.76%	1,150	3.95%	285	0.19%
Information	268	1.17%	425	1.46%	157	0.29%
Finance, insurance, real estate, and rental and leasing	945	4.11%	1,255	4.31%	310	0.20%
Professional, scientific, management, administrative, and waste management services	1,381	6.01%	1,521	5.23%	140	-0.78%
Educational, health and social services	3,105	13.51%	5,130	17.62%	2025	4.12%
Arts, entertainment, recreation, accommodation and food services	242	1.05%	3,525	12.11%	3283	11.06%
other services (except public Administration)	1,144	4.98%	915	3.14%	-229	-1.83%
Public Administration	655	2.85%	1,016	3.49%	361	0.64%
Industry Total	22,987		29,108		6121	0.00%

Source: US Census 1990, 2000 Note: U.S. Census 1990 Occupation classes are grouped differently. The 1990 data are grouped together as best as able for comparison to the U.S. Census 2000.

➤ **Commuting Patterns**

Commuting patterns in rural areas reflect both the number of active agriculture operations as well as numbers of non-farm rural residences. An increase in the number of commuters, coupled with a decrease in those working “at home” may indicate changes in the local economy and in local land use. Of the 297 housing units in the Town of Winfield in 2000, 133 units had been built since 1980, and 69 of those have been built since 1990. At the same time the numbers of farms have substantially declined. From 1989 to 1997 alone Winfield lost 21 farms, a 25% decline from 1989 levels. The loss of those farms could result in a rise in commuter trips by former farm workers now employed outside of the Town. The number of residents who commute alone increased from 70.2% in 1990 to 82.9% in 2000 and in comparison the number of residents who work at home or whom no longer car pool decreased by 8.7%. No Winfield residents used public transportation in 2000.

Table E13: Commuting Patterns

Commuting Patterns	Winfield 1990	Percent Winfield, 1990	Sauk County 1990	Percent Sauk County, 1990	Winfield 2000	Percent Winfield, 2000	Sauk County 2000	Percent Sauk County, 2000
Drove Alone	243	70.2%	16,004	70.4%	359	82.9%	22,213	77.4%
Carpooled	39	11.3%	2,952	13.0%	26	6.0%	3,196	11.1%
Public Transportation	0	0.0%	87	0.4%	0	0.0%	139	0.5%
Walked or Worked at Home	62	17.9%	3,498	15.4%	44	10.2%	2,916	10.2%
Other Means	2	0.6%	185	0.8%	4	0.9%	230	0.8%
Total	346	100.0%	22,726	100.0%	433	100.0%	28,694	100.0%
Average Travel Time (minutes)	N/A		N/A		24		20.3	

Source: U.S. Census Bureau, 1990-2000
 Note: The 2000 Census categories "Walked" and "Worked at Home" are combined for this table.

Source: U.S. Census 1990-2000

Note: The category "walked" and "work at home" are combined in the U.S. Census 1990 data

➤ **Local Employment Opportunities**

Add pic - local business

*Employment opportunities for Town of Winfield residents are relatively strong for a rural community, largely due to the close proximity of the Town with the City of Reedsburg. Within the Town of Winfield several small businesses exist. (Discuss these businesses). All local business locations can be noted in **Map x-x Community Resources**.*

Add any cottage industries...

8.3 Opportunities to Attract and Retain Business

*Complete this section upon policy development--
 How can both be promoted?*

Add business pic,

8.4 Availability of Commercial Sites

Complete this section upon policy development--

Add business pic,

8.5 Environmentally Contaminated Sites

According to the Wisconsin Department of Natural Resources there are no contaminated sites in the Town of Winfield. Additional information regarding brownfield contamination can be found at the following web site for the WDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS): <http://www.dnr.state.wi.us/org/aw/rr/brrts/index.htm>.

8.6 Natural Resource Planning and Economic Potential

8.7 Other Programs and Partnerships

➤ **Sauk County Development Corporation**

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

➤ **Wisconsin Department of Commerce**

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

- **Community Development Block Grant (CDBG) – Economic Development Program** Provides grants to communities to promote local job creation and retention.
- **CDBG – Public Facilities** helps eligible local governments upgrade community facilities, infrastructure, and utilities to benefit lot to moderate income residents
- **Rural Economic Development Program** offers low-interest loans for businesses with fewer than 25 employees.
- **US Small Business Administration (SBA)** provided loan guarantees that are used in conjunction with bank financing to improve loan terms.
- **Wisconsin Housing and Economic Development Authority (WHEDA)** a program that buys down commercial interest rates, enabling Wisconsin lenders to offer short-term, below market rate loans to small, minority or women owned businesses.
- **Industrial Revenue Bonds (IRDs)** are municipal bonds whose proceeds are loaned to private persons or to businesses to finance capital investment projects. All Wisconsin municipalities – cities, villages, and towns are authorized to issue IRDs.

-
- **Major Economic Development Program (MED)** is designed to provide financial assistance for Wisconsin business startup or expansions.
 - **Customized Labor Training Program (CLT)** encourages businesses to invest in the retooling and upgrading of equipment in order to increase the productivity of its labor force by providing a grant of up to 50% of the cost of a workforce training program.
 - **Technology Development Fund Program (TDF)** is designed to provide assistance to businesses embarking on technical research projects aimed at developing new products or processes, or improving existing products or processes.
 - **Forward Wisconsin** is a non-profit economic development-marketing corporation for the State of Wisconsin. This organization creates marketing strategies aimed at luring businesses and industry from other states within the United States and other countries through out the world to improve the corporate climate in Wisconsin. Facilitation is provided to help match company needs with possible locations throughout the State. Assistance is available to aid with community development projects and marketing.
 - **Agriculture Development Zone (South-Central)** is a new agricultural economic development program in the State of Wisconsin, which provides tax credits to farm operators and business owners who make new investments in agricultural operations. These tax incentives are offered for three basic categories of investment including job creation, environmental remediation, or capital investments in technology/new equipment. This program is administered by the Wisconsin Department of Commerce.

8.8 Economic Development Goal, Objectives and Policies

Economic Development Goal: Create jobs and maintain the tax base by encouraging all forms of agriculture and small, safe, low impact, low density commercial businesses, cottage industry and home occupations that are compatible with Winfield's agricultural economy, and that enhance and preserve Winfield's natural beauty and rural character.

Economic Development Objectives/Policies:

EDO-1 Protect soil and water resources

EDP-1A Support Sauk County's efforts to enforce existing subdivision and zoning (agricultural, shoreline and wetland) ordinances.

EDP-1B Support Sauk County's efforts to prevent soil erosion and toxic discharges into the waters of the Town.

EDP-1C Investigate the need for local acquisition and development of public parkland for future recreation opportunities and to conserve open-space resources.

EDO-2 Encourage efficient land use

EDP-2A Establish an effective Town development review process.

EDP-2B Locate new economic development in areas adjacent to existing development.

EDP-2C Limit large commercial and industrial development to the commercial areas of the Reedsburg Extra-Territorial Zone.

EDP-2E Utilize **Map x-x Future Land Uses** to determine appropriate locations for future commercial/business development. Areas designated as Commercial Development (CD) shall be the only areas within the Town of Winfield where commercial development is permissible.

EDO-3 Maintain agriculture as a primary economic activity.

EDP-3A Encourage alternative agriculture (e.g. organic farming, specialty crops and livestock)

EDP-3B Encourage agri-tourism opportunities by actively working with Sauk County to revise current county zoning regulations and town guidelines to allow innovative ‘value-added’ farming income opportunities, such as cottage industries, that are consistent with the rural character and may include limited sales of products not produced on the farm. Also, study possible lodging opportunities with an agricultural theme such as Bed & Breakfasts, lodging for school groups that spend a weekend ‘on the farm’ or agricultural vacation themes.

EDP-3C Encourage small ag-related business, produce stands and direct retail sales of locally produced goods.

EDP-3D Explore opportunities to establish alternative fuel opportunities and work with farm cooperatives or other interests to provide capital for construction, maintenance and expansion as well as provide for day-to-day operations.

9.0 Purpose

The Town of Winfield, like every other community in Sauk County, depends upon a rich heritage of natural abundance to sustain the lives and livelihoods of its residents. Clean air, drinking water, streams, lakes and wetlands, fertile soils, a diverse biotic community of plants and animals and the pleasing visual aspect of the area's rural scenery all provide the fundamental underpinnings of life and prosperity in the Town of Winfield. A functional understanding of the relationship between the Town of Winfield and its natural resources is critical to their preservation and the continued health of the land and its human occupants.



The Town of Winfield enjoys an attractive variety of agricultural landscapes laced with small streams and wetlands flowing through deeply incised valleys and topped by thickly forested ridges. The following summary of Winfield's natural resources, illustrated by related maps, may provide the basis for establishing goals, objectives and policies for their protection and wise use through the adoption of appropriate resource management guidelines, growth management practices and development siting standards.

9.1 General Soils Information

Soil suitability is a key factor not only for predicting the agricultural productivity of a region, but also for determining the best and most cost-efficient locations for new development. Problems that limit development and the placement of Private On-Site Wastewater Treatment Systems (septic systems) on certain soils may include poor drainage, erosion, steep slopes or high water tables. These same factors influence the load bearing capacity of soils for supporting structures and the resultant cost and feasibility of construction. Winfield is dominated by three major soil groups: Valton silt loam, the LaFarge-Norden-Gale series and the Eleva-Boone-Plainfield series, with a wide variety of other soils, including Ettrick wet Fluvaquents and rock outcrops. General soils information is on *Map 9-2 General Soils Map*.

- **Valton Silt Loam** soils are gently sloping and are typically found on unglaciated uplands. Permeability is moderate to low and surface runoff is medium. Natural fertility is moderate. Most areas with this soil type are well suited for crops, depending on slope, yet there is a chance for erosion in cultivated areas. Valton soils are poorly suited for building due to their lack of stability and strength to support foundations. Also, this soil is poorly suited for septic system absorption fields due to the slow permeability in certain areas.
- **La Farge Silt Loam** soils are gently sloping, well drained and often located on convex ridge tops, foot slopes and valley floors on unglaciated sandstone uplands. Most areas are irregular and oblong in shape and range from 3 to 65 acres. Permeability is moderate in the LaFarge soil as is the water holding capacity, however root penetration is limited by underlying bedrock. With a shallow depth to bedrock and a moderately low organic matter content, this soil has a moderate to low productivity rating. Although these soils can be

cultivated, they are better suited to tree plantings and wildlife habitat. This soil is moderately suitable for dwellings, however basements may be limited due to the shallow depth to bedrock. This soil is poorly suited for septic tank absorption fields because of the depth to bedrock, however suitability can be improved by a filtering mound system or by bringing in suitable base material.

- **Eleva Series Soils** consist of somewhat excessively drained, moderately rapidly permeable soils on convex ridge tops and side slopes of sandstone uplands. Most areas are oblong and range from 3 to 65 acres. Permeability is moderately rapid, and the available water capacity is low. Surface runoff is medium. Root penetration is limited by the underlying sand and sandstone. Natural fertility is low. The surface layer is low in organic content. It is very friable and can be easily tilled. The potential is fair for cultivated crops, pasture and trees, openland wildlife habitat and woodland habitat. The potential is good or fair for most recreational development and fair or poor for most engineering uses. The soil is suited to corn, soybeans and grasses for hay and pasture, but crop yields are limited during most seasons by the low available water capacity. The soil is subject to wind erosion. This soil is poorly suited to septic tank absorption fields because of the depth to bedrock. Suitability can be improved by building a filtering mound of suitable material.

9.2 Topography and Slope

The examination of topography is necessary to help determine areas where development should be avoided, or where potential constraints may exist. Winfield lies in the unglaciated or driftless area of northern Sauk County. Its topography is diverse, ranging from the northern uplands with deeply incised bedrock ridges and steep valleys (sometimes with slopes in excess of 20%), through rolling farm fields and pasture lands in the east / central third of the Town, then down to the wetlands and river bottom of the Baraboo River to the south and west.

Elevations range from 880 feet above sea level in the southern marshlands to a height of 1,260 feet above sea level in the northern uplands.

9.3 Environmentally Sensitive and Significant Resources

The Town of Winfield has identified environmentally sensitive areas as areas of land having slopes greater than 12%, surface waters, floodplains, wetlands, hydric soils, groundwater recharge areas, areas of contiguous forest cover, and areas that harbor endangered species. The Town has further recognized that various land uses will impact these areas, and that those impacts should be minimized as much as possible through careful site analysis and adherence to the goals, objectives and policies agreed to in this *Plan*. **Map 9-1 Environmentally Sensitive Areas** shows the location of the aforementioned components of this subsection with the exception of floodplain, which is shown on **Map 9-3 General Floodplain Areas**.

- **Woodlands**



() percent of the private land in Winfield is covered by forest, with much of this forest being represented either by scattered woodlots surrounded by agricultural fields, or by large contiguous tracts of forest covering steep ridge tops across the northern third of the

Town. Logging, land clearing and livestock grazing have altered many of these forests. Red oak remains the predominant species on the ridge top forests. Heavily disturbed and lowland areas commonly support box elder and elm, which are being replaced by low growing shrubs and vines. Continued fragmentation of the larger woodlots into smaller units by clear-cutting, development and grazing threatens wildlife species that rely on these scattered forested areas.

➤ **Threatened and Endangered Species**

The Wisconsin Dept. of Natural Resource maintains a Natural Heritage Inventory containing data on the general location and status of rare, threatened or endangered plant and animal species. This data is obtained through field inventories. *Map 9-1 Environmentally Sensitive Areas* shows general areas in Westfield that were identified as containing rare plant or animal species.

➤ **Significant Natural Areas and Resources**



There a number of significant natural areas and resources in the Town of Winfield, some of which are well known and some that are yet to be discovered. The plan calls attention to these already identified natural areas that, by their nature, connect the present-day Town to the landscape that once dominated the area. The material, in part, is from the Natural Area Inventory of Sauk County Wisconsin, 1976, by William E. Tans, Botanist, and Kenneth I. Lange, Naturalist. The

Town of Winfield was represented by five entries, including the Dell Creek Hemlocks, the Hay Creek Tamarack Bog and the Hay Creek Hemlocks, Red Pine Relics, and the Oak Forests previously mentioned. Locations of each are noted on *Map 6-3 Community Resources*.

➤ **Drainage Basins**

The Town of Winfield is located in the Lower Wisconsin River Basin, which drains approximately 4,940 square miles of south central and southwestern Wisconsin. Most of the Town's waters drain to the Crossman Creek & Little Baraboo River sub-watershed, which includes the main stem of the Baraboo River from Wonewoc to Reedsburg. The Town incorporates a majority of Hay Creek and Twin Creek, both of which drain into the Baraboo River to finally to the Wisconsin River. Hay Creek and a branch of Copper Creek in the southeast portion of the Town both flow through the City of Reedsburg before reaching the Baraboo River. A small portion of Big Creek in the northwestern part of the Town flows into Lake Redstone. A short but scenic stretch of Dell Creek loops through the northeastern corner of the Town.

➤ **Floodplains**

The Federal Emergency Management Agency (FEMA) designates floodplain areas. These general floodplain delineations represent the areas adjacent to navigable waters potentially subject to the 100-year flood event (1% chance of occurring in any year). All areas subject to

flooding are not necessarily reflected in mapped floodplains. The State requires County regulation of development in floodplains. Development is strongly discouraged in floodplains, to avoid both upstream and downstream property damage as well as reduced governmental costs in relation to disaster relief. Floodplain areas in the southern end of the Town of Winfield are located along Twin Creek, Hay Creek and Copper Creek. Big Creek in the northwestern corner of the Town, along with two other short tributaries of Lake Redstone have small floodplains associated with them. A significant stretch of Baraboo River floodplain covers the southwestern corner of the Town of Winfield. The FEMA maps show official delineation and elevations of floodplain boundaries. General Floodplain boundaries can be noted on **Map 9-3 General Floodplain Areas**.

➤ **Wetlands**

Wetland areas are important for aquifer recharge, flood control, groundwater and surface water quality improvement, and wildlife habitat. The Town of Winfield has wetlands associated with Twin Creek, Hay Creek, as well as with the Baraboo River. Most of these lie in the southern half of the Town, although the Twin Creek wetland stretches into the northern half.

➤ **Groundwater Resources**

As in most of Sauk County, groundwater remains the major source of fresh water. In Winfield, groundwater is supplied by the sandstone and dolomite aquifer prevalent in western Sauk County. This yields a reliable average of 400-500 gallons per minute.

The Town of Winfield is the host watershed for a good portion of the City of Reedsburg's municipal water supply as identified by the "zones of contribution" on **Map 9-1 Environmentally Sensitive Areas**. The zones of contribution are the areas within which precipitation (or any other liquid substance) reaching the land surface will percolate to the groundwater and become part of a community's potable water supply. The zones of contribution have been broken down into 5, 50 and 100-year timeframes. The timeframe indicates the number of years that it takes for rainwater to "recharge" the groundwater and become useable by the City of Reedsburg. Identifying zones of contribution is the precursor to the establishment of a wellhead protection program. Wellhead protection aims to encourage or require compatible land uses in the zones of contribution, to prevent contaminants from entering the groundwater and to ensure an adequate water supply.

The 5-year zones of contribution all lay well within the City limits. The 50-year zones of contribution extend to within a quarter-mile of the Town of Winfield's southern boundary. The 100-year zones of contribution extend as far north into the Town of Winfield as North Dewey Ave. along County Road H, and Giles Road along County Road K, and include lands already converted to residential subdivision development. Reduction in lawn chemical applications and effective maintenance of private sanitary waste treatment systems in these areas will be important to a sustained and safe water supply for the City. Protection of remaining wetlands along Hay Creek should also be considered.

➤ **Groundwater and Soil Contamination**

According to the Wisconsin DNR Bureau for Remediation and Redevelopment, the Town of Winfield has no known sites of contaminated soil and/or groundwater.

➤ **Surface Waters of Winfield**

• **Twin Creek**

Twin Creek is a seepage and spring fed stream originating in the northern half of the Town of Winfield. It flows southwesterly through the west central part of the Town of Winfield for 7.5 miles before terminating at its confluence with the Baraboo River in the Town of Reedsburg two miles west of the City of Reedsburg. Its surface covers 4.09 acres. Several good springs located on the headwaters provide good water quality in the upper reaches. Bank erosion and heavy siltation are major problems further downstream, specifically with dissolved oxygen and nutrients. The stream is only able to support a warm water forage fishery. A total of 672 acres of wetland adjoin the stream of which 80 percent is shrub swamp, 10 percent is fresh meadow and 10 percent is shallow marsh.



• **Hay Creek**

Hay Creek is a spring and seepage fed stream originating in the east central part of the Town of Winfield. It flows for 5.75 miles in a southerly direction before entering the Baraboo River in the City of Reedsburg. Its surface covers 2.79 acres. Hay Creek at one time terminated in the Reedsburg Mill Pond. It 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 non-point sources of pollution. Surveys conducted in 1998 found water quality to be poor for warm water species and fair for cold water species. A total of 333 acres of wetland adjoins the stream, of which 40 percent is fresh meadow and 60 percent is shrub swamp. Muskrats and waterfowl are common.

• **Big Creek**

Big Creek is a short seepage fed stream that crosses the most northwestern corner of the Town of Winfield. It feeds Lake Redstone, which was created in 1964 by damming Big Creek) before entering the Baraboo River two miles east of LaValle. Big Creek's total length is about a fourth mile, and its surface area (not including 622 acre Lake Redstone) is just .15 acres. A 1999 survey found 23 different species in Big Creek and determined the water to be of fair quality. A total of 13 acres of shallow marsh wetland adjoins the stream near the mouth and a few migratory waterfowl visit this section of the stream. The East Branch of Big Creek is the section that enters Lake Redstone. The East Branch experiences problems due to nutrient loading and non-point pollution. It is considered a limited forage fishery and is not anticipated to be able to support anything more.

• **Copper Creek**

Copper Creek is a seepage and spring fed stream originating in the southeastern corner of the Town of Winfield, and flowing southeast before entering the Baraboo River 2.5 miles east of the City of Reedsburg. It is part of the Narrows Creek and Baraboo River sub-watershed. Its total length is 3.2 miles, and its surface covers 2.13 acres. Copper Creek is shallow and sandy throughout its length. The water warms considerably before reaching the mouth of the stream. The fishery is dominated by warm water forage species although a few game fish may be present a short distance from the Baraboo River. Adjoining wetland totals 243 acres of which 90 percent is shrub swamp and ten percent is fresh meadow. Wildlife is limited to muskrats, deer, raccoon, rabbits and squirrels.

➤ Hilltops and Ridges



As is mentioned in the Natural Areas section, the 1979 Sauk County Agricultural Preservation Plan identifies the ridge tops and slopes in the northern part of the Town of Winfield as containing “extensive wooded regions.” The Natural Areas inventory suggests an area of over 2,600 acres of red and white oak, birch, aspen and white pine in the northern-most tier of sections 1 through 13 in the Town. The inventory mentions that “some of the ridges are capped with the more resistant Prairie du Chien dolomite limestone.”

9.4 Mineral Resources

Currently the Town of Winfield has one active mineral extraction site, located in Section 36 in the far southeast corner of the Town. However there may be other areas in the Town capable of providing for an economically viable operation. Any future mineral extraction operations located in the Town of Winfield would have to adhere to mineral extraction requirements set by Sauk County and the State of Wisconsin. Recognizing that the Town may receive requests for mineral extraction sites during the plan implementation period, the Town may introduce criteria for rezoning land for mineral extraction as well as provide a special exception process for this type of operation.

9.5 Programs, Partnerships and Resources

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

- **The Nature Conservancy (TNC)** first came to Sauk County in the early 1960’s at the request of local residents, birding enthusiasts and academics who knew how ecologically unique the area was and who wanted the Conservancy’s help in protecting the area. Today the Conservancy has 900 members in the Baraboo Hills area and maintains a Baraboo Office. The Conservancy protects lands through educational programs and work activities, Land/Forest Management Programs, voluntary agreements, and acquisition of lands through purchase of development rights.
- **Sauk County Natural Beauty Council**, which is administered by the Sauk County Department of Planning & Zoning, involves itself in projects such as environmental displays

at local fairs and Earth Day events, the promotion and protection of significant environmental resources through resolutions and letters, sponsoring cleanups at local landfills, and administering prairie burns and plantings.

- **Sauk County Department of Land Conservation** coordinates natural resource management and environmental enhancement activities within county boundaries and administers a variety of county, state, and federal initiatives. The Department places particular emphasis on soil conservation, water quality improvement, groundwater protection, flood control, nonpoint water pollution abatement, erosion control, wildlife habitat improvement, farmland preservation and animal waste management and further strives to promote awareness of natural resources and their value to the citizens of Sauk County.
- **Sauk County Department of Planning & Zoning** strives to protect and promote the health, safety and general welfare of all citizens and visitors of Sauk County and protect Sauk County's physical and natural resources through the professional administration and equitable enforcement of numerous Sauk County Codes and Ordinances. The Department places an emphasis on preparing communities, particularly Towns, for the future by protecting and enhancing the quality of life through education and state-of-the-art planning practices and code enforcement techniques. The Department also aids Towns in the development of Comprehensive Plans, plan updates, plan interpretation and plan implementation.
- **County Land & Water Resource Management (LWRM) Plan Implementation** is a cost-share and technical assistance program to landowners installing best management practices. These programs help to reduce soil erosion, protect water quality and conserve county-identified natural resources. Landowners can also contact Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) for more information.
- **Wisconsin Forest Landowner Grant Program** is a State program administered by the Wisconsin Department of Natural Resources Bureau of Forestry, which provides assistance to private landowners to protect and enhance 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 be in the process of applying for plan development. Qualified landowners may be reimbursed up to 65% of the cost of eligible practices.
- **Community Financial Assistance (CFA)** is a Wisconsin Department of Natural Resources program, which administers grants and loans to local governments and interested groups to develop and support projects that protect health and the environment, and provide recreational opportunities.
- **Partnership for Fish and Wildlife Management**, a US Fish and Wildlife Service program, assists with the restoration of wetlands, grasslands, and threatened and endangered species habitat through a cost share program. Any privately owned land is potentially eligible for restoration under this program.

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

9.6 Natural Resources Goal, Objectives and Policies:

Natural and Cultural Resources Goal: Protect and enhance the Town’s natural and cultural resources, including geology, soil, water, open space, forest, wetland and grassland, native plant-animal communities, wildlife, and endangered and threatened species. To guide residential growth in a way that sustains recreational opportunities, aesthetics and economic use of resources.

Natural and Cultural Resources Objectives/Policies:

NRO-1 Protect wetland resources within the Town of Winfield.

NRP-1A For all new subdivision construction, construction of driveways and new town roads, the Town shall require a 50-foot setback from the edge of a wetland and require that a 50-foot buffer be maintained in a natural un-mowed condition to serve as a buffer strip between land disturbing activities and any wetland. This policy shall apply to all new rural subdivision plats and be reflected on any final plat and in respective subdivision covenants.

NRP-1B For all new subdivision developments that occur on lands annexed to the City of Reedsburg, the Town requests that the same standard under policy NRO-1A apply when considering new subdivision plats and be reflected on any final plat and in any respective subdivision covenants. This policy is also repeated under **Chapter X Intergovernmental Cooperation**.

NRP-1C The Town will encourage its landowners to take advantage of the Conservation Reserve Enhancement Program (CREP) and other related programs to remove wetlands out of agriculture production and improve riparian areas along the Town’s streams.

NRO-2 Protect forest resources within the Town of Winfield.

NRP-2A Encourage woodland and forest landowners with more than 10 acres of woods/forest to:

- a. Use Wisconsin Forest Management Guidelines (Department of Natural Resources, PUB-FR-226-2003) when developing forest management and harvest plans;
- b. Implement forest management plans that result in timber stand and wildlife habitat improvement;
- c. Employ the services of a certified forester to develop timber harvest plans;
- d. Avoid unsustainable cutting methods: Diameter Limit Cutting, Economic Clear cutting, and High Grading (also known as “Selective Logging”), and;
- e. Avoid cutting oaks between April 15 and July 1, in order to minimize the spread of oak wilt disease.
- f. Ensure that woodland owners are aware of potential negative impacts of non-native invasive plants to forest systems from a wildlife and timber

production perspective. As such, the Town will include in a newsletter information to landowners about the possible introduction of invasive plants from logging equipment including, but not limited to, garlic mustard, buckthorn and honey suckle and ways to mitigate this possibility.

NRP-2B Consider a Town newsletter that will periodically highlight opportunities for residents and landowners relative to sustainable timber production, harvest methods and including guidelines on the identification and eradication of non-native invasive plants.

NRO-3 Protect agricultural soils and streams/waterways in agricultural areas (see also NRP-1A)

NRP-3A The Town will identify ways to encourage farmers to utilize sustainable farming practices such as contour cropping, sustainable rotational grazing and providing buffer strips between wetland/streams and agricultural fields.

NRO-4 Limit the introduction of exotic invasive species and encourage removal of existing populations.

NRP-4A Provide information and photographs in a Town newsletter to all landowners describing exotic invasive plants, including garlic mustard and common buckthorn, to assist in individual identification and eradication efforts. Encourage landowner cooperation with conservation organizations to help eradicate invasive exotic plant species.

NRO-5 Preserve the rural character by limiting forest canopy openings of woodlots for residential development.

NRO-5A Where new residential development occurs in existing woodlots, landowners are encouraged to maintain a 50% vegetative shield during leaf-on conditions. The following image provides an example of a newly built house that has retained a 50% vegetative shield.

NRO-6 The Town will manage roadside vegetation to protect wildlife during nesting seasons.

NRP-6A Maintain limits on second pass mowing to after August 1st to preserve native plants.

NRP-6B Noxious weeds and invasive plants will be controlled and mowing restrictions do not apply where these populations exist.

NRP-6C Brush removal is encouraged to be done after August 1st and prior to April 15th.

NRO-7 Preserve clean water resources and employ policies and practices that will eliminate/minimize water contamination.

NRP-7A No commercial landfills will be permitted in the Town of Winfield. Chemical storage facilities, refineries etc. must adhere to applicable County and State laws.

- NRP-7B Encourage agriculture practices that minimize/optimize the use of chemical applications.
- NRP-7C Encourage lawn care procedures that minimize the release of polluting chemicals beyond property boundaries.
- NRO-8 Maintain/enhance opportunities for hunting, fishing, trapping, gathering, photography, bird watching, swimming, bicycling and other recreational use of the outdoors.
- NRP-8A Encourage the Town to identify opportunities to establish park land in the Town.
- NRO-9 Identify, expand and protect significant and historical landscapes, places and structures.
- NRP-9A The Town of Winfield will continue to work cooperatively with the Sauk County historical society, and other appropriate organizations to identify, record, and protect lands, sites and structures that have historical or archeological significance not otherwise noted on *Map x-x Cultural Features*.
- NRP-9B Continue to use and maintain the Hay Creek schoolhouse as the Town of Winfield Hall and community center and identify funding sources for building and grounds upkeep.
- NRP-9C Encourage the continued use of the Hartje Center for education, recreation and land preservation opportunities and encourage the expansion of education opportunities as part of the center.

10.0 Purpose

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

10.1 Adjacent Town Plans and Planning Efforts

➤ **Town of Reedsburg Comprehensive Plan (September, 2004)**

The Town of Reedsburg adopted a *Comprehensive Plan* in accordance with Wis. Stats. 66.1001 in September 2004. Prior to the development of this *Comprehensive Plan*, the Town was under the guidance of its 1990 *Land Use Plan*. The Town of Reedsburg's *Comprehensive Plan* stresses the importance of preserving both the rural character as exemplified by rural sighting standards for new residential development and the protection significant natural resources and agricultural lands. The Town's *Comprehensive Plan* has identified areas within the City of Reedsburg's extraterritorial jurisdiction as a development area for residential and commercial. The Town has also identified a commitment to preserving agriculture operations and thus all areas outside of the City's ET have been identified as agriculture preservation/rural residential. The Town of Reedsburg adopted a density based cluster development program that applies to areas outside of the City's ET and which sets a density of 1 house per 35 acres of ownership with a maximum lot creation per parcel of not more than three in any 10 year period.

➤ **City of Reedsburg Comprehensive Plan (2003)**

The City of Reedsburg adopted a *Comprehensive Plan* in accordance with Wis. Stats. 66.1001 in 2003. Prior to adopting the 2003 *Comprehensive Plan*, development in the City had been guided by the 1989 *Comprehensive Plan*, essentially a downtown redevelopment and revitalization plan that led to the creation of a Downtown Plan (1990), a Downtown Parking Study (1990) and a Downtown Action Plan (2000). The City adopted a Utility Master Plan (1999), and a Capital Improvements Program (CIP) in 2001. Reedsburg has also adopted various Tax Incremental Districts and Redevelopment Districts to facilitate desirable growth and economic development in the City.

➤ **Town of LaValle Comprehensive Plan (Draft, 2006)**

The Town of LaValle has drafted a *Comprehensive Plan* in accordance with Wis. Stats. 66.1001, for approval in 2006. Prior to the development of its the *Comprehensive Plan*, the Town of LaValle was under the guidance of its 1984 *Development Plan*. LaValle's overall plan purpose is to balance the rural and agrarian character with residential and commercial development to serve the demand for lakeside and recreational housing in the Town. LaValle's *Plan* specifies limited residential subdivision densities to encourage the application of conservation development practices. The *Plan* also has provisions for cluster development and new development siting guidelines, which are aimed at preserving agriculture and natural resources.

➤ **Town of Dellona Land Use Plan (, 200)**

Description

➤ **Town of Excelsior Development Plan (April, 1999)**

The Town of Excelsior developed adopted a *Development Plan* in 1999 in response to increased development pressure. According to the Town's *Plan*, the primary objectives are to, ' establish criteria for future development in an orderly manner that will provide service provision in an economical and efficient fashion.' To accomplish this objective, the *Plan* encourages development to locate near existing subdivision development and incorporated areas. The *Plan* aims to give the town board a guide in making individual land use decisions while being consistent with the long-range goals of the citizens.

In addition to identifying areas appropriate for development, the *Development Plan* also places a high priority on the preservation of productive farmland for continued agricultural use and preservation of the Town's rural character. In order to obtain these desired results, the Town adopted the County's Resource Conservancy 5 zoning district for the town, excepting those exiting high-density residential development. The Town of Excelsior has committed to developing a Comprehensive Plan.

➤ **Town of Ironton Development Plan (1986)**

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. The Town of Ironton has committed to developing a Comprehensive Plan.

10.2 Current Intergovernmental Programs, Plans, Agreements and Opportunities

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

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

subdivision design as ways to preserve farmland and natural resource areas while respecting private property rights. Finally, the Plan recommends that the County adopt an erosion control/storm water management program, a groundwater protection program, and a highway access control ordinance.

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

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

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

The parties also agreed to the following:

1. The creation of two funds "to provide long-term protection of the nationally significant natural resources in the Baraboo Range National Natural Landmark (BRNNL) which may be impacted from the USH 12 project." The BRNNL Protection Fund "will contain \$5 million paid by WisDOT from state/federal transportation monies. " The Special BRNNL Stewardship Fund " will contain up to \$5 million of additional Stewardship Capital Fund dollars but will require a dollar-for-dollar federal/local/private non-transportation fund match..." Funding of \$250,000 each for Dane County and Sauk County for local planning assistance for "the towns, cities, and villages along the USH 12 corridor to use as they see appropriate to address growth-related issues." This is the funding source for this Highway 12 Corridor Growth Management Plan and future implementation projects to be determined.
2. The creation of the Sauk County Fund in which "WisDOT agrees to provide up to \$250,000 over a five year period in state/federal transportation monies to be used to establish and fund a program to purchase lands, scenic/conservation/agricultural easements and/or development rights from willing sellers in Sauk County outside of the BRNNL"

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

As part of the USH12 MOA, funding was provided to address growth-related issues resulting from the expansion of US Hwy 12 from Middleton to Lake Delton. In Sauk County, the Highway 12 Local Planning Assistance Advisory Committee formed, consisting 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 complementary land use, preservation, access, economic development, and community image issues that arise as a result of the future Highway expansion. The planning process developed an overall vision and detailed recommendations for the entire 24-mile Highway 12 corridor in Sauk County as well as a vision and recommendation for rural areas that may be affected by the corridor. Overall, the Vision for the rural areas seeks to limit large-scale development to protect the economic viability of farming, and the natural beauty and rural character of the area. The Plan also suggests tools and recommendations to achieve this vision. Although the Town of La Valle was not a part of the Highway 12 Local Planning Assistance Advisory Committee, it is included as part of the Plans General Planning Area. This area includes communities that are not directly located along Highway 12, but will probably experience some secondary or “spin-off” impacts from future Highway 12 expansions.

10.3 Current and Future Cooperative Planning Efforts

➤ Neighboring Town Comprehensive Plans

It is anticipated that the Town of Winfield will be represented in the planning processes for those Towns who have elected to develop a Comprehensive Plan or are updating comprehensive plans, which share common borders.

➤ Sauk County

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

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

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

➤ School Districts

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

St. Joseph School, affiliated with the National Catholic Educational Association, provides pre K through 6 instruction with an average class size of 12. St. John’s Lutheran School, affiliated with the Wisconsin Evangelical Lutheran Synod, provides pre K through 8

instruction with an average class size of 17.5. Programs and activities offered by each of the school districts for the community can be noted under **Chapter 6 Utilities and Community Resources**. It is the intent of this Comprehensive Plan to continue dialog with each school district relative to community decisions and the ability of the school districts to provide cost effective services.

10.4 Fire and Ambulance Protection Agreements

The Town of Winfield is part of the Reedsburg Fire Protection District and Reedsburg Ambulance District. Service agreement areas are noted on **Map 1-2 Jurisdictional Boundaries**.

➤ Reedsburg Fire Department

The Reedsburg Fire Department serves the Town of Winfield, through an intergovernmental agreement. The fire department is housed (). Currently, the fire department consists of a () member force with () engines, () tankers, and () rescue van and () brush truck.

➤ Reedsburg Ambulance District

The Reedsburg Area Ambulance Service through an intergovernmental agreement provides emergency medical service. The service includes three fully equipped ambulances and a staff of seven drivers and 14 Emergency Medical Technicians (EMTs) First responders are located out of the City of Reedsburg.

10.5 Intergovernmental Cooperation Goal, Objectives, and Policies

Intergovernmental Cooperation Goal: Identify and maintain mutually beneficial relations with neighboring units of government, with Sauk County and with the State of Wisconsin.

Intergovernmental Cooperation Objectives/Policies:

ICO-1 Control annexation by the city of Reedsburg through intergovernmental cooperation and communication opportunities and through formal agreements.

ICP-1A Pursue boundary agreements with the City of Reedsburg.

ICP-1B Following (or prior to) annexation of Town of Winfield land, the Town of Winfield and the City of Reedsburg should negotiate a boundary agreement that provides compensation to the Town for loss of property tax base.

ICP-1C Partner with the City of Reedsburg water utility to provide personal choice for hooking up to city water and sewer at the homeowner's expense.

ICP-1D For all new subdivision developments that occur on lands annexed to the City of Reedsburg, the Town requests that the same standard under policy NRO-1A apply when considering new subdivision plats and be reflected on any final plat and in any

respective subdivision covenants. This policy is also repeated under **Chapter X Natural and Cultural Resources**.

ICO-2 Maintain relations with all levels of government.

ICP-2A Continue participation in the Reedsburg Area Development / Planning Commission.

ICP-2B Maintain mutual aid agreements for fire, emergency services and law enforcement.

ICO-3 Encourage participation and partnerships with governmental programs for the good of the township.

ICP-3A Explore using various media to inform township residents of current happenings in Town government. Continue newsletter ad scheduled meetings for resident information/feedback.

ICO-4 Work with the Wisconsin Department of Natural Resources and Sauk County Department of Planning and Zoning to implement programs and solutions that protect and enhance the quality water, air and land resources.

ICP-4A Identify programs and agencies that have jurisdiction over natural resource issues.

ICO-5 Work with the University of Wisconsin, Sauk County agencies, and private sector to maintain and enhance the quality of life.

ICP-5A Explore grant and cost-sharing opportunities for the Town of Winfield's community development.

ICP-5B Continue to participate in the State and County Wisconsin Towns Association meetings.

ICP-5C Explore UW-Extension and Sauk County Development Corporation resources to assist in stimulating economic development.

11.0 Purpose

The Land Use Chapter of the *Comprehensive Plan* is one of the most important components to the Comprehensive Plan, perhaps only second to the Implementation Component. Prior to completing Comprehensive Plans many communities adopted what were termed Land Use Plans which focused on addressing specific land use related issues. The Town of Winfield has not adopted any previous plans. This *Comprehensive Plan* is the first published planning document in the Town's history.

The 2006 Town of Winfield *Comprehensive Plan* treats each of the plan's nine required elements separately. Individual chapters address Issues and Opportunities, Agricultural Resources, Housing, Utilities and Community Resources, Economic Development, Natural Resources, Intergovernmental Cooperation and finally Implementation, and establishes goals, objectives and policies for each.

The Land Use Element of the *Comprehensive Plan* recognizes these goals, objectives and policies as being fundamental and self-evident with respect to their individual elements, but also as mutually supportive in exerting a cumulative impact on land use. *Thus, the first policy takes action to officially recognize that each policy under all other elements is also a component of the Land Use Element. (Or, Thus, many of the objectives and policies enumerated under the previous elements are seconded in the Land Use element as well.)* Second, the Land Use Element offers an opportunity to address issues of specific concern such as the actual current use of the land and the regulation of these private land uses, land divisions, building permits, residential density policies and home siting requirements to name a few.

11.1 Current Population and Housing Density

An important analytical tool for comprehensive planning is a calculation of a community's relative population and housing densities. This calculation will provide useful insight and background information into current development patterns as the Town of Winfield determines its future development policies and practices. As reported in Ch. 4: Housing, the Town of Winfield occupies an area of 35.44 square miles with a population in 2000 of 752 people. It's overall population density that year stood at just over 21 people per square mile, or about 1 person per 30 acres.

Overall housing density in the Town of Winfield in 2000 can be calculated by dividing the number of housing units (reported at 297 in 2000) by the total land area. This equates to 8.4 houses per square mile or one home on each 76 acres. Densities for specific areas or individual developments could be similarly calculated, using the specified land area and numbers of dwelling units or people occupying that area.

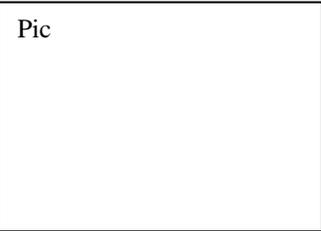
11.2 Existing Land Use

The information provided in this section compares typical existing and potential future land uses to demonstrate community change over time. *Map xx-x Landuse and Landcover* along with the following descriptors will aid in the understanding of the existing land uses in the Town.

- **Mixed Higher Density Development.** For many towns, this classification typically describes unincorporated villages. Although the Town of Winfield has no unincorporated Villages, a portion of the Town lies within the City of Reedsburg's Extra-Territorial District. These lands are undergoing increasing levels of residential development, and have been identified as the Town of Winfield's "Smart Growth" Principal Development Area, which could accommodate some higher density mixed use development. The ET/Smart Growth district occupies about 2,240 acres, or about 10% of the total land area in the Town of Winfield.
- **Agriculture.** This area includes land uses primarily for farming, farmsteads, and supporting activities. This also includes rural single-family residential development with low densities. This area includes approximately 40.65% of the total land area or approximately 9214.17 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 17.01% of the Town's land area, or roughly 3855.58 acres of land.
- **Coniferous Forest.** This area includes land that is primarily remnant pine and hemlock forests, which are currently undeveloped. These coniferous forests are mainly concentrated in the Town's southern portion, in the ET/Smart Growth area, and thus subject to increasing threats from relatively high density development. This area represents less than .41% of the Town's total land area, or approximately 93.36 acres.
- **Deciduous Forest.** This area includes private and public lands that are primarily oak/hickory forests in the undeveloped ridge and valley lands of the northern portion of the Town. This area also includes a few areas of very low-density residential development, although current proposals would locate at least one residential subdivision in this area. This land use category accounts for approximately 35.53% of the total land area, or roughly 8054.54 acres.
- **Open Water.** These areas are characterized as being lakes, ponds, perennial streams etc. It accounts for less than 0.05% of the total land area, or approximately 10.52 acres.
- **Wetland.** These areas consist of hydric soils, mainly located in the southern quarter of the Town, that are not characterized by standing water. These areas include flood fringe areas like marshes and low lying stream bank areas. They account for approximately 5.89% of the Town's area, or approximately 1334.50 acres.
- **Barren.** These areas have typically supported mining activities or other human activity, which has left the ground in an infertile state. It is also reflective of different types of soil classifications, which are incapable of supporting plant growth, or that may be

characterized by exposed rock formations. This area also accounts for less than 0.46% of the total area, or approximately 104.85 acres.

11.3 Higher Density Development



Currently, higher density developments in the Town of Winfield (defined as lot sizes of 2 acres or less) are concentrated in the City of Reedsburg's ET District. However, recent proposals and approved rezoning petitions could expand subdivision developments beyond the current ET/Smart Growth area. The policies in this *Plan* encourage subdivision types of development to occur in the ET/Smart Growth Principal Development Area, and recognize that such development may be appropriate (under carefully managed conditions) in the Secondary Development Area north and west of the ET District (see **Map # : Future Land Uses**). Subdivision development is discouraged, but not prohibited, elsewhere in the Town.

11.4 Recent Development Trends

The issuance of new land use/building permits for single family residential construction in the Town of Winfield has escalated gradually over the past fifteen years. From 1990 to 2000, an average of 5.4 permits per year were issued for residential construction. From 2000-2005, the average increased to seven permits per year. Even though there has been a relatively consistent, and by some standards, low rate of growth, the potential for future development pressure should not be discounted. **Chart LU1 Number of Permits Issued (1990-2004)** depicts the relatively constant rate in overall development in the Town of Winfield since 1990. *Recent proposal could add () new lots.*

Of the new permits for the construction of single-family residences, none were for new farmsteads. Assuming the Town will experience additional increases in population and the demand for housing, it will become important for Town officials to develop strategies for managing growth to ensure the protection of family farms and significant natural resources.

(please go to next page)

Land Use Permits Issued for New Construction in the Town of Winfield								
Year	Resident					Commercial	Total Permits Issued for New Construction	Percent of Total Issued
	Single Family	Mobile Home	Total Permits Issued for Homesteads	Garage	Other			
1990	2	0	2	2	1	0	5	3.68%
1991	0	0	0	1	2	0	3	2.21%
1992	2	0	2	0	1	0	3	2.21%
1993	3	0	3	1	2	0	6	4.41%
1994	11	0	11	0	1	0	12	8.82%
1995	8	0	8	0	0	0	8	5.88%
1996	3	0	3	2	1	0	6	4.41%
1997	6	0	6	1	2	0	9	6.62%
1998	9	0	9	1	5	0	15	11.03%
1999	10	0	10	0	3	0	13	9.56%
2000	8	0	8	0	6	0	14	10.29%
2001	3	0	3	2	1	0	6	4.41%
2002	6	0	6	0	1	0	7	5.15%
2003	9	0	9	3	4	0	16	11.76%
2004	9	1	10	3	0	0	13	9.56%
Total 1990 - 1999	54	0	54	8	18	0	80	58.82%
Total, 2000, 01, 02, 03, 2004	35	0	36	8	12	0	56	19.85%
Total, 1990 to 2005	89	0	90	16	30	0	136	Total
Percent of Total Issued	65.44%	0.00%	66.18%	11.76%	22.06%	0.00%	100.00%	Percent of Total Issued
Average Issued Per Year	6.85	0.00	6.92	1.23	2.31	0.00	10.46	Average Issued Per Year

Table LU1 Number of Permits Issues (1990-2004)

Source: Sauk County Planning & Zoning

11.5 Future Land Use Districts (locations correspond with *Map 11-x Land Use Districts*)
The following section describes land use patterns anticipated over the next twenty years.

Agricultural Conservation Area (ACA)

The Agricultural Conservation Area (ACA) includes a generally contiguous area in which the majority of working farms are located. The ACA is primarily characterized by cropped or fallow fields and pastures as well as adjoining woodlots, wetlands and grasslands. Farmhouses and farmsteads are the predominant form of development. Non-commercial agricultural development includes hobby type farmsteads intermixed with occasional non-farm single-family residences. Although farming is the primary use, the area also supports recreational opportunities such as hunting and snowmobiling, and could support additional tourism, biking and hiking activities. A significant portion of the ACA includes relatively large parcels under common ownership, although smaller residentially developed parcels are visible primarily along town and county roads. *Within the AC Area the Town will encourage land uses that are consistent with commercial agriculture or that support agricultural operations, and that help maintain the town's rural character and natural landscape, in support of the goals and objectives expressed in the Agriculture and Natural Resources element.*

Family farming operations should continue to be a significant component of the ACA. New rural residential development should be sensitive to the visual landscape while minimizing conflict with farming operations. Commercial livestock and cash crop operations, hobby farming, conservation, low intensity recreation and very low density residential development (*i.e. less than one unit per twenty acres*) are types of land uses that are compatible with the ACA.

ACA areas designated on *Map x-x Future Land Uses* may also accommodate Rural Residential Areas (RRAs) provided that such developments abide by standards set forth in the Town of Winfield Comprehensive Plan and any separately adopted Town Ordinances. See also the RRA Land Use District Description.

ACA Residential Density: The density shall be the same as recommended for the underlying Agricultural land use district designated on *Map x-x Future Land Uses*.

Thoughts for Discussion: Density is currently managed by regulating the rate of development by permitting a certain number of lots in a given time period. Sauk County land division regulations limit development to 3 lots in a 5-year period per landowner (larger subdivision developments require a different permit and more stringent regulatory oversight). Density can also be managed by limiting the number of dwelling units per area of ownership, such as 1 house per 10 acres of ownership, or by establishing a minimum lot size for new homes, such as by requiring at least a 10-acre lot. It can also be managed It can be a combination of the above.

Compatible County Zoning: Agricultural, Exclusive Agricultural, Resource Conservancy

Rural Residential Area (RRA)

The Rural Residential Area (RRA) provides for well-planned residential development of small rural subdivisions that are compatible with rural land uses such as working farms, forestry, preserved natural areas, wildlife protection and recreational lands. The RRA encourages the development of projects that provide a unique rural living opportunity based on the common enjoyment of carefully protected scenic views and the shared access to forests, prairies, marshes and ridges to be managed and utilized in common by residents of the subdivision.

Developments in the RRAs are integrated more successfully with the surrounding landscape and the rural character of the Town, and seek to protect its' unique natural and cultural features through collaborative management of commonly-owned areas of the property. These are sometimes referred to as the “preservation area” or the “primary conservation areas” of conservation subdivisions, which emphasize efficient use of land, restraint in the disturbance of native vegetation, drainage patterns and recharge zones, and the protection of surface and ground water quality both within and beyond the borders of the development. These designs incorporate progressive storm water management techniques and appropriate septic technologies to achieve conservation and housing goals.

RRAs may be located within the Agricultural Conservation Areas (ACAs) designated on *Map x-x Future Land Uses* provided that such developments abide by standards set forth in the Town of Winfield Comprehensive Plan and any separately adopted Town Ordinances. See also the ACA Land Use District Description, above.

RRA Residential Density: The density shall be the same as the underlying land use district designated on *Map x-x Future Land Uses*. *Additional incentive for the application of conservation development practices could be achieved by reducing the underlying density and allowing higher density in the area of the development.*

Compatible County Zoning:

Subdivision Class	Number of Lots	Applicable Zoning
Class I Subdivision	Less than ten (10) lots	Agricultural
Class II Subdivision	Ten (10) to twenty-five (25) lots	Single-Family Residential
Class III Subdivision	Twenty-five (25) or more lots	Single-Family Residential

Natural Features Area (NF)

The Natural Features Area (NFA) area includes many of the Town’s most visually appealing landscapes, significant or threatened ecosystems, and concentrations of native biological diversity. The primary intent of this designation includes preservation and retention of the larger tracts of connected land under either public or private ownership to protect scenic views, environmentally significant areas, fish and wildlife habitat, water quality and outdoor recreation opportunities. The NF area consists of some isolated but significant natural areas described under *Chapter xx Natural Resources* including the Dell Creek Hemlocks, the Hay Creek Tamarack Bog and the Hay Creek Hemlocks, the Red Pine Relics and the Oak Forests that survive over large areas of the Towns northern portion and to a lesser degree in the southeast. The NFA is mostly undeveloped although the stands of Oak Forest and Pine Relics in the southeastern corner of the Town are under increasing development pressure.

Land uses in the Natural Features Area should allow for unobstructed movement of wildlife and surface water. New residential or commercial development is not encouraged in the NF Area and any new development within the NF Area and on adjacent lands should be sensitive to any impacts on the NF area from an ecological as well as aesthetic (visual) perspective. NF Areas that become part of an RRD Area shall be part of any designated ‘preservation area’ under the RRD.

NFA Residential Density:

The density shall be the same as the underlying land use district designated on *Map x-x Future Land Uses*.

Compatible County Zoning: The compatible zoning shall be the same as the underlying land use district designated on *Map x-x Future Land Uses* with the exception that wetlands are zoned under the Wetland District.

Private Recreation (PR) Area

The Private Recreation (PR) Area include lands that provide for recreational opportunities as well as commercial products and services directly related to recreational land uses which promote Winfield as a recreational destination. Development for private recreational purposes should enhance or reflect the low intensity, natural and recreational character of the Town. Additional PR Areas may be considered and designated in the Town through an amendment to the Town of Winfield Comprehensive Plan and *Map x-x Future Land Uses*.

PRA Residential Density:

Residential density in the PRA may vary depending on the proposed recreational use and need for residential quarters for the business owner, commercial tenant(s), employees or caretakers.

Compatible County Zoning: Recreational-Commercial

Light Commercial (LC) Area

Light Commercial (LC) Areas include a mixture of appropriately scaled commercial with some residential development occurring at rural crossroads within the Town. In these areas the Town encourages commercial land uses that provide for retail, service, lodging and dining opportunities for residents and tourists. It is intended that commercial development that occurs in this district harmonize with the rural character of the landscape.

LC Residential Density:

Residential density in the LCA may vary depending on the proposed commercial use and need for residential quarters for the business owner, commercial tenant(s), employees or caretakers.

Compatible County Zoning: Recreational-Commercial, Commercial, Agricultural

Commercial Development (CD)Area

The Commercial Development Area (CD) identifies areas of current and future land uses that will accommodate light commercial but also include commercial uses that may not be a compatible fit with residential uses and the rural character of the Town. The Town encourages land uses such as warehousing, outside storage, auto service and equipment repair and service stations to locate in the CD Area.

CD Residential Density:

Residential density in the CD may vary depending on the proposed commercial use and need for residential quarters for the business owner, commercial tenant(s), employees or caretakers.

Compatible County Zoning: Commercial

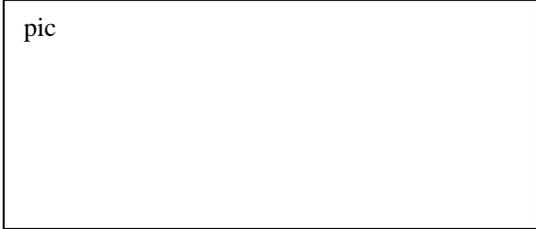
11.6 Smart Growth Areas

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, this *Comprehensive Plan* identifies the primary Smart Growth area as Town of Winfield lands lying within the City of Reedsburg's Extraterritorial Zone.

➤ **City of Reedsburg Extra-Territorial Zone – Primary Development Area**

The policies in this *Plan* specifically recognize the City of Reedsburg Extra-Territorial (ET) Zone as the Principal Development Area both from a redevelopment and new development standpoint. This *Plan* recognizes that any development should correspond with the traditional City layout relative to street and pedestrian patterns to ensure that when and if this development is annexed, connectivity can be made with City infrastructure and services.



The Town of Winfield *Comprehensive Plan* encourages subdivision and light commercial develop in the ET zone and requires these developments to conform to the City's urban design and lot size conventions, and may also require the use of community septic systems. This method of waste disposal not only promotes up-to-date technologies to ensure that wastewater is being treated, but also provides a convenient and cost effective end-of-pipe connection should the City of Reedsburg annex the subdivision and at that time require the use of a public sanitary sewer system.

To commence the process of mapping these areas as available for future residential development, it is anticipated that the Town of Winfield representatives meet with the City of Reedsburg to discuss options and work toward setting up respective intergovernmental agreements. At a minimum, the following concepts will need to be addressed and agreements established:

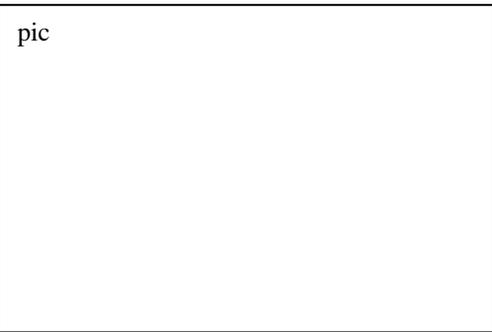
1. Development guidelines relative to requiring connected streets via the adoption of an official map by both the Town and City. The official map will provide for the location of new streets, utilities and park space that must be included in subdivision proposals. The official map will ensure connectivity as well as adequate and cost effective placement of public utilities (i.e., sewer lines, lift stations, electrical, stormwater facilities etc.)
2. Pictorial representations of architecture and placement of new housing and businesses that depict the future look of the Winfield Smart Growth area as envisioned by the Town and the City. This may include concepts such as front porches facing the road vs. garages, encouragement of a particular architectural style and material use, greenspace placement etc.
3. Designation of lands for redevelopment or new lands for development via a future land use map to be located in both the Town's and the City's Comprehensive Plans. This

map will serve to better define each municipality’s Smart Growth areas and should be the same based on agreement for future growth areas.

This type of Intergovernmental Agreement may include a phased annexation plan and a system of tax base sharing which will generate capital for the maintenance and expansion of City services, and at the same time allow the Town to benefit from the increased tax base.

It is envisioned the Town and City carry out activities related to future development and agreements through the cooperative efforts of elected and appointed officials. Assistance can be obtained from a private consultant or the use of Sauk County staff may be obtained for a minimal or no-charge basis (depending on the complexity of the project). Appropriate County staff includes County Planners from the Planning & Zoning Department and/or the Community Resource Development Agent from UW-Extension. It may also be possible to retain the services of university students working toward a degree in land use or planning. Additionally, agreements such as those discussed under this section can be utilized and adapted from other communities to fit the Town of Winfield Smart Growth area.

➤ **Rural Areas**



The Comprehensive Plan Committee recognizes that development pressures from the City of Reedsburg will continue to be felt in the rural areas of the Town. This *Plan* allows for some residential development to occur in the largely agricultural land north of the ET Zone, preferably as low density single family housing but also in the form of conservation subdivisions that use the land efficiently and protect the important natural resources and farmland.

Under the minimal restrictions of Sauk County’s General Agriculture Zoning District the Town’s rural landscape could theoretically experience a “buildout” of thousands of single-family homes. Although the maximum allowable build-out may be wildly unrealistic, it represents the possibility that development could occur on a large scale. The rate, but not the amount of development is regulated through the Sauk County Subdivision Ordinance, under which each existing parcel can be split up to three ways every five years.

11.7 Alternative Buildout Scenarios and Density Policies (Rural Areas)

The Comprehensive Planning Committee studied alternative scenarios that illustrate the potential housing densities resulting from various density policies. These include the current “status quo” policy of relying on the County Subdivision Ordinance to regulate the rate of development. Currently, there are 272 existing land parcels over five acres in size, the probable minimum practical size large enough for a future division.

- *Alternative Scenario 1.* According to *Alternative Scenario 1*, the status quo density policy, each of these existing lots can be divided three ways in five years, creating 816 new, smaller lots. An additional three lots could be created from each of these over the subsequent five years, for a total of 2,448 lots over ten years.
- *Alternative Scenario 2* applied a density policy of one lot per forty acres of land. By this scenario, a maximum of 330 lots could be created out of the existing land parcels at a ratio of one lot for every 40 acres of ownership. This policy is not to be confused with a “minimum lot-size” scenario. Such “minimum lot-size” policies are in place in various Sauk County Towns, such as Excelsior, which requires a 5-acre minimum lot size for residential development. Such “minimum lot-size” policies do not limit the number of these five-acre lots that could be carved out of a given larger parcel, but a density policy of one lot per forty acres would limit the development of these five-acre lots to one for every forty acres of ownership. Thus, an eighty-acre density ratio would limit development to two five-acre lots per eighty acres of ownership, three per 120, and so on. The three five-acre lots could either be distributed around the overall 120 acres, or “clustered” on portions of the parcel that avoid important agricultural land or sensitive natural resources. The clustering option was investigated by the Committee as *Alternative Scenario 3*.
- *Alternative Scenario 3* was similar to Scenario 2 in that it required a ratio of forty acres of ownership for each new lot, but it also allows that small building lots of, for example, 1-5 acres, would be clustered or grouped together on a parcel rather than widely situated. In that way, a significant amount of land can remain undeveloped while still allowing the landowner the same number of building “rights” as enjoyed under the previous scenario. *Scenario 3* could be expanded to include multi-lot residential subdivisions, by providing lot density bonus incentives to developers in exchange for reducing the size of individual lots and protecting the remaining lands for conservation and recreation. These types of developments are often referred to as “conservation subdivisions”, as described earlier under the Rural Residential Area

Discussion with the Comprehensive Plan Committee revealed their satisfaction with the first alternative, the current “Status Quo” density policy as applied Town-wide. The Committee almost unanimously expressed confidence that development in the Town of Winfield is inevitable, and would not result in unmanageable land use conflicts. Further, the Committee members declined to generally apply more restrictive density ratio provisions or larger lot-size minimums that would limit private landowners’ ability to develop their land.

On the other hand, this *Plan* supports the conservation subdivision concept. Plan Committee members recognized the potential for achieving more efficient use of the land, greater natural resource protections and fewer land use conflicts by applying conservation subdivision principles to residential development projects.

11.8 Town of Winfield Density Consensus Decision-making Method

The Town of Winfield’s Comprehensive Plan Committee, utilizing input from Town residents and landowners, aims to represent the opinions and needs of all residents and

landowners. Some residents contend that rural land should simply not be developed or subdivided. Others believe that private landowners should have the opportunity to divide or develop their land unencumbered by public policy or regulation. Between these “extremes” lies a policy that should represent the interests of the greatest number of Town residents. To ensure a fair airing of all issues, important decisions addressed during this planning process were made by consensus rather than by majority vote. The consensus process is intended to generate more creative solutions than might be achieved by mere argumentation, compromise or majority vote of winners over losers. Consensus agreements require, if not unanimous support by all of the Committee members, at least seventy percent agreement only after discussion in which all parties have an opportunity to reasonably express their views without interruption. The consensus process and definition of consensus utilized by the Committee is defined under **Chapter 12 Implementation**.

11.9 The Town of Winfield’s Density Policy

The Town of Winfield Comprehensive Plan Committee took no action to adopt an overall Town density policy. At the discretion of the Town Plan commission and the Town Board, individual platted subdivision developments within the Town may be subject to provisions limiting the available number of building lots. These requirements could be reduced as incentive to encourage the application of conservation subdivision development principles to the new development.

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

11.9 Zoning Classifications

Current land uses in the Town of Winfield are regulated under the Sauk County General Agricultural zoning district, which has no minimum lot size and establishes no density ratio. The Town of Winfield adopted county zoning in July 1964. **Map x-x Zoning Districts** and **Map x-x Land Use** depicts the current zoning and proposed land uses in the Town of Winfield.

Shoreline development in the Town will continue to be managed under the Sauk County Shoreline zoning ordinance, which regulates land development and vegetation management within 300 feet of lakes, streams and wetlands. Zoning in the Reedsburg Extraterritorial Zone (the Town’s Smart Growth Area) is managed under the jurisdiction of the Reedsburg Area ET Commission.

11.10 Future Land Uses

Rural communities attempt to project likely future land uses to assess the future demand for land within the community to be converted from current uses. In Winfield two factors will be considered: population projections and regional development pressures, including Sauk County's general growth trends, nearby urban growth, and the potential impact of rebuilding USH 12. Future land Uses are broken down into residential, commercial, agricultural, and natural resources.

➤ Future Residential Land Uses

In brief review, the population in Winfield increased by 103 people between 1009 and 2000, and population increases in neighboring towns and cities indicate additional future growth. Future population projections emphasized in this *Plan* range from 867 residents in 2020 to 1,128 residents, a potential increase of 50% in twenty years.

This *Plan* envisions the majority of the growth to occur in the area adjacent to the City of Reedsburg, in its ET zone. This area has been designated as the Town of Winfield's "Smart Growth" Principal Development Area. This area contains about 2,240 acres, which would be more than enough land to accommodate the projected residential housing demand of up to 132 new homes by 2020 even if the lands designated as Natural Features Areas are fully protected from new development. The fact that these lands are located within the Reedsburg ET zone implies that at some point in the future the City may elect to annex some portions for residential and commercial development, removing them entirely from the Town of Winfield's taxing and land use jurisdiction. However, in addition, over 6,200 acres the lands north and west of the ET zone have been designated as the Town's Secondary Development Area, or the Agricultural Conservation/Rural Residential Area, in recognition that the City will likely expand into the Town, and that some of these farm owners may choose to create lots for low density single family residential uses. So the Town has identified over 8,400 acres of land as part of either the Principal or Secondary Development Areas, i.e., areas in which growth is either expressly encouraged, or at least not discouraged. Thus, according to *Map x-x Future Land Uses* these areas are identified as future growth areas.

The Town's policies, as expressed in this *Plan* neither prohibit nor strongly discourage residential development beyond either of these areas. Only the rate of such development is to be managed through the Sauk County subdivision ordinance, along with a project-by-project application of conservation subdivision development guidelines.

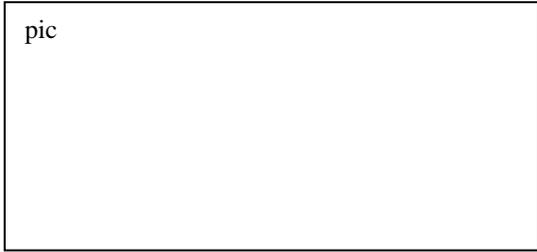
➤ Future Commercial Land Uses

Future commercial development in the Town of Winfield is primarily directed to areas adjacent to the City of Reedsburg. The Comprehensive Plan envisions that future development be primarily service and retail orientated and include business that serves the agricultural community and local stores that primarily serve local rural residents. The Principal Development Area expressed by *Map 11-7 Future Land Uses* also incorporates future commercial areas.

➤ **Future Agriculture Areas**

Defining future agriculture areas is in some ways more difficult than defining future residential and commercial land uses.

Agriculture (and the need for farmland) is affected more by agricultural market forces, commodity prices and resultant farm incomes than by local land use policy. But, the availability of farmland in the south-central part of the Town is vital to maintaining its remaining agricultural economy and way of life, along with the price of milk. Land use policy can be effective in recognizing that the natural resource on which farming depends, good farmland, is available in reasonable quantities. Policy can also help by assuring that conflicting non-farm land uses don't make the practice of agriculture more difficult than it already is.



The establishment of a subdivision density policy coupled with conservation development options could offer a viable alternative to the unplanned conversion of individual agricultural parcels into residential lots. Without such options the Town faces the potential loss of its remaining farms to residential development. The Planning Committee has investigated options that better define both the protection of agriculture lands while still allowing for well-planned residential development. There is also merit in defining other strategies by which Winfield farmers can continue to be economically viable. The Agriculture and Natural Resources Focus Groups identified some of those ideas, which are incorporated into the policy recommendations of those chapters of the *Plan*.

Protection of farmland involves consideration of many factors beyond simply managing growth pressures. However, ultimately it is the retention of an adequate supply of high quality farmland, as defined by soil types and conditions, that is the primary goal of farmland protection. Town of Winfield agriculture areas are defined by **Map 4-1 Land Capability Classification** and **Map 4-2 Prime Farmland Slope Delineation**.

➤ **Future Natural Resource Areas**



Designating future Natural Resource Areas depends upon an accurate inventory of existing natural resource areas, and upon recognition of their importance. The successful protection of significant natural resources such as contiguous forested blocks, prairie remnants, stream corridors, microhabitats and diverse biological communities is dependent upon the implementation of local policy as well as by market forces. As expressed in the public

participation process, preserving significant natural resources is a high public priority. Protecting the Town's Natural Resource Areas may take a different approach than the preservation of agricultural resources, which largely relies on the economic viability and personal benevolence of the Town's farmers.

Natural resource protection can be assisted by public programs such as the Conservation Reserve Program and the Conservation Reserve Enhancement Program (CRP and CREP), and the Environmental Quality Improvement Program (EQUIP). Cost-sharing programs can help with the expensive improvements designed to protect surface water resources. These programs can be coupled with voluntary conservation easements and the future possibility of the purchase of development rights (PDR). Landowner tax incentive programs currently exist, such as the Managed Forest Law Program (MFL) offered by the Wisconsin DNR to forest landowners. Regulation of land uses remains a cost effective local option to assure compatible land uses, appropriate siting and the quality of development, etc.

The protection of natural resources would also benefit from the application of a local density policy and a predictable future build-out scenario that is conscious of the Town's identified natural resource areas. For the purposes of this *Plan*, future natural resources areas are best defined by *Map 9-1 Environmentally Sensitive Areas*. Also, *Map 11-7 Future Land Uses* shows the Town's Natural Features Areas, which are resources of special concern as identified in the 1977 Sauk County Agricultural Preservation Plan.

11.11 Natural Limitations to Building and Site Development

➤ Areas adjacent to the City of Reedsburg

Future development in the Town's Smart Growth Area adjacent to the City of Reedsburg does not come without its limitations. The Baraboo River transects the City along with its extensive floodplain and wetland system, entering through the southwest corner of the Town of Winfield. These features pose severe limitations to growth to the west of Winfield's designated Smart Growth Principal Development Area. (see also *Map x-x General Floodplain Areas*). Hay Creek and Twin Creek, both approaching the Baraboo River from the north, also include narrow floodplain areas and wetlands, as noted on *Map x-x Environmentally Sensitive Areas*. Rock outcrops among the Natural Areas in the southern part of the Town and in the Reedsburg ET/Smart Growth area might pose some difficulty for development, besides harboring important resources. Elsewhere, moderate slopes are characteristic of most of the Town's land area, with some slopes in the northern ridge and valley area exceeding 20%. Development in any of these areas could subject adjacent valleys and streams to heavy loads of construction-induced soil erosion.

➤ Rural Areas

Development in the rural areas is limited primarily by the placement of Private On-Site Wastewater Treatment Systems (septic systems) along with constraints due to significant areas of hydric soils, wetlands and open water. Most of the area in the southwest corner of the Town west and south of County Road V is covered by wetlands and the floodplain of the Baraboo River. Stretches of Hay Creek and Twin Creek in the south-central region of the Town are also designated as floodplain with associated wetlands, presenting similarly severe septic system limitations. In the northwest corner of the Town, the upstream stretch of Big Creek is flanked by wetlands and hydric soils before entering Lake Redstone, and in the northeast corner, the upper reaches of Dell Creek flows through a narrow wetland area.

Rural limitations are best noted on *Map 9-1 Environmentally Sensitive Areas*, *Map 6-1 Septic Suitability*, and *Map 6-2 Alternative Septic Suitability*.

But beyond these constraints development faces few practical limitations in the Town of Winfield. Thus, the designation of future lands for development as expressed on *Map 11-7 Future Land Use* does not attempt to confine growth to a specific area, but rather recognizes areas adjacent to the City of Reedsburg as the likely and most reasonable Principal Development Area with the fewest environmental drawbacks. An additional tool to site development includes *Map x-x General Soils* that shows limitations by high water tables or wet soils. This map works in conjunction with the *1977 Sauk County Soil Survey*, which describes each soil types and their limitations to dwelling and road building.

11.12 Land Use Goal, Objectives and Policies

Land Use Goal:

Achieve a blend of land uses that accommodates development necessary to sustain and enhance the Town's economic vitality and quality of life, and to protect public safety. Maintain a level of local control, assuring compliance with state and county regulations, to guide public and private land use decisions that respect the rural character of the Town and adjacent regions, along with the rights of private property owners and residents.

Land Use Objectives:

LUO-1 Protect wetland resources within the Town of Winfield.

LUP-1A For all new building construction, construction of driveways and new town roads, the Town shall require a 50-foot setback from the edge of a wetland and require that a 50-foot buffer be maintained in a natural un-mowed condition to serve as a buffer strip between land disturbing activities and any wetland. This policy shall also apply to all new rural subdivision plats and be reflected on any final plat and in respective subdivision covenants.

LUP-1B For all new subdivision developments that occur on lands annexed to the City of Reedsburg, the Town requests that the same standard under policy NRO-1A apply when considering new subdivision plats and be reflected on any final plat and in any respective subdivision covenants. This policy is also repeated under *Chapter X Intergovernmental Cooperation*.

LUO-2 Preserve the rural character by limiting forest canopy openings of woodlots for residential development.

LUP-2A where new residential development occurs in existing woodlots, landowners are encouraged to maintain a 50% vegetative shield during leaf-on conditions. The following image provides an example of a newly built house that has retained a 50% vegetative shield.

LUO-3 Preserve clean water resources and employ policies and practices that will eliminate/minimize water contamination.

LUP-3A No commercial landfills will be permitted in the Town of Winfield. Chemical storage facilities, refineries etc. must adhere to applicable County and State laws.

LUO-4 Maintain/enhance opportunities for hunting, fishing, trapping, gathering, photography, bird watching, swimming, bicycling and other recreational use of the outdoors.

LUP-4A Encourage the Town to identify opportunities to establish parkland in the Town.

LUO-5 Preserve and protect the natural agricultural quality of the township by maintaining family farms for future generations.

LUP-5A Assist Sauk County in the development of new regulatory options to encourage innovative ‘value-added’ farming income opportunities, such as cottage industries, consistent with the Town’s rural character. These may include limited sales of products not produced on the farm, Bed and Breakfast establishments with an agricultural tourism theme lodging for school groups that spend a weekend ‘on the farm’

LUP-5B (revised) Assist Sauk County in the development of new regulatory and growth management options to encourage innovative “value-added” farming income opportunities, such as cottage industries consistent with the Town’s rural character. These may include limited sales of products not produced on the farm, establishments with an agricultural tourism theme, and lodging for school groups that spend a “weekend on the farm.”

LUP-5C Support and encourage Sauk County’s effort to develop and adopt a Purchase of Development Rights Program. This voluntary program will offer farmers and landowners the option to sell or donate development rights from agriculturally productive lands and adjacent lands to help maintain existing high quality agricultural land and a viable farming economy.

LUO-6 Protect prime agricultural areas by encouraging housing to locate in areas that are not conducive to productive agricultural operations.

LUP-6A Prime agriculture land as defined on *Map x-x Land Capability Classification* is land that has the best combination of physical and chemical characteristics for producing crops. It has the soil quality, growing season and naturally occurring moisture supply needed to economically produce sustained high yield crops when treated and managed according to acceptable farming methods. Note that grazing (pasture) is a crop. These lands are identified as class I, II or III by the Sauk County Soil Survey. Property owners with lands identified as class I, II or

III are encouraged not to use these lands for residential or commercial development if other land is available for such purposes.

LUP-6B The Town's development guidelines may incorporate illustrations depicting preferred site development practices such as driveway and building locations, vegetation removal and landscaping, and setback distances from wells, sanitary systems and roads.

LUO-7 Inform existing and new residents on farm life, farm noise, odors, and operational requirements prior to granting permits for the construction of new rural residences or the creation of new residential lots.

LUP-7A Written information will be provided to new residents via a town newsletter regarding the rights and responsibilities of living in an agricultural area. As part of the home building permit process, new residents will be required to sign a disclaimer indicating that they are aware that they may experience conflicts with living in an agricultural area

(Alternative language Option A)

Encourage ideas and ways to provide information to new residents regarding the rights and responsibilities of living in an agricultural area. Consider the option to have new residents sign a disclaimer as part of the home building process, indicating they are aware that they will be living in an agricultural area and will be exposed to agricultural activities including noise and odors.

(Alternative language Option B)

The Town will consider creative options for informing new residents about the rights and responsibilities of living in an agricultural area. For example, new residents may be asked to sign a disclaimer as part of the Town's permitting process, indicating that they are aware of potential exposures to agricultural activities including noise and odors.

LUP-7B. The Town will encourage Sauk County to adopt, as part of its Certified Survey Map review and approval process, a requirement to include a statement on page 1 of every CSM describing new lots in the Town of Winfield that said lot is located within an agricultural area and that agriculture activities are taking place and are planned to continue. The statement shall also include provision to protect farming operations and limit actions against agricultural uses.

LUP-7C As part of the creation of any new lot in a subdivision plat, a statement shall be included on the first page of the plat or in the subdivision covenants indicating that said plat is located in an agricultural area and that agricultural activities are taking place and are planned to continue. The statement shall include provisions to protect farming operations and limit actions against agricultural uses.

The following includes suggested language that can be applied to LUP-7A, 7B, and 7C and at the Town's election may be expanded upon as appropriate: Through Wis. Stat. § 823.08, the Wisconsin Legislature has adopted a right to farm law. This statute limits the remedies of owners of later established residential property to seek changes to near-by pre-existing agricultural practices. ***Active agricultural operations are now taking place and are planned to continue in the vicinity of this Certified Survey Map/Subdivision Plat (choose one). These active agricultural operations may produce noises, odors, dust, machinery traffic or other conditions during daytime and evening hours.***

LUP-7D The suggested separation distance between a residence and a livestock or manure storage facility is 500 feet, however in certain instances a greater setback may be advised. All land divisions that occur within 2600 feet (two forty's) away from an existing livestock or manure storage facility will cause the Town of Winfield to notify the respective farm operator(s)/landowner(s) of the proposed division.

Minimum setbacks between potable non-farm residential water wells from neighboring agricultural land uses is as follows:

- New non-farm residential water wells shall not be less than 100 feet from any neighboring agricultural field and not less than 300 feet from any neighboring livestock facility/feedlot or manure storage facility
- Minimum setbacks between new non-farm residential housing from neighboring agricultural and uses is as follows:
- New non-farm residences shall not be located less than 500 feet from any neighboring livestock facility including any manure storage facility.

Additional Possible Land Use Policies:

LUO-8 Ensure adequate opportunities and land availability to meet all of the Town's objectives.

LUP-8.1 Recognize that all policies noted in this Plan are intricately related to land use and further recognize that the Town shall follow all policies when making decisions about the Town's future land use.

LUP-8.2 The Town recognizes that the division of a parcel into lots of less than 40 acres for the purpose of transfer of ownership, shall be limited to not more than 3 lots in a 5 year period. The creation of more than 3 lots in a 5-year period shall be considered a subdivision under this Plan.

LUP-8.3 As the Town reviews land division proposals and changes in land use, it is the intent of this policy to ensure that both the Town's Plan Commission and Town Board review and incorporate this Plan's Vision, Goals, Objectives and Policies into their final decision.

LUP-8.4 Encourage the proper siting of rural residences so as to minimize the demand for infrastructure improvements and where practical require shared driveways. Where appropriate, and particularly in the rural Residential Area, require Planned Unit Development conservation subdivision design that clusters residences closer together thereby reducing infrastructure improvements while preserving open space and environmentally sensitive areas.

LUP-8.5 When needed, update the Town's Application Guide for Land Divisions, Building Siting Permits and Driveway Construction Permits to better reflect the Policies in this Plan.

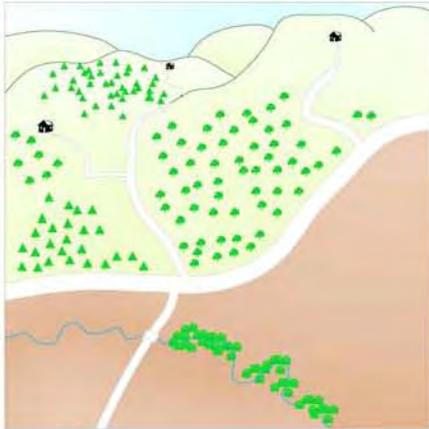
LUP-8.6 Until such time that any Town Ordinance is updated, any policy in this Comprehensive Plan, adopted as an Ordinance, will take precedence.

The Following Pages Illustrate Options for Implementing LUP-4

Subset 1: Hillside Development

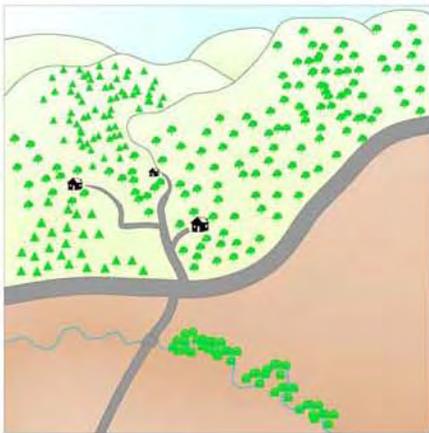
The Vision, Goals, Objectives and Policies of this Comprehensive Plan recommend *guidelines* as to where residential homes may be located. The following illustrations offer a visual perspective of these recommendations (Option) as compared to the typical development pattern (Trend).

Trend



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

Option

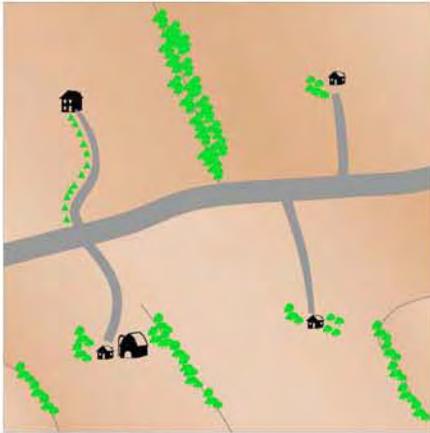


- Homes built below hilltops, concealed;
- Existing vegetation maintained or replaced;
- Driveways shared by residences;
- Homes placed within 200 ft forest core buffer;
- Reduction in Town road access points.

Subset 2: Multiple Lot Residential

(Agriculture Fields)

Trend



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

Option



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

Subset 3: Multiple Lot Residential (Agriculture Fields)

Trend



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

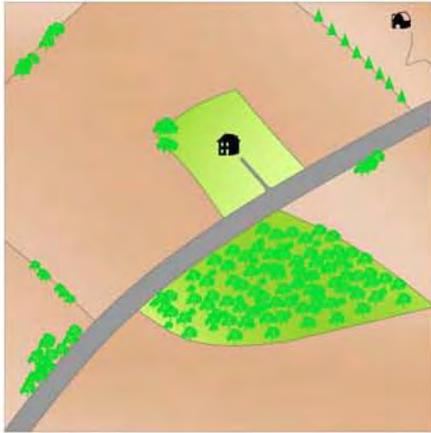
Option



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

Subset 4: Single Lot Residential (Agriculture Fields)

Trend



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

Option



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

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 Winfield Comprehensive Plan takes on two roles. One of these roles provides for everyday guidance for decision making by the Town whereas the second role provides specific guidance or direction to carry forth projects which when completed will serve to aid the Town with the full realization of its Vision, goals and objectives.

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

12.1 Plan Adoption

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

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

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

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

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 Winfield Comprehensive Plan. More specifically, for each proposal that comes before the Town, any recommendation by the Town's Plan Commission and final action by the Town Board should reference any and all plan policies utilized as part of the review and decision making process. This reference may come in the form of a resolution or minutes officially adopted by the Town.

➤ Plan Amendments

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

➤ Plan Update

The State comprehensive planning law requires that the Comprehensive Plan be updated at least every ten years. As opposed to an amendment, an update is often a substantial re-write of the Plan document and maps. Further, on January 1, 2010, "any program or action that affects land use" will have to be consistent with locally-adopted comprehensive plans- including zoning and subdivision ordinances, annexation, and transportation improvements. Based on these two deadlines, the Town should update its Comprehensive Plan before the year 2014 (i.e., ten years after 2004). The Town should also monitor any changes to language or interpretations of State law throughout the life of the Comprehensive Plan.

12.3 Density Policy Amendment Procedure



Any amendment to the Town’s Density Policy will require the convening of a steering committee (much like the Comprehensive Plan Committee) to develop and evaluate any proposed amendment to the Density Policy. At a minimum, this steering committee shall include all members of the Town’s Plan Commission and at least eight residents of the Town who represent all interests including, but not limited to, agriculture, development, environmental protection and other interests as identified. Prior to any

recommendation of an amendment to the Town’s Density Policy, the steering committee must first reach consensus on the proposed amendment. To reach consensus a continuum needs to be considered where not everyone may agree with the proposed amendment, however, every member of the steering committee must at least agree to endorse the amendment with their stated (and recorded) concerns. It is suggested that **Table 12-1 Consensus Process Continuum** along with an example step by step process noted below be utilized to facilitate discussion and consensus. Note that consensus cannot be reached if any member of the steering committee chooses to block a proposed amendment noted by the shaded column on Table 12-1, however any position taken to the left of the shaded box is considered ‘agreement by consensus.’

Table 12-1 Consensus Process Continuum

Endorse	Endorse With a minor point of contention	Agree with Reservation	Abstain	Stand Aside	Formal disagreement but will go with the majority	Block
“I like it”	“Basically I like it”	“I can live with it”	“I have no opinion”	I don’t like this but I don’t want to hold up the group”	“I want my disagreement to be noted in writing but I’ll support the decision”	“I veto this proposal”

Prior to any consensus process, it is important to first define ‘agreement by consensus.’ An example of a definition of consensus can be noted under Level One below. The remaining following levels and steps are only a suggested process that may be followed to reach consensus, however these levels and steps should not be construed to be only way to reach consensus.

➤ **Level One: Develop a Definition**

● **Step 1: Developing a Definition of Consensus**

The steering committee must first define their idea of consensus and may consider using Table 12-1 to do so. An example of a definition that could be used or amended to fit the needs of the steering committee is as follows:

“Our definition of consensus aims for complete agreement and support among those present (or, where members absent have voiced their opinion). This is complete consensus. However we are willing to move ahead with a decision where there is clear support among the majority of members when not more than four members oppose

the decision and the dissenters do not feel it is a critical issue where they are totally and absolutely opposed – i.e. where they are willing, despite their dissent, to ‘stand aside’ or voice ‘formal disagreement but will go with the majority’. This later is ‘sufficient consensus’ or ‘qualified consensus’.

- **Step 2: General Discussion/First Call for Consensus**

Discussion at this level ought to be the broadest in scope. Comments should be encouraged which take the whole proposal into account; i.e., why it is a good idea, or general problems, which need to be addressed. Discussion at this level often has a philosophical or principled tone, purposely addressing how a proposal might affect Winfield in the long run or what kind of precedent it might create, etc. Specific concerns should not be raised, but relevant factual information should be presented. For those who might at first feel opposed to a proposal, this discussion is consideration of why it might be good for the steering committee or residents of Winfield in the broadest sense. If, through discussion, there is general approval of one remaining identified policy, the facilitator can request a call for consensus.

- **Step 3: First Call for Consensus**

The facilitator will ask if there are any unresolved concerns. After a period of silence, if there are no additional concerns are raised, the facilitator declares that consensus is reached and the proposal is read for the record Note: This may be relative to the elimination or acceptance of any one-density policy). At no time will the facilitator ask, “Is there consensus?” or “Does everyone agree?” These questions do not encourage an environment in which all concerns can be expressed. If some people have a concern, but are shy or intimidated by a strong showing of support for a proposal, the question “Are there any unresolved concerns?” speaks directly to them and provides an opportunity for them to speak. Any concerns for which someone stands aside (see description of stand aside below) are listed with the proposal and become part of it.

- **Level Two: Identify Concerns / Group Related Concerns**

- **Step 1: List All Concerns**

At the beginning of the next level, brainstorming is used so that concerns can be identified and written publicly and for the record by a note taker. This is not a time to attempt to resolve concerns or their validity. That would stifle free expression of concerns. At this point, only concerns are to be expressed, reasonable or unreasonable, well thought out or vague feelings.

- **Step 2: Group Related Concerns**

At this point, the focus is on identifying patterns and relationships between concerns and to group like concerns.

- **Level Three: Resolve Concerns / Second Call for Consensus**

- **Step 1: Resolve Groups of Related Concerns**

Often, related concerns can be resolved as a group.

- **Step 2: Second Call for Consensus**

If most concerns seem to have been resolved, then call for consensus in the manner described above. If some concerns have not been resolved, then a more focused discussion is needed.

- **Step 3: Restate Remaining Concerns (One at a Time)**

Return to the list. The facilitator checks each one with the group and removes ones, which have been resolved or are, for any reason, no longer a concern. Each remaining concern is restated clearly and concisely and addressed one at a time. Sometimes new concerns are raised which need to be added to the list. It is not appropriate to hold back a concern and spring it upon the group late in the process. This undermines trust and limits the group's ability to adequately discuss the concern in its relation to other concerns.

- **Step 4: Questions to Clarify the Concern**

The facilitator asks for questions or comments which further clarify the concern so everyone clearly understands it before discussion starts.

- **Step 5: Discussion Limited to Resolving One Concern at a Time**

Use group discussion to facilitate a resolution for each concern. The discussion is kept focused upon the particular concern until every suggestion has been offered. If no new ideas are coming forward and the concern cannot be resolved, or if the time allotted for the time has been used, move to one of the closing options described below.

- **Step 6: Call for Consensus**

- **Step 7: Repeat this process until all concerns have been resolved.**

12.4 Role of Implementation

➤ Town Board

The Town Board will provide for general oversight of the Plan Commissions activities relative to selecting and guiding Comprehensive Plan Implementation Committee participants. The Town Board will also consider any current proposals and ensure that they are consistent with this Plan as well as consider Plan Commission recommendations for such proposals. Like Plan Commission members, Town Board members are encouraged to take an active role as members of the Implementation Committee.

➤ Plan Commission

It is intended that the primary body responsible for the implementation of this Comprehensive Plan be the Plan Commission. Implementation by the Plan Commission will take two forms. The first form comes with the utilization of the Comprehensive Plan for everyday decision

making. It is also recommended that the Plan Commission take the role of identifying policies within the Plan to support their decision/recommendation to the Town Board, much like they do now. The second form of implementation recognizes the role of the Plan Commission to select participants for the Comprehensive Planning Implementation Committee and guide the work of this Committee. This work should be based on the premise that this Committee will be the ‘work-horse’ behind the implementation of many Plan policies. It is highly recommended that Plan Commission members, in addition simply guiding the Implementation Committee, become members of this Committee themselves.

➤ **Comprehensive Plan Implementation Committee**



The Implementation Committee can be made up of any resident or landowner in the Town of Winfield and which includes members of the Town’s Plan Commission and may include members of the Town Board. The role of the Implementation Committee

will be to implement the policies in this Comprehensive Plan. As part of this implementation, it is assumed that where appropriate outside technical assistance will be requested. This assistance will most likely be provided by community ‘experts’ on a particular topic such as those who represent organizations referenced in the Chapters of this Plan (i.e. Prairie Enthusiasts, Sauk County Historical Society) or this assistance may come from a governmental entity such as Sauk County or UW-Extension. Inviting community representatives from Towns both within and outside Sauk County may also provide assistance

12.5 Implementation Timeline and Recommended Courses of Action

This section provides a summary of the actions that the Town should complete in order implement this Comprehensive Plan. This summary has been broken down by each element and elements’ policies to include a minimum recommended course of action and timeframe for implementation. Each policy has also been assigned a representative body charged with the primary implementation of the policy. An asterisk (*) indicates those policies, which are automatically implemented upon the adoption of the Town of Winfield Comprehensive Plan.

HOUSING

HP-1	Upon Density Policy Adoption	Plan Commission/Town Board
HP-2	Upon Density Policy Adoption	Plan Commission/ Town Board
HP-3	2005 discussion at this time	Plan Commission/Town Board
HP-4*	2004-ongoing	Plan Commission/Town Board
HP-5*	2004-ongoing	Plan Commission/Town Board
HP-6*	2004-ongoing	Plan Commission/Town Board
HP-7*	2004-ongoing	Plan Commission/Town Board
HP-8*	2004-ongoing	Plan Commission/Town Board

HP-9	2004-2005	Plan Commission/Town Board
HP-10	2004-2005	Implementation Committee
HP-11*	2004-ongoing	Plan Commission/Town Board
HP-12*	2004-ongoing	Plan Commission/Town Board
HP-13	2006 –2007	Plan Commission/Town Board
HP-14	2004-ongoing	Implementation Committee
HP-15*	2004-ongoing	Plan Commission/Town Board
HP-16*	2004-ongoing	Plan Commission/Town Board
HP-17	2004-2005	Plan Commission/Town Board
HP-18	2006-2007	Plan Commission/Town Board
HP-19	2004-2005	Implementation Committee

AGRICULTURE RESOURCES

Policy	Implementation Timeframe	Representative Body
ARP-1	2004-ongoing	Implementation Committee
ARP-2	2006-2007	Plan Commission/ Town Board
ARP-3*	2004-ongoing	Plan Commission/Town Board
ARP-4*	2004-ongoing	Plan Commission/Town Board
ARP-5	2004-2005	Plan Commission/Town Board
ARP-6	Upon Density Policy Adoption	Plan Commission/Town Board
ARP-7*	2004	Plan Commission/Town Board
ARP-8*	2005-ongoing	Plan Commission/Town Board
ARP-9	2005-ongoing	Plan Commission/Town Board
ARP-10*	2004-ongoing	Implementation Committee
ARP-11*	2004-ongoing	Plan Commission/Town Board
ARP-12	2006-ongoing	Implementation Committee
ARP-13	2006-ongoing	Implementation Committee
ARP-14	2005-ongoing	Implementation Committee

UTILITIES & COMMUNITY RESOURCES

Policy	Implementation Timeframe	Representative Body
UCRP-1	2005-ongoing	Plan Commission/ Town Board
UCRP-2*	2004-ongoing	Plan Commission/Town Board
UCRP-3*	2004-ongoing	Plan Commission/Town Board
UCRP-4	2006-ongoing	Implementation Committee
UCRP-5*	2004-ongoing	Plan Commission/Town Board
UCRP-6*	2004-ongoing	Plan Commission/Town Board
UCRP-7*	2004-ongoing	Plan Commission/Town Board
UCRP-8	2005-ongoing	Implementation Committee
UCRP-9	2005-ongoing	Implementation Committee
UCRP-10	2005-ongoing	Implementation Committee
UCRP-11*	2004-ongoing	Plan Commission/Town Board
UCRP-12	2004	Plan Commission/Town Board
UCRP-13	2004-ongoing	Implementation Committee
UCRP-14	2004-ongoing	Plan Commission/Town Board
UCRP-15	2006-2007	Plan Commission/Town Board
UCRP-16	2005	Plan Commission/Town Board

UCRP-17	2005	Implementation Committee
UCRP-18	2004-ongoing	Plan Commission/Town Board

TRANSPORTATION

Policy	Implementation Timeframe	Representative Body
TP-1*	2004-ongoing	Plan Commission/ Town Board
TP-2	2005	Plan Commission/ Town Board
TP-3*	2006	Plan Commission/Town Board
TP-4*	2004-ongoing	Plan Commission/Town Board
TP-5	2005	Implementation Committee
TP-6	2006	Implementation Committee
TP-7	2006	Implementation Committee
TP-8	Ongoing	Plan Commission/Town Board
TP-9	Upon Density Policy Adoption	Plan Commission/Town Board
TP-10*	2004-ongoing	Plan Commission/Town Board
TP-11	2004	Plan Commission/Town Board
TP-12*	2004-ongoing	Plan Commission/Town Board
TP-13*	2004-ongoing	Plan Commission/Town Board
TP-14*	2004-ongoing	Plan Commission/Town Board

ECONOMIC DEVELOPMENT

Policy	Implementation Timeframe	Representative Body
EDP-1	2004-2005	Plan Commission/Town Board
EDP-2*	2004-ongoing	Plan Commission/ Town Board
EDP-3	2006-2007	Plan Commission/Town Board
EDP-4	2006-2007	Plan Commission/Town Board
EDP-5	2006-2007	Plan Commission/Town Board
EDP-6*	2004-ongoing	Plan Commission/Town Board
EDP-7	2005-ongoing	Implementation Committee
EDP-8	2006-ongoing	Plan Commission/Town Board
EDP-9	2004-2005	Implementation Committee
EDP-10*	2004-ongoing	Plan Commission/Town Board
EDP-11	2004-2005	Plan Commission/Town Board
EDP-12*	2004-ongoing	Plan Commission/Town Board
EDP-13	2004-ongoing	Plan Commission/Town Board

NATURAL RESOURCES

Policy	Implementation Timeframe	Representative Body
NRP-1	2004-ongoing	Plan Commission/Town Board
NRP-2*	2004-ongoing	Plan Commission/Town Board
NRP-3	2004-2005	Plan Commission/Town Board
NRP-4	2004-2005	Plan Commission/Town Board
NRP-5*	2004-ongoing	Plan Commission/Town Board
NRP-6*	2004-ongoing	Plan Commission/Town Board
NRP-7*	2004-ongoing	Plan Commission/Town Board
NRP-8*	2004-ongoing	Plan Commission/Town Board

NRP-9*	2004-ongoing	Implementation Committee
NRP-10*	2004-ongoing	Plan Commission/Town Board
NRP-11*	2004-ongoing	Plan Commission/Town Board
NRP-12	2004-ongoing	Plan Commission/Town Board
NRP-13	2005-ongoing	Plan Commission/Town Board
NRP-14	2005-ongoing	Implementation Committee
NRP-15	2005-ongoing	Plan Commission/Town Board
NRP-16	2004-ongoing	Plan Commission/Town Board
NRP-17	2006-2007	Implementation Committee
NRP-18	2006-2007	Implementation Committee
NRP-19	2005-ongoing	Implementation Committee
NRP-20*	2004-ongoing	Plan Commission/Town Board

INTERGOVERNMENTAL COOPERATION

Policy	Implementation Timeframe	Representative Body
ICP-1*	2004-ongoing	Plan Commission/Town Board
ICP-2*	2004-ongoing	Plan Commission/Town Board
ICP-3*	2004-ongoing	Plan Commission/Town Board
ICP-4*	2004-2005	Plan Commission/Town Board
ICP-5*	2004-ongoing	Plan Commission/Town Board
ICP-6*	2004-ongoing	Plan Commission/Town Board
ICP-7*	2004-ongoing	Plan Commission/Town Board
ICP-8*	2004-ongoing	Plan Commission/Town Board
ICP-9*	2004-ongoing	Plan Commission/Town Board
ICP-10*	2006-2007	Implementation Committee
ICP-11*	2004-ongoing	Plan Commission/Town Board
ICP-12*	2004-ongoing	Plan Commission/Town Board

LAND USE

Policy	Implementation Timeframe	Representative Body
LUP-1*	2004-ongoing	Plan Commission/Town Board
LUP-2*	2004-ongoing	Plan Commission/Town Board
LUP-3*	2004-ongoing	Plan Commission/Town Board
LUP-4*	2004-ongoing	Plan Commission/Town Board
LUP-5*	2004-ongoing	Plan Commission/Town Board
LUP-6*	2004-ongoing	Plan Commission/Town Board
LUP-7*	2004-ongoing	Plan Commission/Town Board
LUP-8*	2004-ongoing	Plan Commission/Town Board
LUP-9*	2004-ongoing	Plan Commission/Town Board
LUP-10*	2004-ongoing	Plan Commission/Town Board
LUP-11*	2004-ongoing	Plan Commission/Town Board
LUP-12*	2004-ongoing	Plan Commission/Town Board
LUP-13*	2004-ongoing	Plan Commission/Town Board
LUP-14*	2005-ongoing	Plan Commission/Town Board
LUP-15	2004-2005	Plan Commission/Town Board
LUP-16*	2004-ongoing	Plan Commission/Town Board
LUP-17	2004-2005	Plan Commission/Town Board

LUP-18	2004-2005	Implementation Committee
LUP-19	2004-2005	Plan Commission/Town Board
LUP-20*	2004-ongoing	Plan Commission/Town Board
LUP-21*	2004-ongoing	Plan Commission/Town Board
LUP-22	2004-ongoing	Plan Commission/Town Board
LUP-23	2005-ongoing	Plan Commission/Town Board
LUP-24	2004-ongoing	Plan Commission/Town Board
LUP-25	2005	Implementation Committee
LUP-26	2004-ongoing	Plan Commission/Town Board
LUP-27	2005	Implementation Committee
LUP-28*	2004-ongoing	Plan Commission/Town Board
LUP-29	2004-ongoing	Plan Commission/Town Board
LUP-30	2004-ongoing	Plan Commission/Town Board
LUP-31	2004-ongoing	Plan Commission/Town Board
LUP-32	2005-2006	Implementation Committee
LUP-33*	2004-ongoing	Plan Commission/Town Board
LUP-34*	2004-ongoing	Plan Commission/Town Board
LUP-35	2004-ongoing	Plan Commission/Town Board
LUP-36*	2004-ongoing	Plan Commission/Town Board
LUP-37*	2004-ongoing	Plan Commission/Town Board
LUP-38	2004-2005	Plan Commission/Town Board
LUP-39*	2004-ongoing	Plan Commission/Town Board
LUP-40*	2004-ongoing	Plan Commission/Town Board
LUP-41*	2004-ongoing	Plan Commission/Town Board
LUP-42	2004-ongoing	Plan Commission/Town Board

12.6 Consistency Among Plan Elements

The State Comprehensive Planning statute requires that the implementation element, “describe how each of the elements of the Comprehensive Plan shall be integrated and made consistent with the other elements of the Comprehensive Plan.” Preparing the various elements of the Town of Winfield Comprehensive Plan simultaneously has ensured that there are no known internal inconsistencies between the different elements of this Plan.

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 Winfield 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

Appendix B

Vision Session Handouts and Results

Appendix C

Public Participation/Scope of Services

Appendix D

Glossery of Terms

Appendix E

Sources of Information

Appendix F

Resolutions/Ordinances

Appendix G

Density Policy Worksheets

**Town of Freedom, Community Survey – September/October 2004.
Responses, to Questions 36, 37 and 38**

Question 36. What do you feel is the most positive and unique aspect of the Town of Freedom?

1. Excellent Fire Department.
2. Open space, woodland, rural setting, undeveloped self-owned land not in preservations.
3. Keep rural setting.
4. The Baraboo Hills, how natural looking it is, North Freedom has historic character and small town atmosphere.
5. Residents are renovating these historical homes and buildings new homes. Neat yards, flower gardens, and just household upkeep that have come about lately has improved the looks of the town. Cleanliness is important in all respects.
6. The beauty of the bluffs.
7. The Baraboo Range and its areas of uninterrupted woodlands.
8. Beauty, History, born and raised here.
9. The beauty—the hills, trees, the farms are all spectacular.
10. Scenic beauty.
11. The Town has a lot of rural character—which is important to maintain. But farming is always changing and there is getting to be less farmers. So there needs to be an understanding that farms may not look as they once did. But the fact remains that I have seen people do a lot with farmettes that have been sold off of farms. Not feasible for the farmer to fix up the farmstead but creates pride in ownership for someone else to come in and buy and fix up.
12. Scenic beauty.
13. Location in the Baraboo Range—protection of such via conservation easements and/or conservation organizations.
14. Good people.
15. Natural Beauty, good mixture of farm and forest lands.
16. Rural Farm Character.
17. Good neighbors for 37 years and good roads.
18. Farmland, woodland coexisting.
19. Baraboo Bluffs.
20. Environment—topography, wetlands, bluffs and forests.
21. Positive aspect – no opinion, Unique Aspect – R/R museum.
22. Rural, slow-paced, not overly developed.
23. The taxes and damn high!
24. Scenic Hillsides.
25. Natural Beauty and Peacefulness.
26. Rural small town character.
27. Rural feel-open spaces-natural beauty.

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28. The rural character, its natural beauty, its bluffs, forests and open fields.
29. Rural character with its scenic beauty, wildlife and relative peace and quiet.
30. Rural living.
31. The most positive aspect of the town of Freedom is that it is far enough away from Baraboo and Reedsburg to feel like it is a rural area and yet it is close enough to the two cities that it is convenient and handy to get to jobs, schools, stores and hospitals.
32. The Town of Freedom still maintains its unique rural character over the past five decades. Neighbors still are friendly and always willing to lend a helping hand. The Town of Freedom has a type of people with hard working values with the desire to appreciate the unique heritage the area provides.
33. Baraboo Range.
34. It was the ability and right to use your land as you see fit, whether ag., residential or any business you want to undertake. That has already been taken away. Please don't try to destroy anymore of our rights.
35. It is a nice mixture of hills, lowlands, woods and farm fields.
36. Natural beauty, sense of community, entrepreneurial spirit.
37. Natural beauty (rolling, forested hills and rural character of small farms).
38. We have some of the most terrific citizens—many of them guard their home areas like Fort Knox.
39. We have variety of woods, cropland and scenic natural beauty.
40. General rural nature.
41. It is a very beautiful township to live in.
42. Protection of the woodlands in the Baraboo Range.
43. Quiet county charm and beauty, availability of driving distance to work and shopping areas.
44. Farmland/crops/woods.
45. Farmland/woodland.
46. It's natural preservation and location of the Baraboo Range.
47. Keep Town of Freedom as is.
48. Farmland/woods.
49. Farming Heritage.
50. The fact that it is located in an area that could be lucrative through low impact tourism ventures that would be enhanced by and in conjunction with the vast nature conservancy holdings—development rights sales and D.N.R. properties. These provide vast natural habitat (no longer threatened) and with their pristine beauty provide visitors and dwellers a wonderful place to live in and visit. Support for such ventures as golf course, stable and rail and other numerous ventures would generate jobs to support workers, young people and old and a dying township.
51. The rural beauty and character. The prosperous farming, quiet, peaceful and low traffic.
52. Our part of the solid block of hardwoods called the Baraboo Range. Our bottomlands and farming.

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53. Location.
54. Rural geography.
55. Its name.
56. Rural look and character.
57. The rural character, its natural beauty, its bluffs, forests and open fields.
58. The Town of Freedom is blessed to be located in the Baraboo Range, an invaluable and unique ecological region of great importance to the surrounding areas and in need of great care and attention by us for its future.
59. The natural beauty of this rural area.
60. Scenic Beauty.
61. Its prairie farms and village- which could expanded the incredible unspoiled beauty of the Baraboo Range.
62. Rural, quiet, beautiful.
63. Rural character and priceless woodlands in south half.
64. Its rural and agricultural character.
65. The space, the scenery, the wildlife, rural way of life, the piece and quiet.

Question 37. What do you feel is the single biggest issue facing the Town of Freedom over the next several years?

1. It sounds as though you want to turn the township into one big village of apartments and stores. What happened to being in the country to enjoy the country? I've already got a guy a stones throw away waking me up in the morning with his motorcycle.
2. Control highways/safety/well maintained/keep housing down/don't let government rule owner's idea of what to do with land.
3. People selling rights of their land to have someone else control the future of that land.
4. Services. We have no garbage pick-up, no cell phone reception, no Internet service, no caller-id service. We joke that we live in Arkansas or a 3rd world country to our friends in Chicago.
5. Ensuring our resources such as water and woodland don't decrease as well as cropland and farms. Also that is a friendly viable option for people to be able to live in this area. If land values and taxes keep going up—many will be forced out of their homes.
6. Keeping taxes down.
7. When historical structures are improved solely for beautification and not in any way an economic improvement/taxes on the parcel are increased. This should not happen.
8. Property owner rights.
9. Limit Development in the Baraboo Range and managing the forested areas to preserve woodlands.
10. Taxes way to high. Fire the current assessor.
11. More qualification to be on the Town Board.

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12. Having enough money to accomplish basic services.
13. Too much new building.
14. Environmental issues are going to be a concern. How we handle livestock and waste and if you are going to let business or cottage industries exist how will they impact the area?
15. Property taxes are going to drive people out of their homes in the bluffs.
16. Taking away landowner rights.
17. Too much housing development.
18. Inappropriate/unrestricted development (single-family homes).
19. More people.
20. Uncontrolled growth, spread of 'over-sized' homes of ultra-rich following Hwy 12 improvement. Continued excessive increase in property taxes.
21. Restriction non-property owner rights (35 acre rule).
22. High taxes, bring younger family groups with children into North Freedom.
23. Housing development and property taxes.
24. Exploitation of Bluffs.
25. Coping with growth—pressure for development.
26. Not being able to sustain new growth! Or even want it!
27. Additional housing being built and with them all the supports they will need.
28. Slowing down development of area, because of new Hwy 12!
29. Resist the trend to restrict the rights of property owners.
30. Too much development.
31. Development Pressures.
32. Over development—We need to open opportunities in existing town, and limit development in rural areas. Cluster development in existing town, provide multiple housing opportunities, encourage small business opportunities, limit rural development.
33. Taxes.
34. Fragmentation of its farms.
35. Garbage removal. We feel the current method of dropping off garbage and recyclables at LaRue is the most economical for the town and is convenient for us. When the Sauk County landfill closes, hauling costs are going to increase and home pick-up would cause further increases.
36. Sprawl.
37. Urban sprawl and people from the big city moving into the township and imposing their city way of life and opinions on the rest of the township.
38. The expansion of Hwy 12 into four lanes makes accessibility to the Town of Freedom extremely convenient for people from Madison to move out into the rural area. My fear is an oversized house or housing complex being built in our quiet pristine countryside. I also have a concern that wealthier landowners will raise the taxes of my family property to the point I will have to sell the land I treasure because I'll no longer be able to pay the taxes assessed on my land.

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39. Development Pressure vs. preservation of large areas of undeveloped contiguous forest.
40. Giving property rights back to landowners. And we need to get property taxes under control.
41. People wanting to build homes in a rural setting.
42. Hwy 12 development—encroachment from south.
43. Ruination of the natural beauty and rural character by the development of roadside parcels of manufactured homes which diminishes the value of the land for everyone, especially family farms whose land is their only asset.
44. To strive to maintain the way it looks today.
45. Pressure from development and increasing population growth.
46. Land Use (2).
47. Protecting the environment.
48. The firing of the town maintenance person and hire an adequate and reliable person. Also replace Town Chairperson.
49. Building of new homes.
50. Too much new housing.
51. Overdevelopment.
52. Keep development out of the Town. Keep nature conservancy out of the Town because they don't pay their share of property tax (note: TNC does pay full sum of property taxes based on their land assessment).
53. Too much new housing.
54. Parceling off farmland for housing.
55. Loss of property rights foisted on landowners by environmental zealots trying to force their wishes on others. Example. RC35 has had a direct negative impact on farming and farmers. If general agriculture with small lot size were still here there may have been a few more houses. But with RC35 if 10 people buy land for houses instead of 50 or less acres being affected you have 350 acres most will be out of production, grow up to woods, trash etc. or even if kept up as residential large lawn of 35 acres it will not be farm land and what the “greens” wanted will be forever lost. A smaller lot size would reduce this negative effect. Another example is that the 10 people that bought 35 acre lots for thousands of dollars have forced the price of farmland so high that it can no longer be bought by farmers to increase their production and as we are in a world market that cannot compete and you can guess the rest!
56. Preservation of the unique ecology of the Baraboo Bluffs. The Nature Conservancy deemed it one of the last great places in the Country.
57. Prevention of rural housing development and business expansion. More traffic and noise (you can find this in the city).
58. Population density.
59. Loosing the right to do what I want to do on my property.
60. Over taxation.
61. Freedom.

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62. The resource conservancy 35 acre issue i.e. to keep as is or revise it.
63. Taxes.
64. Fragmentation of its farms.
65. This township is literally split by geology. Careful planning to preserve both the flat farmlands and wild bluffs for all landowners and future generations must be implemented.
66. Having rules and regulations that meet the satisfaction of our different citizens.
67. Controlling single family home building.
68. Balancing progress and profit versus preservation and beauty of one of the state's most magnificent landscape.
69. House building.
70. Loss of farms to the pressures of development.
71. How to balance the pressure for development and the right of the landowner with the desire to maintain the rural character of the township.
72. To construct a reasonable plan for development and more importantly preservation before we are overtaken by unplanned growth and development.

Question 38. What do you want the Town of Freedom to look like in 20 years?

1. Better up-keep of rural roads – snow removal, roads repaired and road ditches mowed and limbs, branches, and trees cut back.
2. Continue the rural landscape, lots of open space, woodland, beauty like what it is now, stop people overseeing the use of taxes by all to buy out land.
3. Remind small farm community with shared land owned by people who care for the neighbor property and use common sense.
4. A place that blends in with its surroundings. A place where historic character and charm have been retained. A place where people are good stewards of their resources. A place where families can afford to live. A place where it only looks like time stood still. A place where people are changing and adapting to their environment in a responsible and thoughtful way. An ideal place to call home!
5. Alive and well.
6. If residents have good employment and money to spend, everything will take care of itself. Residents should not be bossed or legislated.
7. Property taxes—By implementing more restrictions against building you will definitely affect the tax basis—less people moving into the area!!! Higher taxes for all!!!
8. Much like it does today with carefully planned changes.
9. Better maintain roads and roadsides.
10. The same is it does today.
11. As good as it looks today or better.

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12. I would like to see it stay somewhat the same. I have been farming in this area for 20 years and am pleased with how things look. We cannot be so short minded though. I applaud the Towns efforts to try and come up with a vision for the future. I would like to say thank you to everyone involved in this effort. I do not live in the township but have been very proud to be a part of it.
13. If we don't keep tax down—only the rich from the cities will be in the area.
14. Small country town.
15. Pretty much as it is today but with upgrading and modernization of existing structures and decrease of 'dump areas' around farms and homes.
16. Urban, business, recreation.
17. Not radically different from now. Town could increase recreation facilities, increase tourism opportunities to increase economic base- but- without adversely affecting existing natural beauty. Suggestions: Increase hiking trails, bicycle routes, camping facilities. No extension of destruction activities such as ATV, snowmobile routes.
18. A lot like it is today, but with more new homes in small lot clusters.
19. More residents and local businesses.
20. Farmland, woodland.
21. As close today as possible.
22. Continued as a rural Town.
23. No Opinion.
24. Just like it is right now.
25. The same as it does now!
26. Same as now.
27. The same as it is now.
28. The same size and character.
29. More small business, environment friendly services, groceries, med. Facilities available (if population grows), all services available for employees in small businesses, with affordable housing- AND – opportunities to experience townships natural beauty- hiking, biking trails, education opportunities.
30. Preserve rural look and cluster development around the Village of North Freedom. It will be cheaper to provide adequate services this way.
31. Maintain the scenic beauty and strong agriculture business with quieter recreational activity.
32. As is as much as possible, no subdivisions.
33. I would like to see it as it is right now.
34. As the cost of maintaining what currently exists in our township rises I understand business and additional landowners are inevitable. My suggestion is consider preserving our unique Baraboo Range which is geologically acclaimed Any development should start small in the rural area as well as the Village of North Freedom and LaRue etc. Emphasizing to prospective landowners through brochures/advertising town uniqueness will gain public respect.
35. As close to now as possible.

Town of Freedom, Community Survey – September/October 2004.
Responses, to Questions 36, 37 and 38

36. Rural farming community (2).
37. Increase number of small businesses, keep most housing developments within Village boundary; preserve rural nature of community.
38. Essentially the way it looks today but with the repair of the many farmsteads that were allowed to deteriorate (note: the respondent referenced specific individuals/farmsteads that are not included in the summary).
39. As much as possible as it is today. We don't want houses on the side of the hills (Bluffs) on top of bluffs—housing and building controlled.
40. Rural agricultural setting. Keep growth at a minimum.
41. Rural with subdivisions.
42. To look the same as now in 2004.
43. Still be a small friendly community, not overdeveloped.
44. As beautiful as it is now.
45. The same as it is now.
46. Rural Character with the preservation of farmland and the Baraboo Range.
47. I would like to see it left like it is—a farming community and scenic beauty.
48. Progressive.
49. Same.
50. Like it was 50 years ago.
51. Similar to today with a few small mom and pop businesses/services that benefit the community.
52. Like most people, change is a scary thing to deal with but based on its past, the township has had some very dramatic changes from a robust mining and log lumber economy to an ag. economy and now working its way into a tourist economy. If left to their own devices, it will look as wonderful as tomorrow for those who will be here as it looks today for those who won't be here.
53. Maintain its rural character and beauty. Continued farm prosperity.
54. You're looking at it.
55. I don't care for the idea of cluster homes, but rather have them scattered and not next to the road. More businesses brought into the area.
56. No change—just like it is now.
57. Preservation of the bluff's and flood plains intermixed with a few areas of cluster subdivision housing. Increased park facilities and recreational opportunities for non-motorized equipment. Small and sustainable agricultural operations.
58. Unsure, its always changing—many of the farms are gone, people have passed on and moved away because of marginal farmland and inability to prosper. Other have been swallowed up by larger owners buying up the smaller ones and some of the farms are being supported by those who work another job to keep their land.
59. Mostly rural, but some changes in housing and industry are possible if they are planned correctly.
60. Like it is.

Town of Freedom, Community Survey – September/October 2004.
Responses, to Questions 36, 37 and 38

61. Preserve rural character and cluster development around Village of North Freedom. It will be cheaper to provide adequate services this way.
62. Exactly like it does now with less of an ‘us’ and ‘them’ attitude.
63. Maintain the natural beauty. Leaving some rights to our citizens to use the land they own as they choose.
64. Just like yesteryear and the year before.
65. I want the village to be well-diversified in business and housing. I want the prairie land working, the town expansion excepted (sic) and the hills and ridges just as they are. I believe an owner should be free to build a new dwelling on his 35 acres without (can’t read word) the other one.
66. Clean, neat, rural yet with current services.
67. Like it was 20 years ago. No more urban/suburban development and no more quarries.
68. To be honest...the same!
69. Similar to now with houses placed on small less farmable pieces of land allowing farming to continue on the best lands and farmers to profit from development pressure.
70. To keep its rural and scenic beauty in tact. It’s such a special place and we have a unique opportunity to keep it that way.

Added Comments:

1. I have owned 10 acres of land with a one-room cabin, with no water or electricity, on Denzer Road for about 20 years. My property taxes have doubled again and again and again over the years, for which I receive virtually no services. Being on a retirement income now, I will soon have to sell my land and cabin and lose my cherished retreat. If everyone’s property is being increased in the Township, it has to be a tremendous burden to a not overly affluent community. Where does all the tax revenue go? I see no significant improvement in services and my neighbors say schools have not benefited.

Town of Freedom 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 has an adopted Comprehensive Plan by January 2010, the Town of Freedom 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.
- 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 Freedom Comprehensive Plan Committee**, a diverse group of residents from the Town who represent differing interests, viewpoints and expertise including:

Craig Gaetzke - Chair	Gary Holmes	Gary Pace
Andrew Zimmer - Vice Chair	Carl Klein	Larry Phelps
David Baumgarten	Richard Klemm	Dennis Rehr
Arvin Faivre	Verla Klengenmeyer	Tom Schlieckau
Charles Geffert	Jim Lampman	Tom Stein
Dave Gibbs	Kirk Nelson	Dean Steinhorst
Steve Hartzell		

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 Freedom Comprehensive Plan***. **Your input is extremely important**; as it will help the Town prepare 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. If you know of a household that did not receive a survey, please contact Brian Simmert at the Sauk County Department of Planning, 355 – 3285 ext. 3437.

To ensure privacy, the survey does not ask you to provide your name. Feel free to block out or remove the mailing label before returning the survey. When you have completed this Survey, simply fold over and mail or return it to the West Square Building in Baraboo by **October 7, 2004**. Return Postage and the address have been included between pages 6 and 7 of the survey.

Thank you for your time. Your opinions are valuable to us and to the project!

-----Cut Here and Keep-----

*Please Join
The Town of Freedom
Comprehensive Plan Committee for a
Vision Workshop and Open House
Thursday, October 14, 2004 6:00pm-9:00pm
North Freedom Elementary School (County I)*

For additional information please contact Craig Gaetzke, Town of Freedom Comprehensive Plan Committee Chair at 522-4335 or Brian Simmert at the Sauk County Planning & Zoning Department at 355-3285, ext 3437, email bsimmert@co.sauk.wi.us.

Your input is extremely valued! 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 and land division and agricultural opportunities. This plan should reflect the vision, goals and values of *all* residents and landowners.

All Town of Freedom residents and landowners, neighboring governmental officials and interested persons are invited to participate in the Town of Freedom Vision Workshop and Open House.

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 Freedom, 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 Freedom Property Owner?

- A ___ 2000 - 2004 D ___ 1980 - 1989
B ___ 1995 - 1999 E ___ 1970 - 1979
C ___ 1990 - 1994 F ___ 1969 or earlier

4. Approximately how many total acres in Freedom do members of your household own?

- A ___ None (renter) E ___ 21-34
B ___ Less than 1 acre F ___ 35-100
C ___ 1-5 acre(s) G ___ 101-200
D ___ 6-20 acres H ___ More than 200

5. Where is your primary place of work?

- A ___ At home/on farm C ___ Outside Sauk County (but in WI)
B ___ In Sauk County D ___ Out of State
E ___ Retired

Secondary place of work (if applicable)?

- A ___ At home/on farm C ___ Outside Sauk County (but in WI)
B ___ In Sauk County D ___ Out of State

6. 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

7. What is your employment status?

- A ___ Employed full-time D ___ Self-employed
B ___ Employed part-time E ___ Retired
C ___ Unemployed F ___ Other

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 _____ D ___ Four _____
B ___ Two _____ F ___ Five or more _____
C ___ Three _____

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. What are the THREE most important reasons for you and your family to live in the Town of Freedom? (Check three only)

Check Three Only	
A. Agricultural Opportunities	
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 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 ___ In and near the developed areas (i.e. adjacent to the Village of North Freedom)
- B ___ In and near existing, rural concentrations of homes
- C ___ On newly developed small ‘rural’ lots
- D ___ Scattered on large lots (35 + acres) through-out the Town
- E ___ Directed to newly proposed rural subdivisions (4 or more lots)

14. Which of the following options below best describes your ideas of what types of new housing should be located in the Town? Please write “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

15. Do you support residential subdivision development in the areas where existing services are already provided (e.g. schools, major road ways, etc)?

- A ___ Yes
- B ___ No
- C ___ Need more information to answer

16. Would you MOST prefer housing built in a traditional layout of one house per 35 acres (Option A) or a cluster design of houses on smaller lots surrounded by open space (Option B) or in newly developed rural subdivisions (Option C) or no new housing development (Option D). (Please check one option)

Option A _____



Houses each on 35 acre lots
(current development standard)

Option B _____



Houses clustered on small lots
creating continuous surrounding open space

18. Recognizing that Freedom is a farming community, what scale of farming do you support?

Operation	Smaller than existing	The existing farms are about the right size	Larger than existing	Unsure
A. Beef feedlot				
B. Pig confinement unit				
C. Dairy operation				
D. Crop Farming				
E. Poultry Farming				
F. Forestry				
G. Fur, Fish or Game Farms				

19. Do you feel there are adequate Agriculture support and complimentary services in southern Sauk County to keep Agriculture businesses in Freedom economically viable?

A ___ Yes B ___ No C ___ Unsure

Part B – If No, what services do you feel are needed?

PART 5 ECONOMIC DEVELOPMENT

20. Would you support the idea of alternative agriculture opportunities in the list below, please check YES for acceptable, NO for unacceptable, and MAYBE for acceptable with restrictions.

Activity	Yes	No	Maybe
Direct Farm Product Sales			
Agriculture Tourism			
Workdays and Educational Opportunities			
Overnight Lodging/Ag Bed and Breakfast			
Other (please specify):			

21. In areas of existing development, different commercial land uses could exist and 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 _____			

Please turn to page 7

PART 6 UTILITIES AND COMMUNITY FACILITIES

26. The Town of Freedom should allow landowners to pursue the following energy alternatives as a form of economic development and self sustainability. 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					

27. 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 (Baraboo)					
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. Cell Phone Service					

28. 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. New parks should be developed in the Town					
C. Primitive ‘backpacking’ campsites should be provided in the Town					
D. A campground, complete with parking pads should be developed					
E. Hiking trail systems should be expanded /developed in the Town					
F. Picnic areas should be expanded/developed					
G. Facilities such as a playground should be added to the Town					

29. Do you support the development of privately shared sewer and water service for any subdivision (4 or more lots)?

A ___ Yes
 B ___ No

C ___ Need more information to answer

30. Do you support the development of a private shared sewer and water service for any new cluster development (3 or fewer lots)?

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					
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					

33. Which of the following transportation opportunities would you support the inception or expansion of? (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 Horse Trails
 I Other: _____

PART 9 LAND USE

34. The following are several statements that suggest choices about the future directions for the Town of Freedom. 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 Freedom.			
B. Housing subdivisions should be allowed adjacent to the Village of North Freedom.			
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 Town.			
F. Small family non-farm businesses should be allowed in the Town.			
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.			
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 preserve the Town's '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 area creeks for trout population and habitat restoration.			
S. The Town should encourage the continued purchase of development rights programs in 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 land use plans of Freedom with neighboring municipalities should be a high priority.			
W. Development adjacent to the Village of North Freedom should be inclusive of a mix of single-family and multi-family residential.			
X. Development adjacent to the Village of North Freedom should be traditional in size, scale and appearance.			
Y. The Town should allow rural subdivisions inclusive of four or more lots.			
Z. Other: _____.			

35. In your opinion, what are the three most important land use issues in the Town of Freedom?
(Write “1” in the space next to the most important issue, “2” in the space next to the second most important issue, and “3” in the space next to the third most important issue).

- | | |
|-------------------------------------|--------------------------------------------------------------------------------------|
| A ___ Cropland disappearance | F ___ Too little housing development |
| B ___ Scenic beauty | G ___ Quarrying/Mineral Extraction |
| C ___ Protection of water resources | H ___ Upkeep of existing homes/structures |
| D ___ Preservation of Baraboo Range | I ___ Preservation of rural “look” character
(visibility of new homes/structures) |
| E ___ Too much housing development | J ___ Other: _____ |

PART 10 GENERAL OPINIONS

36. What do you feel is the most positive and unique aspect of the Town of Freedom?

37. What do you feel is the single biggest issue facing the Town of Freedom over the next several years?

38. What do you want the Town of Freedom to look like in 20 years?

PART 11 PUBLIC INPUT OPPORTUNITIES

The Town of Freedom will be developing a Comprehensive Plan, which is inclusive of specific focus group study areas. 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 Freedom.

One way we would like to get public input is to invite residents and landowners of the Town to become members of one or more 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 October and run through January.

If you are interested in becoming a member of one or more 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 though 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 Craig Gaetzke - Chair of the Comprehensive Plan Committee, phone 522 – 4335, or Brian Simmert, Planner - Sauk County Planning & Zoning Department, phone 355 – 3283, ext. 3437, email bsimmert@co.sauk.wi.us.

Focus Group Selections	Check Area(s) of Interest
A. Housing	
B. Transportation	
C. Utilities & Community Facilities	
D. Natural & Cultural Resources	
E. Agricultural Resources	
F. Economic Development	
G. Intergovernmental Cooperation	
H. Land Use	

Name: _____

Address: _____

Phone: _____ email: _____

If you are interested in becoming a member of a focus group(s) and prefer that your survey response remains anonymous, feel free to detach this page and mail it separately to the address below.

Department of Planning and Zoning
 Sauk County West Square Building
 505 Broadway
 Baraboo, WI 53913

Thank you for your time and interest. Your input is valuable to the success of this project!

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	Other Responses
Raw Score	34	37	0	5	19	6	101	cabin, part time farm, tavern w. apt
Percent	33.66%	36.63%	0.00%	4.95%	18.81%	5.94%	100.00%	
Percent of total Survey Respondents							100.00%	

Question 2. If you own land in the Freedom, what is the primary use?	Ag/Working Farm	Non-Farm Residence	Farm Related Business	Recreational Land	Other	Total	Other Responses
Raw Score	41	27	4	18	10	100	woodland, wildlife habitat, conservation, future homesite, hunting, tree farmer, home & business, pasture, workland
Percent	41.00%	27.00%	4.00%	18.00%	10.00%	100.00%	
Percent of Total Survey Respondents						99.01%	

Question 3. In what year did you become a Freedom property owner?	2000 - 2003	1995 - 1999	1990 - 1994	1980 - 1989	1970 - 1979	1969 or earlier	Total
Raw Score	11	13	22	18	17	20	101
Percent of Raw Score	10.89%	12.87%	21.78%	17.82%	16.83%	19.80%	100.00%
Percent of Total Survey Respondents							100.00%

Question 4. Approximately how many total acres in Freedom do members of your household own?	None (Renter)	Less than 1 acre	1 to 5 acre(s)	6 to 20 acres	21 to 34 acres	35 to 100 acres	101 to 200 acres	More than 200 acres	Total
Raw Score	1	1	10	16	7	34	18	12	99
Percent	1.01%	1.01%	10.10%	16.16%	7.07%	34.34%	18.18%	12.12%	100.00%
Percent of Total Survey Respondents									98.02%

Town of Freedom Survey Tally Results

]

Question 5. Where is your primary place of work?	At home/on farm	In Sauk County	Outside Sauk County (in WI)	Out of State	Retired	Intentionally Left Blank	Total
Raw Score	19	39	6	3	20	0	87
Percent	21.84%	44.83%	6.90%	3.45%	22.99%	0.00%	100.00%
Percent of Total Survey Respondents							86.14%

Secondary place of work?	At home/on farm	In Sauk County	Outside Sauk County (in WI)	Out of State	Total
Raw Score	21	19	7	1	48
Percent	43.75%	39.58%	14.58%	2.08%	100.00%
Percent of Total Survey Respondents					37.50%

Question 6. 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	19	16	23	10	8	76
Percent	25.00%	21.05%	30.26%	13.16%	10.53%	100.00%
Percent of Total Survey Respondents						75.25%

Question 7. What is your employment status?	Employed full-time	Employed part-time	Unemployed	Self-employed	Retired	Other	Total
Raw Score	38	4	0	15	19	0	76
Percent of Rural	50.00%	5.26%	0.00%	19.74%	25.00%	0.00%	100.00%
Percent of Total Survey Respondents							75.25%

Question 8. What is the total number of adults (18+), including yourself, living in the household?	One	Two	Three	Four	Five or more	Total
Raw Score	10	77	8	3	0	98
Percent	10.20%	78.57%	8.16%	3.06%	0.00%	100.00%
Percent of Total Survey Respondents						97.03%

Ages Listed: Range 48 to 90 Range 24-87 Range 18-93 Range 19-56

Question 9. How many children (under 18), live in the household?	None	One	Two	Three	Four	Five or More	Total
Raw Score	68	13	13	3	0	0	97
Percent	70.10%	13.40%	13.40%	3.09%	0.00%	0.00%	100.00%
Percent of Total Survey Respondents							96.04%

Ages Listed: Range 2 mos. to 17 yrs

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	1	9	21	19	7	11	68
Percent	1.47%	13.24%	30.88%	27.94%	10.29%	16.18%	100.00%
Percent of Total Survey Respondents							67.33%

Question 11. What are the Three most important reasons for you and your family to live in the Town of Freedom? (Check three only)				
	Average Score	Rank	Number of Respondents to each	Percent of Total Survey Respondents
Agriculture	5.17	3 (tied)	29	28.71%
Appearance of Homes	7.85	11 (tied)	5	4.95%
Community Services	8.83	13	1	0.99%
Cost of Homes	6.03	7	11	10.89%
Historical Significance	7.61	12	4	3.96%
Low Crime Rate	6.44	8	9	8.91%
Natural Beauty	3.22	1	54	53.47%
Near Family & Friends	4.17	2	37	36.63%
Near Job or Employment Opportunities	6.84	6	14	13.86%
Property taxes	8.43	9	8	7.92%
Quality Neighborhoods	5.95	10	6	5.94%
Quality Schools	6.04	11 (tied)	5	4.95%
Recreational Opportunities	7.03	3 (tied)	29	28.71%
Small Town Atmosphere	4.62	4	25	24.75%
Inherited Family Farm	5.07	5	16	15.84%
Other reasons listed: Economic Opportunities, Rear Ecological Region, Timber Management/Log and Firewood Values, Close to Employment, Own Land in Town, Baraboo Hills, Wildlife	n/a	n/a	13	12.87%

Rank	Attribute
1	Natural Beauty
2	Near Family and Friends
3	Agriculture
3	Recreational Opportunities
4	Small Town Atmosphere
5	Inherited Family Farm
6	Near Job or Employment
7	Cost of Homes
8	Low Crime Rate
9	Property taxes
10	Quality Neighborhoods
11	Appearance of Homes
11	Quality Schools
12	Historical Significance
n/a	Other

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 existing housing quality	25	28.09%	45	50.56%	3	3.37%	6	6.74%	10	11.24%	89	88.12%
Singly family housing is needed	7	7.29%	29	30.21%	22	22.92%	18	18.75%	20	20.83%	96	95.05%
Duplexes (2 units) are needed	1	1.22%	12	14.63%	26	31.71%	27	32.93%	16	19.51%	82	81.19%
Apartments (3 or more unites) are needed	1	1.23%	5	6.17%	23	28.40%	37	45.68%	15	18.52%	81	80.20%
Affordable housing is needed in the Town	7	7.45%	36	38.30%	16	17.02%	18	19.15%	17	18.09%	94	93.07%
Elderly housing is needed in the Town	7	7.45%	32	34.04%	23	24.47%	16	17.02%	16	17.02%	94	93.07%
Starter (first time buyer) homes are needed in the Town	6	6.38%	32	34.04%	23	24.47%	16	17.02%	17	18.09%	94	93.07%

Question 13. In which of the following options below best describes your ideas of where new housing should be located in Freedom? #1 = most desirable location, #5 = least desirable location.	In and near developed areas (i.e. V. North Freedom)	In and near existing rural concentrations of homes	Only developed on small rural lots.	Scattered on large lots (35 + acres) throughout the Town	Directed to newly proposed rural subdivisions (4 or more lots)
Most desirable location - # 1	57	4	5	8	2
Percent of Respondents	67.86%	5.41%	6.67%	10.67%	2.74%
# 2	9	42	8	15	2
Percent of Respondents	10.71%	56.76%	10.67%	20.00%	2.74%
# 3	9	17	17	16	24
Percent of Respondents	10.71%	22.97%	22.67%	21.33%	32.88%
# 4	6	8	25	19	17
Percent of Respondents	7.14%	10.81%	33.33%	25.33%	23.29%
Least desirable location - # 5	3	3	20	17	28
Percent of Respondents	3.57%	4.05%	26.67%	22.67%	38.36%
Total of that chose to respond	84	74	75	75	73
Average Rank Score	1.68	2.51	3.63	3.29	3.92

Question 14. Which of the following options below best describes your ideas of what types of new housing should be located in Freedom? # 1 = most desirable idea for new housing, # 4 = least desirable idea for new housing.	Multi-family not to exceed four units in a single building	Single-family only	Mixed use, such as a single-family unit above a business on a lower level	A mixture of A, B and C
	Responses:			
Most desirable idea for new housing # 1	2	50	5	14
Percent of Respondents	2.94%	72.46%	7.25%	20.59%
# 2	14	10	40	3
Percent of Respondents	20.59%	14.49%	57.97%	4.41%
# 3	22	6	14	26
Percent of Respondents	32.35%	8.70%	20.29%	38.24%
Least desirable idea for new housing # 4	30	3	10	25
Percent of Respondents	44.12%	4.35%	43.48%	44.12%
Total that chose to respond	68	69	69	68
Average Rank Score	3.18	1.45	2.42	2.91

Question 15. Do you support residential subdivision development where existing services are already provided (e.g. utilities, major road ways, etc.)?	Yes	No	Need more information to answer	Total
Raw Score	38	20	37	95
Percent	40.00%	21.05%	38.95%	100.00%
Percent of Total Survey Respondents				94.06%

Question 16. 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	Total
Raw Score	25	29	6	33	93
Percent	26.88%	31.18%	6.45%	35.48%	100.00%
Percent of Total Survey Respondents					92.08%

Question 17a. Are you in favor of the Town remaining zoned Resource Conservancy 35?	Yes	No	Unsure	Total
Raw Score	38	35	24	97
Percent	39.18%	36.08%	24.74%	100.00%
Percent of Total Survey Respondents				96.04%

Question 17b. Currently the Resource Conservancy 35 zoning requires a minimum of 35 acres to build a new house. Are you in favor of keeping this requirement?	Yes	No	Unsure	Total
Raw Score	37	42	19	98
Percent	37.76%	42.86%	19.39%	100.00%
Percent of Total Survey Respondents				97.03%

Question 17c. Are you in favor of increasing or decreasing the minimum 35 acre lot size to build a new house?	Increase	Decrease	Unsure	Total
Raw Score	18	38	34	90
Percent	20.00%	42.22%	37.78%	100.00%
Percent of Total Survey Respondents				89.11%

Question 17c. Suggestions for increasing or decreasing minimum acreage (in acres)	Number of Respondents	Percent of Respondents
one-quarter	1	2.4%
1	2	4.8%
3 to 5	1	2.4%
5	10	23.8%
5 to 10	1	2.4%
10	6	14.3%
15	2	4.8%
20	4	9.5%
25	1	2.4%
40	9	21.4%
50	2	4.8%
80	2	4.8%
500	1	2.4%

Question 17d. 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 portion of the property remain as currently used?	Yes	No	Unsure	Total
Raw Score	45	34	15	94
Percent	47.87%	36.17%	15.96%	100.00%
Percent of Total Survey Respondents				93.07%

Question 17e. Are you in favor of INCREASING the acres needed to build a new house in exchange for an agreement that a portion of the property remain as currently used?	Yes	No	Unsure	Total
Raw Score	13	35	11	59
Percent	22.03%	59.32%	18.64%	100.00%
Percent of Total Survey Respondents				58.42%

Question 18. Recognizing that Freedom is a farming community, what scale of farming do you support?	Smaller than existing	Percentage Response	The existing farms are about the right size	Percentage Response	Larger than existing	Percentage Response	Unsure	Percentage Response	Total Response
Beef feedlot	7	7.53%	59	63.44%	16	17.20%	11	11.83%	93
Pig confinement unit	12	12.24%	60	61.22%	11	11.22%	15	15.31%	98
Dairy operation	1	1.01%	69	69.70%	23	23.23%	6	6.06%	99
Crop farming	5	5.26%	59	62.11%	25	26.32%	6	6.32%	95
Poultry farming	6	6.67%	55	61.11%	11	12.22%	18	20.00%	90
Forestry	5	5.26%	50	52.63%	27	28.42%	13	13.68%	95
Fur, Fish or Game Farms	14	#DIV/0!	50	#DIV/0!	9	#DIV/0!	28	#DIV/0!	101

Question 19. Do you feel there are adequate Agriculture support and complimentary services in southern Sauk County to keep Agriculture businesses in Freedom economically viable?	Yes	No	Unsure	Total
Respondents	38	18	40	96
Percentage Response	39.58%	18.75%	41.67%	100.00%
Percent of Total Survey Respondents				95.05%

Part B If No, what services do you feel are needed?

Get DNR away from farmland and let farmers use their land. Less restrictions for transporting equipment. Bank that gives away money, the cropland in Freedom is very limited. Services do no keep business viable. Government does not create anything. Better support of farmers and farming education. Better markets. Farmers still dying from taxes, ignorance of specialty markets another lack. More markets. Better roads. Tax relief. Fewer regulations. Small business located in the Town that would be farmer friendly such as campgrounds, retail outlets for such as pet and tack, township produced product sales, remember Freedom allows ideas to grow!

Question 20. Would you support activities that promote Community Supported Agricultural opportunities?	Yes	No	Maybe	Total	Percent of Total Survey Respondents
Direct Farm Product Sales	81	3	10	94	93.07%
Agriculture Tourism	67	12	16	95	94.06%
Workdays and Educational Opportunities	64	9	21	94	93.07%
Overnight Lodging/Ag Bed & Breakfast	68	8	18	94	93.07%
Other (please specify)	10	2	0	12	11.88%

Other: campground with general store, tack shop, stable and farmers market.

Question 21. In areas of existing development, different commercial land uses could exist and may be developed in the future. Check YES for acceptable, NO for unacceptable, MAYBE for acceptable with restrictions.

	YES	Percentage Response	NO	Percentage Response	MAYBE	Percentage Response	Total
Professional offices (accounting, real estate, insurance etc)	58	64.44%	22	24.44%	10	11.11%	90
Retail sales	58	63.74%	19	20.88%	14	15.38%	91
Restaurant/Tavern bar	51	55.43%	20	21.74%	21	22.83%	92
Warehousing	25	27.47%	44	48.35%	22	24.18%	91
Gas Station	60	58.82%	31	30.39%	11	10.78%	102
Health Services	65	71.43%	14	15.38%	12	13.19%	91
Grocery Store	62	66.67%	20	21.51%	11	11.83%	93
Industry	24	26.09%	45	48.91%	23	25.00%	92
Construction	47	51.09%	31	33.70%	14	15.22%	92
Tourism	60	66.67%	17	18.89%	13	14.44%	90
Arts and Entertainment	61	62.24%	25	25.51%	12	12.24%	98
Wholesale trade	36	40.00%	32	35.56%	22	24.44%	90
Lodging	53	56.99%	20	21.51%	20	21.51%	93
Manufacturing	25	27.17%	42	45.65%	25	27.17%	92
Other	2	0.00%	4	30.77%	7	53.85%	13

Other: Campground

Question 22. Would you support business development in the rural areas of Freedom ?

	Small Business 'mom & pop'	Large Business	Both	None	Total
Response	50	0	23	19	92
Percent Response	54.35%	0.00%	25.00%	20.65%	100.00%

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Question 23. Would you support business development adjacent to the Village of North Freedom?	Small Business 'mom & pop'	Large Business	Both	None	Total
Response	31	2	42	7	82
Percent Response	37.80%	2.44%	51.22%	8.54%	100.00%

Question 24. In the Town of Freedom, different commercial land uses could exist and may be developed in the future. Check YES for acceptable, NO for unacceptable, MAYBE for acceptable with restrictions.							
	YES	Percent Response	NO	Percent Response	MAYBE	Percent Response	Total
Farm Implement Dealers	53	58.89%	15	16.67%	22	24.44%	90
Feed Mills	58	63.04%	15	16.30%	19	20.65%	92
Fertilizer Dealers	42	45.16%	24	25.81%	27	29.03%	93
Stockyard	37	40.66%	36	39.56%	18	19.78%	91
Ethanol Plants	46	42.99%	37	34.58%	24	22.43%	107
Veterinary Services	57	72.15%	9	11.39%	13	16.46%	79
Sawmills	63	62.38%	13	12.87%	25	24.75%	101
Quarries/Mineral Extractions	34	38.64%	34	38.64%	20	22.73%	88
Government Services (I.e. police, fire, road service garages)	64	71.11%	13	14.44%	13	14.44%	90
Waste Treatment Facilities	35	38.46%	37	40.66%	19	20.88%	91
Parks and Campgrounds	52	51.49%	32	31.68%	17	16.83%	101
Airport or Landing Strip	29	36.25%	32	40.00%	19	23.75%	80
Dog Kennels/Stables	42	45.16%	25	26.88%	26	27.96%	93
Shelter or Group Home	31	34.44%	38	42.22%	21	23.33%	90
Landfill	7	7.87%	67	75.28%	15	16.85%	89
Other	2	66.67%	0	0.00%	1	33.33%	3

Other: General stores and retail outlet.
Gas station, campgrounds.

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 Response	NO	Percent Response	MAYBE	Percent Response	Total
Nature Sanctuary	56	63.64%	22	25.00%	10	11.36%	88
Parks and Campgrounds	56	63.64%	16	18.18%	16	18.18%	88
Riding Stables	53	60.23%	17	19.32%	18	20.45%	88
Ski Hills	29	32.58%	38	42.70%	22	24.72%	89
Golf Course	30	33.71%	40	44.94%	19	21.35%	89
Cross Country Ski Trails	56	63.64%	9	10.23%	23	26.14%	88
Snowmobile trails	31	35.23%	35	39.77%	22	25.00%	88
Education/interpretative centers	58	64.44%	9	10.00%	23	25.56%	90
Local nature or heritage based arts and entertainment	54	58.06%	21	22.58%	18	19.35%	93
Local nature or heritage based retail and sales	48	53.93%	19	21.35%	22	24.72%	89
Game farms	52	51.48%	24	23.76%	1	0.99%	6
Shooting range	25	28.73%	18	20.68%	14	16.09%	15

Question 26. The Town of Freedom should allow landowners to pursue the following energy alternatives as a form of economic development and self sustainability.										
	Strongly Agree	Percent of total that chose to respond	Agree	Percent of total that chose to respond	Disagree	Percent of total that chose to respond	Strongly disagree	Percent of total that chose to respond	No opinion	Total
Ethanol Plants	22	23.40%	26	27.66%	15	15.96%	16	17.02%	16	94
Solar Energy	65	64.36%	29	28.71%	1	0.99%	4	3.96%	2	101
Wind Energy	52	51.49%	24	23.76%	1	0.99%	6	5.94%	1	101
Methane Production	25	28.74%	18	20.69%	14	16.09%	15	17.24%	15	87

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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 Response	Good	Percent Response	Fair	Percent Response	Poor	Percent Response	Not Applicable	Percent Response	Total
Ambulance Service	8	8.33%	51	53.13%	10	10.42%	1	1.04%	26	27.08%	96
Fire protection	27	29.67%	38	41.76%	10	10.99%	1	1.10%	15	16.48%	91
Garbage Collection	4	4.40%	35	38.46%	8	8.79%	1	1.10%	43	47.25%	91
Park and Recreation Facilities	7	7.87%	26	29.21%	16	17.98%	3	3.37%	37	41.57%	89
Police Protection	7	9.59%	26	35.62%	19	26.03%	9	12.33%	12	16.44%	73
Public Libraries	20	21.98%	44	48.35%	6	6.59%	6	6.59%	15	16.48%	91
Public school system	14	15.91%	52	59.09%	6	6.82%	1	1.14%	15	17.05%	88
Recycling program	10	10.31%	52	53.61%	14	14.43%	5	5.15%	16	16.49%	97
Snow removal	17	17.17%	57	57.58%	18	18.18%	2	2.02%	5	5.05%	99
Stormwater management	2	1.74%	55	47.83%	14	12.17%	11	9.57%	33	28.70%	115
Road maintenance	3	3.95%	42	55.26%	20	26.32%	10	13.16%	1	1.32%	76
Bridge maintenance	4	5.00%	33	41.25%	17	21.25%	18	22.50%	8	10.00%	80
Telephone/Internet	2	2.15%	50	53.76%	20	21.51%	7	7.53%	14	15.05%	93
Electrical service and supply	8	8.25%	50	51.55%	16	16.49%	11	11.34%	12	12.37%	97
Cell phone service	4	4.40%	15	16.48%	17	18.68%	40	43.96%	15	16.48%	91

Question 28. With regard to open space facilities, please indicate your opinions.

	Strongly Agree	Percent Response	Agree	Percent Response	Disagree	Percent Response	Strongly Disagree	Percent Response	No opinion	Percent Response	Total
Current facilities are adequate	20	21.74%	41	44.57%	13	14.13%	4	4.35%	14	15.22%	92
New parks should be developed in the Town	9	9.68%	18	19.35%	33	35.48%	15	16.13%	18	19.35%	93
Primitive 'backpacking' campsites should be provided	4	4.30%	20	21.51%	29	31.18%	17	18.28%	23	24.73%	93
A campground, complete with parking pads should be developed	6	6.06%	16	16.16%	42	42.42%	21	21.21%	14	14.14%	99
Hiking trail systems should be expanded/developed in the Town	11	11.58%	36	37.89%	19	20.00%	11	11.58%	18	18.95%	95
Picnic areas should be expanded/developed	8	8.70%	33	35.87%	18	19.57%	11	11.96%	22	23.91%	92
Facilities such as a playground should be added to the Town	7	8.43%	29	34.94%	17	20.48%	10	12.05%	20	24.10%	83

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	20	18	51	89
Percent of Rural	22.47%	20.22%	57.30%	100.00%

Question 30. Do you support the development of private shared sewer and water service for any new cluster development? (3 or fewer lots)	Yes	No	Need more information to answer	Total
Raw Score	22	23	56	101
Percent of Rural	21.78%	22.77%	55.45%	100.00%

Question 31. 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 Response	Very important	Percent Response	Important	Percent Response	Not Important	Percent Response	No Opinion	Percent Response	Total
Farmland	58	60.42%	24	25.00%	7	7.29%	5	5.21%	2	2.08%	96
Woodlands	54	57.45%	19	3.00%	16	17.02%	4	4.26%	1	1.06%	94
Wetlands	42	43.75%	19	19.79%	17	17.71%	13	13.54%	5	5.21%	96
Floodplains	33	33.67%	21	21.43%	27	27.55%	11	11.22%	6	6.12%	98
Hillsides/steep slopes	42	44.21%	22	23.16%	20	21.05%	8	8.42%	3	3.16%	95
Streams	50	53.19%	20	21.28%	20	21.28%	0	0.00%	4	4.26%	94
Wildlife habitat	45	48.91%	16	17.39%	21	22.83%	8	8.70%	2	2.17%	92
Scenic views and undeveloped hills/bluffs	45	49.45%	12	13.19%	18	19.78%	14	15.38%	2	2.20%	91
Baraboo Range	40	39.60%	17	16.83%	27	26.73%	16	15.84%	1	0.99%	101
Open Space	40	40.82%	21	21.43%	26	26.53%	9	9.18%	2	2.04%	98
Rural Character	46	49.46%	20	21.51%	18	19.35%	5	5.38%	4	4.30%	93
Air Quality	52	54.17%	20	20.83%	21	21.88%	1	1.04%	2	2.08%	96
Shoreline	31	32.98%	20	21.28%	26	27.66%	5	5.32%	12	12.77%	94
Historically significant features	34	35.79%	18	18.95%	23	24.21%	13	13.68%	7	7.37%	95

Question 32. Please provide your opinions to the following transportation questions.	Strongly Agree	Percent Response	Agree	Percent Response	Disagree	Percent Response	Strongly disagree	Percent Response	No opinion	Percent Response	Total
The overall road network (roads, highways) meets the needs of the citizens	23	23.96%	61	63.54%	8	8.33%	3	3.13%	1	1.04%	96
The condition of the town roads is adequate for intended uses	15	15.00%	64	64.00%	9	9.00%	9	9.00%	3	3.00%	100
Biking and walking are important modes of transportation	7	7.14%	46	46.94%	17	17.35%	17	17.35%	11	11.22%	98
There should be expanded transportation services for the elderly	7	6.60%	35	33.02%	18	16.98%	18	16.98%	28	26.42%	106

Question 33. 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 of all Checks
Raw Score	27	20	27	23	48	49	22	5	0

Other: public lands, cross country ski trails, snowshoe trails, None of the above.

Town of Freedom Survey Tally Results

Least important issue # 3	3	10	13	6	9	2	10	14	15
Percent of those that ranked this category in any way	10.00%	27.03%	41.94%	15.79%	33.33%	22.22%	62.50%	50.00%	53.57%
Total of those that ranked this category in any way	30	37	31	38	27	9	16	28	28
Average Rank Score	1.47	1.89	2.16	1.53	2.15	2.11	2.56	2.29	2.46
Percent of all respondents that ranked	#DIV/0!								
Farmers/Landowner should be allowed to sell lots of less than 35 acres for housing development	39	41.49%	41	43.62%	14	14.89%	94		
Small scale commercial and business development should be permitted in the Town.	78	81.25%	12	12.50%	6	6.25%	96		
Small family non-farm businesses should be allowed in the rural areas	84	86.60%	9	9.28%	4	4.12%	97		
More rural houses will increase conflicts between farmers and non-farmers	56	86.15%	6	9.23%	3	4.62%	65		
New housing should be directed to areas with existing development	64	64.00%	22	22.00%	14	14.00%	100		
More houses in the Town will lower everyone's property taxes	18	20.00%	59	65.56%	13	14.44%	90		
There are odor problems in the town	2	1.98%	80	79.21%	19	18.81%	101		
There is a problem with excessive noise from business or farm operations in the town	8	8.00%	78	78.00%	14	14.00%	100		
The town should consider night lighting requirements to preserve the Town's 'night skies'	29	31.18%	40	43.01%	24	25.81%	93		
Your neighbors should not be allowed to infringe on your farming operation	68	74.73%	13	14.29%	10	10.99%	91		
The Town should support programs that help preserve agricultural lands for future farming opportunities	78	79.59%	12	12.24%	8	8.16%	98		
The Town should support programs that purchase open space lands, such as wetlands, floodplains, and woodlands for preservation and recreation purposes	47	47.47%	42	42.42%	10	10.10%	99		
The Town should offer residential development alternatives such as new home clustering	36	38.30%	38	40.43%	20	21.28%	94		
the Town should encourage the preservation of historic homesteads and other historic sites	77	79.38%	13	13.40%	7	7.22%	97		
The Town should participate in watershed improvement projects on area creeks trout population and habitat restoration	74	73.27%	17	16.83%	10	9.90%	101		
The Town should encourage the continued purchase of development rights programs in the Baraboo Range	33	33.67%	48	48.98%	17	17.35%	98		
The Town should pursue opportunities and programs that will give farmers the ability to upgrade their farming operations	72	74.23%	17	17.53%	8	8.25%	97		
the Town should adopt signage regulations along roads and highways	61	61.00%	18	18.00%	21	21.00%	100		
Coordinating the land use plans of Freedom with neighboring municipalities should be a high priority	54	55.10%	25	25.51%	19	19.39%	98		
Development adjacent to the Village of North Freedom should be inclusive of a mix of single-family and multi-family residential	47	50.00%	28	29.79%	19	20.21%	94		
Development adjacent to the Village of North Freedom should be traditional in size, scale and appearance	63	64.29%	18	18.37%	17	17.35%	98		
The Town should allow rural subdivision inclusive of four or more lots	23	23.47%	62	63.27%	13	13.27%	98		

Town of Freedom Survey Tally Results

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Other:	13	81.25%	3	18.75%	0	0.00%	16
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Other (Question 34): Feel property owner should be able to sell small lot sizes to reduce his/her tax burden or for that matter any other reason, it's their property, their life and their retirement nest egg. Property that is not considered agricultural is unfairly penalized with high tax rate and no way to sell valuable land because of zoning restrictions.

Lots less than 35 acres should be grandfathered. Manufactured homes should not be allowed in the town. Property owners should be able to sell small lot sizes. Save the unsettled Baraboo Range.

Encourage alternative farming methods with less emphasis on pesticides and herbicides. Discourage clearcutting of forests.

Town should allow people to build in most any place the owner wishes provided it meets state codes for water & sewer.

*Please Join
The Town of Freedom Comprehensive Plan Committee
for a*

*Vision Workshop and Open House
Thursday, October 14, 2004
North Freedom Elementary School
(County Road I north of the Village of North Freedom*

The Town of Freedom, in cooperation with the Sauk County Department of Planning and Zoning, is pleased to be developing their Comprehensive Plan to meet the new 'Smart Growth' requirements. All Town of Freedom residents and landowners, neighboring governmental officials and interested persons are invited to participate in the Town of Freedom Vision Workshop and Open House.

5:30 p.m. - 6:00 p.m. -- Meet the local *Plan Committee* members. Provide input on various visual inventories.

6:00 p.m. - 8:00 p.m. -- Participate in guided activities and discussion pertaining to the opportunities and challenges facing the Town of Freedom.

Your input is extremely valued! 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 and land division and agricultural opportunities. This plan should reflect the vision, goals and values of *all* residents and landowners.

For additional information please contact Craig Gaetzke, Town of Freedom Comprehensive Plan Committee Chair at 522-4335 or Brian Simmert at the Sauk County Planning & Zoning Department at 355-3285, ext 3437, email bsimmert@co.sauk.wi.us. **We look forward to seeing you on October 14th day !**

For Immediate Release
Press Release
And Calendar of Events Notice

Comprehensive Plan Vision Workshop and Open House
Sponsored by the
Town of Freedom Comprehensive Plan Committee

All Town of Freedom residents and landowners, neighboring governmental officials and interested persons are invited to participate in the Town of Freedom Vision Workshop and Open House. Participants will discuss current opportunities and challenges facing the Town of Freedom 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 and land division and agricultural opportunities. This plan should reflect the vision, goals and values of *all* residents and landowners.

The Town of Freedom Vision Workshop / Open House will be held from 6:00 p.m. to 8:45 p.m. on October 14th at the North Freedom Elementary School, located on County Hwy I north of the Village of North Freedom. From 5:30 p.m. until 6:00 p.m. participants will have the opportunity give input on visual inventories as well as meet the local Plan Committee members.

For additional information please contact Craig Gaetzke, Town of Freedom Comprehensive Plan Committee Chair at 522 - 4335, or Brian Simmert at the Sauk County Planning & Zoning Department at 355-3285, ext 3437, email bsimmert@co.sauk.wi.us. **We look forward to seeing you on October 14th!**

###



PEOPLE PIC TEXT
BOX

1. Continue to include residents, landowners and other stakeholders in Town decisions, particularly as they relate to land use.

In the spirit of continued cooperation, the Town of Freedom seeks to establish and maintain continued positive relations with residents and landowners and neighboring governments to promote cooperative planning as it relates to development, preservation, innovative opportunities relative to the enhancement of agriculture and natural resources, educational opportunities, economic development, shared facilities such as roads as well as maintenance and protection of shared resources such as water and air quality. Consideration will be given to providing flexibility with regard to private land use decisions provided that such decisions are consistent with the provisions of the Town of Freedom Comprehensive Plan and above all that such decisions are in harmony with the protection of significant natural resources, rural character, and the community atmosphere that the Town of Freedom seeks to maintain and enhance.



2. Preserve and enhance the rural character, natural beauty, natural resources, and overall community atmosphere.

Freedom's rural character and natural beauty is noted by its natural resources and significant scenic vistas and by its proximity with the Baraboo Range and rare ecological systems, historic natural features, mix of agrarian and rural residential lifestyles, and local and family businesses. Preservation and enhancement of these aspects of Freedom will result from the maintenance and development of partnerships that preserve and enhance the Town's natural resources, historically significant features, rural lifestyle and economic income opportunities for agriculture operations.



3. Capitalize and support non-traditional and value added economic opportunities for all of the Town's residents.

In order to provide lasting economic opportunities for the Town and its residents and preserve the Town's rural character, value added and non-traditional economic opportunities must be utilized with agriculture and home based types of businesses. Exploring the inception and expansion of organic production and specialty farming to provide 'agriculture' products to new markets will be paramount. The identification and inception of home based businesses that are compatible with the rural character will further provide for economic gain and may include tourism/Eco-tourism. The utilization of renewable energy such as wind power and biomass may emerge as a form of economic development and self-sufficiency.

4. Provide for continued and expanded services to the community and pursue efficiency and safety.

Positive relations and open communication will be expanded between the Town and neighboring governments including the Village of North Freedom, adjacent Towns and Sauk County as well as other public and private agencies to ensure consistency, efficiency and continued innovation relative to providing services and options to residents and landowners in Freedom. Consideration will be given to cost sharing and purchase/grant programs for natural, agricultural, housing, cultural and business resources. Providing options for preservation and development will also be explored. The Town will continually evaluate and maintain its level of existing services and where appropriate will upgrade facilities to promote efficiency and safety. The Town will explore and pursue opportunities to reduce costs related to providing services such as road upkeep and schooling as well as other services deemed important by the community.



5. Encourage new development that is appropriate in location and quantity and which is complimentary to the Town's character.

Through public and private partnerships, the Town will encourage the expansion and use of programs which offer flexibility to landowners to utilize their lands in harmony with the protection of agriculture, natural resources, and efficient provision of community services. New development will be complimentary to the overall character of the Town relative to its placement on the landscape and with regard to the numbers of new residences. This development will offer varied socioeconomic housing opportunities as well as complimentary business development for the Town.

**Town of Freedom Comprehensive Plan Committee
Vision Session and Open House
Agenda
October 14, 2004; 6:00 p.m. to 8:45 p.m.**

From 5:30 to 6:00 participants will have an opportunity to talk with members of the Comprehensive Plan Committee and begin rating the picture survey which will be completed during the break.

- 1. Welcome and Introduction** **6:00 p.m. - 6:15 p.m.**
 - Welcoming Comments 10 min.
 - ◆ Introduction to the Town of Freedom Comprehensive Planning Process
 - ◆ Ice Breaker-- What do you like best about Freedom?
 - ◆ Overview of efforts to date
 - Orientation to workshop objectives and schedule 5 min.
- 2. Development of a Shared Future Vision for the Town of Freedom** **6:15 p.m. - 7:25 p.m.**
 - Break into small groups 5 min.
 - Select Facilitator, Recorder & Reporter for each group (see handout)
 - Identify the Town's Strengths, Weaknesses, Opportunities and Threats related to the elements of comprehensive plan. 10 min.
 - Small group develops Key Vision Elements based on SWOTs (see handout) 25 min.
 - Small groups report Key Vision Elements to larger group 20 min.
 - Large group prioritizes list of Key Vision Elements through voting, top five identified. 10 min.
- 3. BREAK (During Break Rate Pictures)** **7:25 p.m. - 7:35 p.m.**
- 4. Development of Preliminary Strategies to Achieve Vision** **7:35 p.m. - 8:20 p.m.**
 - Break into small groups 5 min.
 - ◆ One group for each of the top five Key Vision Elements from Task 2 above
 - Identify strategies to achieve Vision Elements on large sheets 25 min.
 - Report strategies from each small group 15 min.
- 5. Wrap-Up** **8:20 p.m. - 8:45 p.m.**
 - Discuss main outcomes of the workshop 15 min.
 - Describe next steps in the planning process 5 min.
 - Complete evaluations (see handout) and collect workshop materials 5 min.

(October 14, 2004)

Town of Freedom Comprehensive Plan Committee
Vision Session and Open House
Agenda
October 14, 2004; 6:00 p.m. to 8:45 p.m.

FACILITATOR

- Helps keep the group on task
- Watch the time to assure that the group completes the task
- Assure that everyone is able to participate (no one is dominating, no one is excluded)
- Remind people to listen as other are talking
- Encourage people to respect different perspectives and views

RECORDER

- Listen for key words
- Capture the basic ideas and essence a discussion
- Write rapidly
- Write legibly
- Number each sheet, reference topic, group
- Do not worry about spelling

REPORTER

- Be sure you understand what you are expected to report
- Listen carefully to the discussion
- Report out key points as requested at the end of the session
- “Recorder” and “Reporter” can be the same person

RULES OF BRAINSTORMING

- Do not judge ideas (there is no bad idea)
- Don't dismiss anything as impossible
- Repeated ideas is fine
- “Piggybacking” off of someone else's idea is fine
- The more ideas, the better
- Everyone's opinion is valid

Town of Freedom Comprehensive Plan Committee
Vision Session and Open House
Agenda
October 14, 2004; 6:00 p.m. to 8:45 p.m.

This exercise is intended to get your perspective on key issues as related to the nine identified elements of a comprehensive plan. Please think broadly about existing conditions and the future of the community as a whole. At the end of this meeting, we will ask you to return this sheet, so please write as neatly as possible. You do not need to address all nine elements, but rather choose to elaborate on elements of your interest or expertise within that subject area. Please take ten minutes to write down your responses to the following questions as related to your chosen elements.

This exercise is intended to get your perspective on key issues as related to the nine identified elements of a comprehensive plan. Please think broadly about existing conditions and the future of the community as a whole. At the end of this meeting, we will ask you to return this sheet, so please write as neatly as possible. You do not need to address all nine elements, but rather choose to elaborate on elements of your interest or expertise within that subject area. Please take ten minutes to write down your responses to the following questions as related to your chosen elements.

What are some of the **Strengths** of the Town today and over the recent past?

1. _____
2. _____
3. _____
4. _____

What are the **Weaknesses** of the Town today and over the recent past?

1. _____
2. _____
3. _____
4. _____

What are some **Opportunities** for the Town's future?

1. _____
2. _____
3. _____
4. _____

What are some **Threats** of the Town's future?

1. _____
2. _____

**Town of Freedom Comprehensive Plan Committee
Vision Session and Open House
Agenda
October 14, 2004; 6:00 p.m. to 8:45 p.m.**

3. _____
4. _____

Now please circle the number associated with your most important strength, weakness, opportunity and threat. After everyone completes this sheet, we will ask you to share with the table your most important strengths, weakness, opportunity and threat.

Now please circle the number associated with your most important strength, weakness, opportunity and threat. After everyone completes this sheet, we will ask you to share with the table your most important strengths, weakness, opportunity and threat.

When identifying Key Vision Elements, consider the following questions:

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

The following elements may help you phrase vision elements. Vision elements should be short, declarative sentences. Try to include only one idea within each vision element. Don't get too specific.

- Preserve rural character and scenic beauty
- Create better procedures for reviewing development proposals
- Develop business uses near other business uses
- Address problems with old septic systems to protect water quality

You might consider using some of the following action verbs to help you phrase Key Vision Elements:

Acquire	Encourage	Preserve
Adhere	Enforce	Prevent
Adopt	Enhance	Prohibit
Allocate	Ensure	Promote
Allow	Establish	Protect
Amend	Exercise	Provide
Approve	Extend	Publicize
Arrange	Facilitate	Pursue
Assemble	Focus	Recognize
Assist	Follow	Recommend
Assure	Guide	Reduce
Avoid	Identify	Reestablish
Capture	Implement	Regulate
Complete	Improve	Require
Conduct	Include	Reserve
Consider	Increase	Review
Coordinate	Incorporate	Revise
Create	Limit	Separate
Design	Link	Strengthen
Determine	Locate	Support
Develop	Maintain	Treat
Direct	Manage	Undertake
Discourage	Map	Update
Divert	Maximize	Upgrade

(October 14, 2004)

**Town of Freedom Comprehensive Plan Committee
Vision Session and Open House
Agenda
October 14, 2004; 6:00 p.m. to 8:45 p.m.**

Town of Freedom Comprehensive Plan Committee Vision Session and Open House Summary of strategies to achieve top Vision Elements

Connection:

Strategies = Plan Policies (strategies will be developed into plan policies)

In addition to the strategies developed for these top Key Vision Elements, strategies will be developed for all of the Vision Elements derived from the Vision Session, Windshield Survey, Community Survey, Alternative Future Scenarios, and any additional Vision Elements developed by Focus Groups.

Plan policies will be developed by the focus groups and once formed will be discussed and refined by the entire Comprehensive Plan Committee. The Plan policies will ultimately offer specific guidance to Town officials, residents and landowners when making decisions and will further act as a course of action to achieve the overall Town of Freedom Vision.

As a result of the Open House and Vision Session, the top 3 Vision Elements and strategies for achieving such were identified as follows:

1. Limit Development Related to Hwy 12 and Commuter Housing

- Consider entire land area of the township, then remove large woodland tracts, remove wetlands, remove floodplains, remove active agriculture lands and limit expanded housing opportunity to the remaining lands.
- Retain 35-acre restriction or some other size limit.
- Provide opportunity for landowners to sell development rights to a government entity or eligible recognized conservation entity (501C3 Organization).
- Establish driveway restrictions, length, width, grade and number of entrances onto public property.
- Parceling restriction (i.e. 3 splits in 5 yrs)
- Limit higher density housing development along county highway corridors.
- Do not allow development on prime farmland.
- Limit multi-family housing to areas adjacent to the Village of North Freedom.
- Resist expansion of town road expansion to accommodate higher traffic volumes.

2. Preserve the Rural, Natural Atmosphere and Natural Beauty

- Restrict large billboards.
- Prevent development of subdivisions
- Manage/regulate location of mobile homes.
- Support legitimate/logical farm practices.
- Provide incentives for preserving natural areas.
- Discourage large industry development.
- Promote businesses that are compatible with the goal as above.
- Promote and encourage alternative energy use and technology.
- Encourage housing that blends into the existing landscape.
- Promote good conservation practices—agriculture, forestry and building.

**Town of Freedom Comprehensive Plan Committee
Vision Session and Open House
Summary of strategies to achieve top Vision Elements**

3. Develop Alternative Land Use and Zoning Options (minimize land use restrictions)

- Consider General Agriculture with a specified lot size requirement in the Land Use Plan.
- Retain 35-acre zoning with an overlay that permits small lots at a specified density not less than 35 acres.
- Retain Resource Conservancy-35 Zoning with the addition of special exceptions to allow opportunities without the need to rezone properties out of RC-35.

Town of Freedom Comprehensive Plan Committee Vision Session and Open House Summary of Key Vision Elements shared from small groups and categorized

Connections:

Vision Elements = Components to be incorporated into the Town of Freedom Vision (Vision Elements will become the Town's Vision)

Vision Elements = The foundation for developing Goals (Vision Elements will be used to formulate each focus groups overall goal)

Vision Elements = The foundation for developing Objectives (Vision Elements will also be utilized towards the development of Plan Objectives)

Summary:

The following includes a summary of all Key Vision Elements developed by attendees of the Vision Session.

*** Designates Key Vision Elements with preliminary strategies developed at the Vision Session (these were the top three choices).**

Housing

- Encourage appropriate maintenance of housing and buildings.
- Provide opportunities for limited property development without losing control of 35 acre requirement and determine alternative lot size.
- Limit development related to USH 12 and commuter housing.

Transportation

- Promote and improve safe roads.

Utilities and Community Facilities

Natural Resources and Cultural Resources

- Ensure the maintenance and protection of the natural beauty including land and wildlife.
- Develop policies to ensure protection of natural beauty.
- Preserve large woodland tracts/Encourage preservation of large forested tracts.

Agriculture

- Encourage active agricultural practices while preserving the rural and agriculture atmosphere. *
- Promote and increase the use of land for agriculture purposes.
- Encourage / Promote organic and alternative agriculture.

Town of Freedom Comprehensive Plan Committee Vision Session and Open House Summary of Key Vision Elements shared from small groups and categorized

Economic Development

- Encourage employment opportunities to enhance and fit with the local vision.
- Promote increased ideas for recreational opportunities.
- Promote tourism and eco-tourism.
- Encourage 'cottage-type' sustainable business or industries.

Intergovernmental Cooperation

- Preserve a stable local government.
- Act cooperatively with the Town.
- Provide more police protection patrolling to prevent littering and trespassing.
- Promote cooperation in planning developments with surrounding communities.

All Elements (to be considered by all focus groups)

- Promote a community of good neighbors.
- Develop alternative land use and zoning options.
- Encourage a respectful community and diverse viewpoints.
- Emphasize appropriate long-term planning.
- Encourage participation by residents in the planning process and local government.
- Minimize land use restrictions.
- Discourage inappropriate and escalating taxes and regulations.
- Promote and protect the rural and agriculture lifestyle.
- Develop and enforce a comprehensive land use plan.
- Implement means of achieving/evaluating protection goals.

**Town of Freedom Comprehensive Plan Committee
Vision Session and Open House
Summary of SWOTS from small groups**

Strengths

- Agriculture land (4)
- Good upkeep of roads/sufficient for purpose used (6)
- Still lots of scenic areas
- Good neighbors
- Creating a Resource Conservancy 35 ordinance
- Scenic views/vistas (3)
- Natural beauty (2)
- Adequate roads
- Stable government
- Rural/Agriculture atmosphere (2)
- Peaceful and quiet (2)
- Natural environment
- Example of 'green' energy production and housing
- Good people/neighbors (3)
- Ample undeveloped land for tourist related businesses and economic development
- Scenic and natural beauty for taking advantage of in (can't read).
- Ample stone for quarrying areas.
- Beauty/Wide open spaces (3).
- A very good town board which try to do good for people.
- Good farms
- The diversity of the landscape
- Houses and buildings are for the most part well maintained.
- Quarry is close.
- Diversity in Eco Systems.
- Agriculture potential – traditional, alternative.
- Good local government.
- Clean air and water.
- Agriculture resources
- Recreational resources.
- Low crime.
- Generally good conservation practices for agriculture.
- Honest government.
- Extensive solid woodland required by many species.

Weaknesses

- Probably not working together to solve problems
- More work done to maintain roadways.
- Some roads need major brush/tree trimming done (2)
- Public participation/community involvement (lack of) (2).
- There are no high paying jobs in Freedom.

Town of Freedom Comprehensive Plan Committee Vision Session and Open House Summary of SWOTS from small groups

- Much of the Township is far from fire protection.
- Not much low income housing.
- Some of the utilities are substandard.
- Poorly maintained town roads.
- 35-acre rule and corresponding loss of agriculture land.
- Controversy over the 35 acre requirement.
- Current zoning restrictions causing escalated land values putting farmers out in the cold for expansion.
- Letting too many homes being built.
- County roads.
- Limited opportunities for alternative housing.
- High property taxes.
- Loss of active agriculture.
- 35 acre rule.
- Trespassing.
- Not enough thought given to preservation and conservation.
- New homes that don't blend into the landscape.
- More stringent zoning.
- Economic (?)
- Need more community members involved in planning (2).
- The people are (?) what divided between the newer people and the people who have been here a long time.
- Roads.
- Outsiders trying to force their ideas on others.
- Only the rich will be able to pay the taxes because taxes will force any farmer off their land.
- With a very small population, people are afraid to speak up for fear of offending neighbors.

Opportunities

- More home business marketing.
- Possible industry?
- Wind generation (2).
- Tourism (2)
- Increase development opportunities through changes to zoning regulations.
- Opportunities for business development (4).
- Preserve and protect the diversity and beauty of the area.
- Work with other towns and Sauk County.
- Develop sustainable type of industry (i.e. alternative energy).
- With planning there could be endless opportunities.
- Opportunities that could work in conjunction with the existing beauty.
- Nature of town campgrounds parks, tourist related.
- Bring more families into the area.
- Recreational Opportunities.
- Agriculture opportunities and farming.

Town of Freedom Comprehensive Plan Committee Vision Session and Open House Summary of SWOTS from small groups

- Railroad museum promotion (2).
- Development opportunities.
- Eco tourism.
- Exploring alternative agriculture, i.e., without or with very little pesticides & herbicides.
- Rural living in harmony with the hills and farms.
- Determining building lots size i.e., 35,20,10,5, cluster.
- Develop good plan with zoning and then follow it.
- Maintaining natural resources.
- Plan for acceptable growth.
- Continuing to preserve the 'big woods' in the Baraboo Hills.
- Encourage development of alternative energy resources.

Threats

- People wanting to buy land to build houses.
- Highway expansion.
- Lots of different ideas from various groups.
- Neighboring towns or communities developing bad policies or ordinances.
- Uncontrolled development.
- Baraboo Range "preservation".
- Development.
- Difficulty in making a living by farming.
- Land use restrictions that force land values up.
- Property rights and development rights being sold so as to cause loss of tax revenue and great expense when county has to take over land for back taxes.
- Too small of a land parcel may produce too many new homes.
- Large non-agriculture business.
- Large or medium quarry operations that disturb neighbors and dangerous noisy truck hauling that may go with it.
- Draining the wetlands and making fields.
- Too many homes being build in some areas.
- Garbage disposal.
- More and more taxes.
- Subdivisions.
- Cluster Homes.
- Making building too restrictive.
- Urban sprawl from Baraboo to the west—Sauk Prairie to the north—Hwy 12 Expansion.
- Pop-Up housing without planning.
- Loss of hunting ground.
- Neighboring township plans conflicting with Freedom.
- Baraboo Range Preservation.
- Over development.
- Agriculture practices which threaten overall environmental health.
- A lot of commercial development

**Town of Freedom Comprehensive Plan Committee
Vision Session and Open House
Summary of SWOTS from small groups**

- Loss of farms especially dairy.
- Getting to be all residential—question how much is too much.
- Unplanned economic development.
- Over population.
- Too many people—too much housing.
- Nature Conservancy and Baraboo Range buying too much land.
- Highway 12 – Allowing too many people easy access.
- More County, State, DNR rules.
- Higher taxes with rules to tend with.
- Large scale quarrying that permanently destroys land.
- Housing for Madison people commuting up highway 12, all high income.
- Encourage housing for lower income people.

Public Participation Plan Town of Freedom 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 Freedom 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. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract non-metallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.”

In order to be responsive to the new law, the Town of Freedom public participation process will: require the Plan Commission and Town Board to adopt the written public participation guidelines contained within this document and the Town of Freedom 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 Freedom has identified specific programs aimed at increasing public participation. These programs are further described in the Town of Freedom 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 Freedom 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 Freedom 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. Additionally, **public awareness**, will be utilized for those owners of property who have expressed interest in, or persons who have a leasehold interest in property, for potential or existing non-metallic mineral extraction operations. **Public awareness** in this regard will be achieved through the distribution of monthly meeting and focus group agendas as well as proposed component language in the comprehensive plan, in a hard-copy or digital format, as it relates to non-metallic mineral extraction opportunities. **Public awareness** with regard to mineral extraction as noted above will be utilized for: **1.** An operator who has obtained, or made application for, a permit that is described under s. 295.12(3)(d), **2.** A person who has registered a marketable non-metallic mineral deposit under s.295.20, **3.** Any other property owner or leaseholder who has interest in property pursuant to which the person may extract non-metallic mineral extraction resources. For item 3 above, the property owner or leaseholder must request in writing to the Town of Freedom, that the local government unit provide the property owner or leaseholder notice of monthly meeting and focus group agendas as well as proposed component language. Said requests will be kept on file with the Town of Freedom. Charges may be assessed by the Town of Freedom or consultant contracted by the Town to cover costs associated with said request. Interested parties noted and identified under items 1,2 and 3 will be notified at least 30 days before the local governmental unit public hearing at which the proposed ordinance (comprehensive plan) is discussed pursuant to 66.1001(4)(d).

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 Freedom 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 Freedom 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, soil scientists, geologists, 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 Freedom 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 Freedom Scope of Work* document.

References:

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Scope of Services / Town of Freedom Planning Process

The Scope of Services provides Sauk County and the Town of Freedom with a systematic approach to developing the Town of Freedom Comprehensive Plan. The Scope of Services consists of four work elements which will run parallel to one another. These work elements include: **Project Coordination, Inventory and Mapping, Visioning and Opportunities, and Town of Freedom Comprehensive Plan.** A project timeline broken down by tasks follows the narrative section.

Phase I Development and adoption of a Town Comprehensive Plan which meets the requirement of Wisconsin State Stats. 66.1001.

Phase II Implementation of an adopted Town Comprehensive Plan, training for the Town's Plan Commission/Town Board, adoption of new zoning and land division regulations.

Phase III Continued evaluation of the Town Comprehensive Plan, development/re-development of local ordinances, continued active involvement with governmental entities.

PHASE I

Work Element One: Project Coordination

This phase will begin with the identification of planning committee members which will take the form of the **Town of Freedom Comprehensive Plan Committee** (here after referred to as the 'Committee'). It is essential to recognize that the Committee be created to guide the planning process, including assistance in planning public participation efforts, reviewing and recommending changes to the draft plan as well as drafting of the plan, and recommending adoption of the Comprehensive Plan to the Town of Freedom Plan Commission and Town Board, the Sauk County Planning, Zoning and Land Records Committee and County Board.

The Committee will consist of community 'experts' on information identified in Task 2.4. Information in Task 2.4 includes the fields of Housing, Economic Development, Agricultural Resources, Community Facilities and Utilities, Transportation, Natural and Cultural Resources, and other components identified as part of the planning process. The Committee will also be composed of residents who have varying views and perspectives. Collectively, all landowners and residents will have an opportunity to be involved in the planning process (even if they are not part of the Comprehensive Plan Committee) through Focus Group meetings described later in this document.

It is expected that the Committee members commit to seeing the planning process to completion. In addition, Committee members are expected to be a part of community involvement activities related to the planning process. These activities include open houses, presentations, data collection, and other components identified during the planning process. It is further expected that the Committee take the role of a 'team leader' for Focus Group meetings and related discussions. In addition to the minimum of one Committee member, each Focus Group may consist of an infinite number of interested residents and landowners as well as representatives of neighboring/overlapping governments.

Task 1.1 Monthly meetings with the Town of Freedom Comprehensive Plan Revision Committee

The Comprehensive Plan Committee will prepare, lead, and attend monthly meetings as part of this planning process (up to 12 monthly meetings in total). This attendance does not include meetings scheduled in addition to the 12 regular monthly meetings (i.e. focus group meetings and open houses). *Per diems will be paid for Plan Committee members in attendance.*

The monthly meetings will include a check-in on the status of the planning effort (through monthly progress reports) and focus group progress. These meetings will further include:

- Preparation for public input sessions/town board presentations;
- Assess the progress of the planning effort and focus group work;
- Completion of team orientated projects.

Sauk County Planning & Zoning (County) will act as the facilitator of the monthly meetings and will further act as a guide to the overall planning process. The County will attend focus group meetings when there is a need for facilitation or conflict resolution. Data collection and drafting of the Comprehensive Plan will be the responsibility of the Committee and County. The Committee will approve or approve with recommended changes any portion of the draft Comprehensive Plan prepared by the County.

Months 1-14 Estimated Budget - \$4,000 (\$2,500 budgeted for per diems)

Task 1.2 Freedom Town Board and Planning, Zoning and Land Records Committee Updates

The Committee will prepare and present monthly progress reports to the Town Board. County staff shall prepare and present at a minimum two progress reports (written or verbal) to the Planning, Zoning and Land Records Committee.

Months 1-14 Estimated Budget - \$500

Task 1.3 Articles for newsletter/newspaper

The Committee, with the aid of the county, will prepare and present press releases to the local newspaper. At a minimum, 2 press releases shall be submitted and printed throughout the planning process. The Committee or designated person will be responsible for ensuring that such press releases are submitted and printed.

The Committee, with the aid of the County shall prepare at a minimum one newsletter to be sent to Town of Freedom residents giving an update of the planning process and to further promote public participation and to invite town land owners and residents into the planning process.

Months (As appropriate) Estimated Budget - \$500

Task 1.4 Adopt Written Public Participation Procedures

In conjunction with this Scope of Services, the Town Board will adopt written procedures designed to foster public and stakeholder participation throughout the planning process. A number of public participation methods will be utilized to effectively involve and keep the public informed. At a minimum, public participation must meet those requirements noted in the 2003 Comprehensive Planning Grant and Application (which is partly funding this project). As part of this planning process and in addition to open meetings, public participation opportunities will include the administration of an opinion survey, public hearings at the Town and County level, two news releases, displays and exhibits available at the vision session/open house and throughout the planning process, various public information meetings, focus groups / utilization of a Technical Advisory Team, two open houses, and numerous planning updates to official bodies.

Month 1 Estimated Budget – No cost

Task 1.5 Miscellaneous Project Management

This task entails miscellaneous project management needed to keep the project on schedule. Activities include phone calls, technical memos, e-mail correspondence, meeting preparation and follow-up, clerical support, project coordination with County Staff and local governments etc.

Months 1-14 Estimated Budget – County In-Kind Match (\$1,000)

Work Element Two: Inventory and Mapping

The inventory will be used to gather quantitative, qualitative, and map data from a wide variety of sources. Completion of this work element will provide insight into the physical, economic, and social context that will form the basis of all subsequent work (including the completion of a comprehensive plan). The results of this element will be presented in the final Comprehensive Plan document.

Task 2.1 Map Compilation and Base Map Production

The County will compile digital mapping data from the county, the Town and other state and federal sources, as necessary to produce maps for the Comprehensive Plan. Data to be compiled will include: parcels, municipal boundaries and urban service areas, zoning, ortho photos, natural features such as topography, environmental corridors, watersheds, and soils, geology, archeological and historical sites, rare and endangered species etc. The Committee may need to provide information where the county cannot locate specific coverage's.

Months 2-4 Estimated Budget – County In-Kind Match (\$4,000)

Task 2.2 Existing Natural Features Map Preparation

The Committee will review data compiled in Task 2.1 in order to prepare an existing natural/cultural features map. The Map will identify key natural/cultural areas and constraints in the general planning area, such as environmentally sensitive areas, woodlands, key geologic forms, publicly owned lands, conservation easement lands, and significant cultural features. Fieldwork to identify key natural areas will be provided by the Committee and/or County. The key natural features map will be the basis for identifying possible areas of protection from development.

Months 1-3 Estimated Budget – County In-Kind Match (See 2.1)

Task 2.3 Existing Land Use Map

The Committee/County will coordinate and conduct a land use inventory throughout the Town. This will involve working with the County to develop an appropriate approach and land use categories for the inventory. The Committee/County will conduct the inventory primarily through aerial photography interpretation; data provided by the State of Wisconsin, supplemented by field checks where necessary, assessment records and review with local staff and officials.

With the data collected through the land use inventory, the County will prepare a draft color project-area GIS map of existing land use. The Town will be given one copy of the draft existing land use map for review. One set of revisions will be made to the existing land use map before it is included in the plan.

Months 1-3 Estimated Budget – County In-Kind Match (See 2.1)

Task 2.4 Trends and Projections

The Committee/County will prepare and present to the Town Board a technical memo summarizing the following inventory information for the general planning area and provide recommendations as appropriate:

- **Population / Demographics:** Using the most current published data and community survey results, the Committee will describe historic trends in population size, distribution, age cohorts, gender, household size, and incomes. The Committee will also describe commuting patterns of the general planning area households, utilizing Census data and responses to the Community Survey.
- **School Enrollment:** The Committee will review and analyze, and map conditions, capacity, locations, and service areas of all public and private schools.
- **Housing:** Using the most current published data, building permit and land division records, and information from local realtors, the Committee will describe historic trends in housing. Particular emphasis will be placed on trends since 1990.
- **Economic Development Activity / Labor Force:** The Committee will summarize existing economic activity within the Town, including number and type of jobs, mix of existing industries and retail uses, availability of sites for new commercial and industrial development and expansion, and existing local economic development efforts. The Committee will also summarize existing data on the labor force in the general planning area, including skills of workers, industry and occupation of employed residents, unemployment rate, and commuting patterns.
- **Agriculture Activity:** Using data from DATCP, the Department of Commerce, the Land Conservation Department, and other sources, the Committee 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.
- **Traffic Volumes:** The Committee 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 existing town roads and collector highways.
- **Community Facilities and Utilities:** The Committee will review and summarize capacity, locations, and service areas of utility systems within the Town, including electric and gas lines. The Committee will review and analyze capacity, locations, and service areas of parks and other relevant community facilities (including the Town Hall).
- **And other components identified as part of the planning process**

Months 1-4

Estimated Budget - \$1,500

Task 2.5 Review and Summary of Existing Plans

The Committee/County will review and summarize:

- Existing County-prepared plans, including the Sauk County 20/20 Plan, the County Zoning, Subdivision and Shoreland Ordinances, and other relevant plans.
- Existing town land use plan and ordinances, neighboring town plans and ordinances, transportation plans, and school district plans.
- Existing state and regional plans and studies, as they affect the growth and development of the Town of Freedom.

The Committee and County will work jointly to obtain, review and summarize these plans and ordinances.

Months 3-4

Estimated Budget - \$300

Task 2.6 Provide Digital Products to the Town

The County will provide copies of all digital mapping compiled and/or prepared during the planning process to the Town in a GIS and image format.

Month 12

Work Element Three: Visioning and Opportunities

Work element three describes the public participation process. The purpose of this activity is to involve the general public, local governments, and key community interests in identifying key issues, establishing a vision for the Town of Freedom, and suggesting strategies to achieve that vision.

The Town will be expected to make all arrangements for meetings, locations, notices complying with the open meeting law, room setup etc.

Task 3.1 Community Survey

The Town of Freedom will administer a survey to all Town residents. The survey will use a sampling technique that will provide results that are statistically significant. Statistically significant shall be defined as being greater than a 20% response rate.

The County will be responsible for developing the survey, aiding the Committee in developing pre-survey publicity (press release), drafting survey questions, printing copies of the survey, mailing and distribution of the survey, coding survey results, and compiling and summarizing results

The Committee will review and approve the survey prior to administration.

The County will provide a complete address list for the town from which the survey will be administered.

Months 1-3

Estimated Budget - \$1,000

Task 3.2 Visual Resources and Character Analysis

The Committee will conduct a windshield survey of the general planning area to identify key visual and community character areas. The Committee will analyze the ecological and vernacular landscape pattern, settlement pattern, viewsheds, historic and cultural resources, the “human landscape,” and other key features. An important component of this task will be the determination of the future viewshed of the Town. Photographs will be selected to depict the future preferred character of the area.

Months 1-3

Estimated Budget - \$300

Task 3.3 SWOT Analysis / Visioning

The County will organize (with the aid of the Committee and Town Board), lead and record comments during one vision forum / open house to identify strengths, weaknesses, opportunities and threats (SWOT's) to the Town. The Town Planning vision forum / open house shall be utilized to stimulate ideas from residents, property owners, and other interested groups and individuals within the Town. Neighboring town officials will also be invited to attend. Attendees will also have an opportunity to evaluate the results of the wind shield survey completed under Task 3.2

Months 3-4

Estimated Budget - \$500

Task 3.4 Focus Group Meetings

The Committee will identify individuals to work on specific elements of the Comprehensive Plan. Focus Groups shall consist of at least one Committee member and of any number of interested Town residents, landowners, governmental officials, and representatives of neighboring municipalities. Committee members assigned to each Focus Group shall be expected to take the role of “team leader” during discussions and related activities and shall be responsible for the fulfillment of its obligations.

Each Focus Group will work on one specific area of the Comprehensive Plan. These elements include: Housing, Transportation, Utilities and Community Facilities, Agricultural Resources, Natural and Cultural Resources, Economic Development, Intergovernmental Cooperation and Land Use. It is expected that Focus Groups will meet independently to complete assigned tasks. Each Focus Group will have a deadline to complete assigned projects. The County will be available to provide raw resources or contacts for each Focus Group and will provide general assistance through the facilitation of two Focus Group workshops.

Focus Group meetings shall occur in a public place and shall be noted as a general public meeting. The Town shall be responsible for ensuring that all public meeting notices are properly posted.

Months 3-7

Estimated Budget - \$1,200

Task 3.5 Prepare Town Alternative Future Scenarios

The Committee shall prepare three long term growth scenarios for the town. These alternatives will be prepared and depicted using highly visual tools to depict and distinguish development alternatives, including a birds-eye rendering using an air photo as a backdrop.

The Committee, with the aid of the County, will present the regional alternatives to the community at one public open house/vision forum. Participants will be asked to evaluate, comment on, and express general preference for the different growth scenarios. The Committee and County will

assist in evaluating each alternative scenario by analyzing how well each scenario achieves the community's vision, goals, objectives and policies, responses from the survey, and successes or failures of various growth models in other similar towns.

Months 4-5

Estimated Budget - \$350

Work Element Four: Town of Freedom Comprehensive Plan

The Committee with the aid of the County will prepare a draft Town Comprehensive Plan to guide local and County Governments, property owners, businesses, and other organizations in coordinating decisions related to the development and preservation of the Town.

Task 4.1 Prepare and Review Draft Plan # 1

The Town of Freedom Comprehensive Plan will include:

- Inventory and Public Participation Summary information, including existing Natural Features/Land Cover Map; existing Land Use Map; a summary of the trends and projection data, a summary of the existing plans in the general planning area; and information gathered from the vision forums, survey, focus groups, and the opportunity analysis.
- Visions, Goals, Objectives, and Policies for the Town, as developed through the efforts of the planning committee, focus groups, and public participation processes, public meetings and the assistance provided by the County. The vision, goals, objectives and policies will address agricultural and natural area protection, overall general planning area growth, residential, commercial, industrial, institutional, and community use; transportation facilities; utility system facilities; and neighborhood development.
- Visual Resource for the town (viewshed) will include a town character component, including a depiction, description, and recommendations for key community entryways; building design, location, and scale; signage; public and private landscaping; viewsheds; and other identified special places.
- Agriculture, Natural and Cultural Resources identifying sensitive environmental features and areas in need of protection. The focus of this element will be on maintaining and enhancing the environmental quality of the town, protecting sensitive environmental features, protecting air and water quality, and preserving wildlife habitat. It will also provide recommendations for agriculture and cultural resource preservation, including historic properties and areas.
- General Land Use Plan and supporting narrative. This component will identify recommended locations for different use and character types of agriculture, residential, commercial, industrial, institutional, mixed-use, parks and open space, and environmental land uses. This analysis will be based on the physical analysis of the physical geography, availability of municipal services, and other factors influencing development location. This element will also include density allowance provisions.
- Any other elements required to satisfy the requirements of Wisconsin State Statutes 66.1001.

Month 9

Estimated Budget – \$1,200 (20 copies)

Task 4.2 Prepare Draft Plan #2

The Committee, with the aid of the County, will revise the first Draft Comprehensive Plan and prepare Draft #2.

Month 10 Estimated Budget - \$1,000 (30 copies)

Task 4.3 Local Government and public meetings to present Draft Plan #2

The Committee, with the aid of the County, will prepare all required materials and lead one public meeting/open house to present Draft Plan #2 of the Comprehensive Plan.

Month 10 Estimated Budget - \$300

Task 4.4 Prepare Draft Plan #3 / Final Draft

The Committee, with the aid of the County, will revise the Draft Plan #2 of the Comprehensive Plan based on the meeting described in Task 4.3 incorporating comments from local governments and the public. The Committee will then make a recommendation for approval of the final Plan by the Town Board/ Plan Commission.

Month 11 Estimated Budget - \$500

Task 4.5 Town Plan Commission/Board Approval of Final Plan

The Town will take proper action to adopt the Comprehensive Plan.

Month 11-12 Estimated Budget - \$550 (20 copies)

Task 4.6 Planning, Zoning & Land Records Committee Public Hearing

The County, with the aid of the Committee, Plan Commission and Town Board will then present the Comprehensive Plan at a public hearing before the Planning, Zoning and Land Records Committee. After recommendation by the Planning, Zoning & Land Records Committee, the Plan will be sent to the County Board for adoption.

Month 12-13 Estimated Budget - \$300 (Cost of P.H.)

Task 4.7 County Board Meeting to Adopt Plan

The County, with the aid of the Committee, will present the Comprehensive Plan to the County Board for final adoption.

Month 13-14 Estimated Budget – No costs

Task 4.8 Final Plan

The County will prepare 30 copies of the final Comprehensive Plan and submit them to the Town of Freedom. The final version will include any changes by the Planning, Zoning and Land Records Committee and County Board the Town of Freedom will be responsible for distribution and filling requests.

Month 14 Estimated Budget - \$1,000 (30 color copies)

Next Steps: Phases II & III (Not part of County contract)

Phase II Implementation of an adopted Town Comprehensive Plan, training for the Town's Plan Commission/Town Board, adoption of new zoning and land division regulations.

Phase III Continued evaluation of the Town Comprehensive Plan, development/re-development of local ordinances, continued active involvement with governmental entities.

S:Planning/com Plans/Freedom/Scope of Work

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.

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.

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Wisconsin Department of Tourism, <http://agency.travelwisconsin.com> , 2002

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:

Joe VanBerkel, Sauk County Land Conservation Department.

Town of Honey Creek Board Members.

Ferry Bluff Eagle Council.

Photos Courtesy of:

Town of Honey Creek Comprehensive Plan Committee
Sauk County Planning and Zoning Department
United States Department of Agriculture

Town of Honey Creek Density Policy

WORKSHEET A 5 ACRE LOT SIZES

A landowner in the Town of Honey Creek owns a 190 acre farm. Following the steps outlined below and by utilizing the Density Policy Table, determine the total number of lots that can be created assuming a maximum lot size of 5 acres for each newly created lot. Keep in mind that this farm has 4 total credits according to **Table LU 2, Town of Honey Creek's Density Policy Table**.

STEP 1 Determine the total acres required to create the first 5 acre lot utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below:

$$\begin{array}{r} 190 \text{ acres} \quad (\text{Total Farm Acres}) \\ - \underline{40 \text{ acres}} \quad (\text{Density Policy requires 40 acres for the first lot of 5 acres}) \\ 150 \text{ acres} \quad (\text{Acres remaining to determine number and size of future lots/3 credits}) \end{array}$$

The net result of STEP 1 is the creation of a 5 acre lot that can be put up for sale with restrictive covenant placed on this 5 acre lot and an easement placed on 35 acres of the original farm (cluster remnant). This leaves the landowner with 150 acres or 3 credits remaining.

STEP 2 Determine the total acres required to create a second lot of 5 acres utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below:

$$\begin{array}{r} 150 \text{ acres} \quad (\text{Remaining acres}) \\ - \underline{40 \text{ acres}} \quad (\text{Density Policy requires 40 acres for the second lot of 5 acres}) \\ 110 \text{ acres} \quad (\text{Acres remaining to determine the number and size of future lots/2 credits}) \end{array}$$

The net result of STEP 2 is the creation of the second 5 acre lot that can be put up for sale with a restrictive covenant placed on this new 5 acre lot and an easement placed on 35 additional acres of the original farm (cluster remnant). This leaves the landowner with 110 acres or 2 credits remaining.

STEP 3 Determine the total acres required to create a third lot of 5 acres utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below.

$$\begin{array}{r} 110 \text{ acres} \quad (\text{Remaining acres}) \\ - \underline{40 \text{ acres}} \quad (\text{Density Policy require 40 acres for the third lot of 5 acres}) \\ 70 \text{ acres} \quad (\text{Acres remaining to determine the number of future lots/1 credit remaining}) \end{array}$$

The net result of STEP 3 is the creation of the third 5 acre lot that can be put up for sale with a restrictive covenant placed on this new 5 acre lot and an easement placed on 35 additional acres of the original farm (cluster remnant). This leaves the landowner with 70 acres or 1 credit remaining.

STEP 4 Determine the total acres required to create a fourth lot of 5 acres utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below. **Note! This fourth lot cannot be created until such time that 10 years have lapsed from the creation of the first 5 acre lot under Step 1.**

70 acres	(Remaining acres)
- <u>40 acres</u>	(Density Policy requires 40 acres for the fourth lot of 5 acres)
30 acres	(Acres remaining to determine the number of future lots/0 credits remaining)

The net result of STEP 4 is the creation of the fourth 5 acre lot that can be put up for sale with a restrictive covenant placed on this new 5 acre lot and an easement placed on 35 additional acres of the original farm or any remaining acres (cluster remnant). This leaves the landowner with no remaining lots or credits.

Discussion: Worksheet A represents the basic application of the Town of Honey Creek's Density Policy. Through this application it has been determined that this landowners can create four 5 acre lots which is derived from the total acreage owned divided by 40 to yield a total of 4 credits. Note that the maximum lot size allowed under this basic calculation was 5 acres. Please see Worksheet 2 which applies the Town of Honey Creek's Density policy for the creation of lots greater than 5 acres.

Town of Honey Creek Density Policy

WORKSHEET B MIX OF MAXIMUM LOT SIZES

A landowner in the Town of Honey Creek owns a 280 acre farm. Following the steps outlined below and by utilizing **Table LU 2 Town of Honey Creek's Density Policy Table**, determine the total number of credits or allowances assuming a mixture of maximum lot sizes for each newly created lot.

STEP 1 Determine the total acres required to create the first 20 acre lot utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below:

$$\begin{array}{r} 280 \text{ acres} \quad (\text{Total Farm Acres}) \\ - 116 \text{ acres} \quad (\text{Density Policy requires 160 acres for the first 20 acre lot}) \\ \hline 120 \text{ acres} \quad (\text{Acres remaining to determine the number and size of future lots/3 credits}) \end{array}$$

The net result of STEP 1 is the creation of a 20 acre lot that can be put up for sale with restrictive covenant placed on this 20 acre lot and an easement placed on 96 acres of the original farm (cluster remnant). This leaves the landowner 120 acres or 3 credits remaining.

STEP 2 Determine the total acres required to create the second lot of 5 acres utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below:

$$\begin{array}{r} 120 \text{ acres} \quad (\text{Remaining acres}) \\ - 40 \text{ acres} \quad (\text{Density Policy requires 40 acres for the second lot of 5 acres}) \\ \hline 80 \text{ acres} \quad (\text{Acres remaining to determine the number and size of future lots/2 credits}) \end{array}$$

The net result of STEP 2 is the creation of the second lot of 5 acres that can be put up for sale with a restrictive covenant placed on this new 5 acre lot and an easement placed on 35 additional acres of the original farm (cluster remnant). This leaves the landowner with 80 acres/2 credits remaining.

STEP 3 Determine the total acres required to create a third lot of 10 acres utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below.

$$\begin{array}{r} 80 \text{ acres} \quad (\text{Remaining acres}) \\ - 80 \text{ acres} \quad (\text{Density Policy requires 70 acres for the third lot of 10 acres}) \\ \hline 0 \text{ acres} \quad (\text{Acres remaining to determine the number and size of future lots/credit}) \end{array}$$

The net result of STEP 3 is the creation of the third lot of 10 acres that can be put up for sale with a restrictive covenant placed on this new 10 acre lot and an easement placed on a 70 additional acres of the original farm (cluster remnant). This leaves the landowner with 0 acres/0 credits remaining.

Discussion: Recall that Worksheet A represents the basic application of the Town of Honey Creek's Density Policy. Through this application it has been determined that this landowner can create four 5 acre lots which is derived from the total acreage owned. Note that the maximum lot size allowed under this basic calculation was 5 acres. Note that worksheet B allows for the creation of 3 lots while still permitting the landowner to create lots of greater than 5 acres. The end result is the creation of three lots of differing size in keeping with the Town of Honey Creek's Density Policy. See Worksheet C which shows a possible second option with the application of Honey Creek's Density Policy to differing lot sizes created.

Town of Honey Creek Density Policy

WORKSHEET C MIX OF MAXIMUM LOT SIZES

A landowner in the Town of Honey Creek owns a 280 acre farm. Following the steps outlined below and by utilizing **Table LU 2 Town of Honey Creek's Density Policy Table**, determine the total number of building credits or allowances assuming a mixture of maximum lot sizes for each newly created lot. Keep in mind that this farm has 7 total credits according to **Table LU 2**.

STEP 1 Determine the total acres required to create the first lot of 5 acres utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below:

$$\begin{array}{r} 280 \text{ acres} \quad (\text{Total Farm Acres}) \\ - \quad 40 \text{ acres} \quad (\text{Density Policy requires 40 acres for the first lot of 5 acres}) \\ \hline 240 \text{ acres} \quad (\text{Acres remaining to determine number and size of future lots/6 credits}) \end{array}$$

The net result of STEP 1 is the creation of a 5 acre lot that can be put up for sale with restrictive covenant placed on this 5 acre lot and an easement placed on 35 acres of the original farm (cluster remnant). This leaves the landowner 240 acres remaining/6 credits.

STEP 2 Determine the total acres required to create the second lot of 5 acres utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below:

$$\begin{array}{r} 240 \text{ acres} \quad (\text{Remaining acres}) \\ - \quad 40 \text{ acres} \quad (\text{Density Policy requires 40 acres for the second 5 acre lot}) \\ \hline 200 \text{ acres} \quad (\text{Acres remaining to determine the number and size of future lots/5 credits}) \end{array}$$

The net result of STEP 2 is the creation of the second 5 acre lot that can be put up for sale with a restrictive covenant placed on this new 5 acre lot and an easement placed on an 35 additional acres of the original farm (cluster remnant). This leaves the landowner with 200 acres/5 credits remaining.

STEP 3 Determine the total acres required to create a third lot of 20 acres utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below.

$$\begin{array}{r} 200 \text{ acres} \quad (\text{Remaining acres}) \\ - \quad 160 \text{ acres} \quad (\text{Density Policy requires 160 acres for the third lot of 20 acres}) \\ \hline 40 \text{ acres} \quad (\text{Acres remaining to determine the number and size of future lots/1 credits}) \end{array}$$

The net result of STEP 3 is the creation of the third 20 acre lot that can be put up for sale with a restrictive covenant placed on this new 20 acre lot and an easement placed on an additional 140 acres of the original farm (cluster remnant). This leaves the landowner with 40 acres remaining.

STEP 4 Determine the total acres required to create a fourth lot of 5 acres utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below. **Note! This fourth lot cannot be created until such time that 10 years have lapsed from the creation of the first 5 acre lot under Step 1.**

$$\begin{array}{r} 40 \text{ acres} \quad (\text{Remaining acres}) \\ - 40 \text{ acres} \quad (\text{Density Policy requires 40 acres for the fourth lot of 5 acres}) \\ \hline 0 \text{ acres} \quad (\text{Acres remaining to determine the number and size of future lots/0 credits}) \end{array}$$

The net result of STEP 4 is the creation of the fourth lot of 5 acres that can be put up for sale with a restrictive covenant placed on this new 5 acre lot and an easement being placed on the remainder of the land on the farm (cluster remnant) as the total number of credits has been exhausted.

Discussion: Recall that Worksheet A represents the basic application of the Town of Honey Creek's Density Policy. Through this application it has been determined that this landowner can create four 5 acre lots which is derived from the total acreage owned. Note that the maximum lot size allowed under this basic calculation was 5 acres. Note that worksheet C allows for the creation of 4 lots while still permitting the landowner to create lots of greater than 5 acres. The end result is the creation of four lots of differing size in keeping with the Town of Honey Creek's Density Policy. The lot created in STEP 4 CANNOT exceed 5 acres in size as this would require 2 or more density credits based on the Town of Honey Creek's Density Policy.

Town of Honey Creek Density Policy

WORKSHEET D

MIXTURE OF MAXIMUM LOT SIZES

A landowner in the Town of Honey Creek owns a 280 acre farm. Following the steps outlined below and by utilizing **Table LU 2 Town of Honey Creek's Density Policy Table** to determine the total number of credits or allowances assuming a mixture of maximum lot sizes for each newly created lot. Keep in mind that this farm has 7 credits according to **Table LU 2**.

STEP 1 Determine the total acres required to create the first 80 acre PARCEL utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below:

$$\begin{array}{r}
 280 \text{ acres} \quad (\text{Total Farm Acres}) \\
 - \underline{80 \text{ acres}} \quad (\text{Density Policy requires 80 acres for the creation of an 80 acre parcel}) \\
 \hline
 200 \text{ acres} \quad (\text{Acres remaining to determine the number and size of future lots/5 credits})
 \end{array}$$

The net result of STEP 1 is the creation of a 80 acre parcel that can be put up for sale. Along with the sale the 80 acre parcel will carry with it the two credits originally afforded to it. This in turn reduces the afforded number of credits on the original 280 parcel accordingly.

STEP 2 Determine the total acres required to create the first lot of 5 acres utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below:

$$\begin{array}{r}
 200 \text{ acres} \quad (\text{Remaining acres}) \\
 - \underline{40 \text{ acres}} \quad (\text{Density Policy requires 40 acres for the first lot of 5 acres}) \\
 \hline
 160 \text{ acres} \quad (\text{Acres remaining to determine the number and size of future lots/4 credits})
 \end{array}$$

The net result of STEP 2 is the creation of the first lot of 5 acres that can be put up for sale with a restrictive covenant placed on this new 5 acre lot and an easement being placed on 35 additional acres of the original farm (cluster remnant). This leaves the landowner with 160 acres or 4 credits remaining.

STEP 3 Determine the total acres required to create a second lot of 5 acres utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below.

$$\begin{array}{r}
 160 \text{ acres} \quad (\text{Remaining acres}) \\
 - \underline{40 \text{ acres}} \quad (\text{Policy required 40 acres for the second lot of 5 acres}) \\
 \hline
 120 \text{ acres} \quad (\text{Acres remaining to determine the number and size of future lots/3 credits})
 \end{array}$$

The net result of STEP 3 is the creation of the second lot of 5 acres that can be put up for sale with a restrictive covenant placed on this new 5 acre lot and an easement being placed

on an additional 35 acres of the original farm (cluster remnant). This leaves the landowner with 120 acres or 3 credits remaining.

STEP 4 Determine the total acres required to create a third lot 5 acres from the original farm **but recognizing that the lot will be created using the acreage from the 80 acre parcel created and sold under STEP 1** Utilize the Density Policy Table and subtract this value from the total acreage (80 acre lot). See example calculation below.

$$\begin{array}{r} 80 \text{ acres} \quad (\text{Remaining acres}) \\ - \underline{40 \text{ acres}} \quad (\text{Honey Creek's Density Policy requires 40 acres for the third lot of 5 acres}) \\ 40 \text{ acres} \quad (\text{Acres remaining to determine the number of future lots from the 80 acre sale under STEP 1/1 credits remaining}) \end{array}$$

The net result of STEP 4 is the creation of the third 5 acre lot that can be put up for sale with a restrictive covenant placed on this new 5 acre lot and an easement being placed on an additional 35 acres of the 80 acre sale noted under STEP 1.

STEP 5 A (NOT PERMITTED—see explanation below) Determine the total acres required to create a fourth 5 acre lot from the 80 acre parcel created and sold under STEP 1. See example(s) calculation below.

$$\begin{array}{r} 40 \text{ acres} \quad (\text{Remaining acres}) \\ - \underline{40 \text{ acres}} \quad (\text{Density Policy requires 40 acres for the fourth lot of 5 acres}) \\ 0 \text{ acres} \quad (\text{Acres remaining to determine the number of future lots from the 80 acre sale under STEP 1/0 credits remaining}) \end{array}$$

The net result of STEP 4 is the creation of the fourth 5 acre lot that can be put up for sale with a restrictive covenant placed on this new 5 acre lot and an easement being placed on an additional 35 acres of the 80 acre sale noted under STEP 1. **Note! This fourth lot cannot be created until such time that 10 years have lapsed from the creation of the first 5 acre lot under Step 2.**

STEP 5 B (NOT PERMITTED—see explanation below) Determine the total acres required to create a fourth 5 acre lot from the original 280 acre parcel. See example(s) calculation below.

$$\begin{array}{r} 120 \text{ acres} \quad (\text{Remaining acres from STEP 3}) \\ - \underline{40 \text{ acres}} \quad (\text{Density Policy requires 40 acres for the fourth lot of 5 acres}) \\ 80 \text{ acres} \quad (\text{Acres remaining to determine the number of future lots from the 80 acre sale under STEP 1/2 credits remaining}) \end{array}$$

The net result of STEP 4 is the creation of the fourth 5 acre lot that can be put up for sale with a restrictive covenant placed on this new 5 acre lot and an easement being placed on an additional 35 acres of the original 280 acre parcel. **Note! This fourth lot cannot be created until such time that 10 years have lapsed from the creation of the first 5 acre lot under Step 2.**

Discussion: Worksheet A represents the basic application of the Town of Honey Creek's Density Policy. Through this application it has been shown that the number of land divisions permitted in a 10 year period runs with the original parcel and NOT with each new parcel created.

Town of Honey Creek Density Policy

WORKSHEET E

A landowner in the Town of Honey Creek owns a 280 acre farm. Following the steps outlined below and by utilizing **Table LU 2 Town of Honey Creek's Density Policy Table**, determine the total number of credits or allowances assuming a mixture of maximum lot sizes for each newly created lot. Keep in mind that this farm has 7 credits according to **Table LU 2**.

STEP 1 Determine the total acres required to create the first 40 acre parcel utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below:

$$\begin{array}{r} 280 \text{ acres} \quad (\text{Total Farm Acres}) \\ - \underline{40 \text{ acres}} \quad (\text{Density Policy requires 2 credits for the creation of an 40 acre parcel}) \\ 240 \text{ acres} \quad (\text{Acres remaining to determine number of future credits/6 credits remaining}) \end{array}$$

The net result of STEP 1 is the creation of a 40 acre parcel that can be put up for sale. Along with the sale the 40 acre parcel will carry with it the one credit originally afforded to it. This in turn reduces the afforded number of credits on the original 280 parcel accordingly.

STEP 2 Determine the total acres required to create the second lot of 30 acres utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below:

$$\begin{array}{r} 240 \text{ acres} \quad (\text{Remaining acres}) \\ - \underline{240 \text{ acres}} \quad (\text{Density Policy requires 240 acres for the first lot of 30 acres}) \\ 0 \text{ acres} \quad (\text{Acres remaining to determine the number of future credits}) \end{array}$$

The net result of STEP 2 is the creation of the first lot of 30 acres that can be put up for sale with a restrictive covenant placed on this new 30 acre lot and an easement being placed on the remainder of the original farm (cluster remnant). This leaves the landowner with 0 acres/credits remaining.

Discussion: Recall that Worksheet A represents the basic application of the Town of Honey Creek's Density Policy. Through this application it has been determined that this landowner can create four 5 acre lots which is derived from the total acreage owned. Note that the maximum lot size allowed under this basic calculation was 5 acres. Note that worksheet E allows for the creation of 1 lot and 1 parcel of 40 acres that utilize all seven credits.

Town of Honey Creek Density Policy

WORKSHEET F

A landowner in the Town of Honey Creek owns a 160 acre farm. Following the steps outlined below and by utilizing **Table LU2 Town of Honey Creek's Density Policy**, determine the total number of building credits or allowances assuming a mixture of maximum lot sizes for each newly created lot. LOT SIZES ARE ROUNDED UP TO THE NEAREST WHOLE NUMBER.

STEP 1 Determine the total acres required to create the first lot of 5 acres utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below:

$$\begin{array}{r} 160 \text{ acres} \quad (\text{Total Farm Acres}) \\ - \underline{40 \text{ acres}} \quad (\text{Density Policy requires 40 acres for the creation of a 3 acre lot}) \\ 120 \text{ acres} \quad (\text{Acres remaining to determine number and size of future lots/3credits}) \end{array}$$

The net result of STEP 1 is the creation of a 3 acre lot that can be put up for sale with restrictive covenant placed on this 3 acre lot and an easement placed on 37 acres of the original farm (cluster remnant). This leaves the landowner 120 acres remaining.

STEP 2 Determine the total acres required to create the second lot of 8.3 acres utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below:

$$\begin{array}{r} 160 \text{ acres} \quad (\text{Remaining acres}) \\ - \underline{80 \text{ acres}} \quad (\text{Policy requires 80 acres for the second lot of 8.3 acres}) \\ 80 \text{ acres} \quad (\text{Acres remaining to determine the number and size of future lots/2 credits}) \end{array}$$

The net result of STEP 2 is the creation of the second 8.3 acre lot that can be put up for sale with a restrictive covenant placed on this new 8.3 acre lot and an easement placed on 71.7 acres of the original farm (cluster remnant). This leaves the landowner with 80 acres remaining.

STEP 3 Determine the total acres required to create the third lot of 5.3 acres utilizing the Density Policy Table and subtract this value from the total acreage. See example calculation below:

$$\begin{array}{r} 80 \text{ acres} \quad (\text{Remaining acres}) \\ - \underline{80 \text{ acres}} \quad (\text{Density Policy requires 80 acres for the third lot of 5.3 acres}) \\ 0 \text{ acres} \quad (\text{Acres remaining to determine the number and size of future lots/0 credit}) \end{array}$$

The net result of STEP 3 is the creation of the third lot of 5.3 acres that can be put up for sale with a restrictive covenant placed on this new 5.2 acre lot and an easement being placed on 74.7 acres of the original farm (cluster remnant).

Discussion: Note that 'odd' lot sizes are always rounded up to the nearest whole number noted under the Lot Size Column of the Density Policy Table.

Town of Honey Creek Density Policy

WORKSHEET G

A landowner in the Town of Honey Creek owns a 160 acre farm. Following the steps outlined below and by utilizing **Table LU2 Town of Honey Creek's Density Policy**, determine the total number of forty acre parcels that can be created.

STEP 1 Divide the total net acres of the farm by 40 acres. See example calculation below:

$$160/40 = 4 \text{ -- 40 acre parcels}$$

160 acres	(Total Farm Acres)
<u>- 160 acres</u>	(Density Policy requires 40 acres for the creation of a 40 acre parcel)
0 acres	(Acres remaining to determine number and size of future lots/0credits)

The net result of STEP 1 is the creation of a 4 -- 40 acre parcels that can be put up for sale. This leaves the landowner 0 acres remaining.

OR

STEP 1 Divide the total net acres of the farm by 40 acres using the original Wisconsin Land Survey System. See example calculation below:

$$160/40 = 4 \text{ -- 40 acre parcels}$$

However, the farm as 4 parcels of 39.2, 38.9, 39.9, and 38 acres defined by the original Wisconsin Land Survey System. Under the Town's policy each 'original forty' can be sold and along with each 1 credit will be transferred and utilized.

156 acres	(Total Farm Acres)
<u>- 156 acres</u>	(Density Policy requires 40 (original) acres for the creation of a 40 acre (original parcels)
0 acres	(Acres remaining to determine number and size of future lots/0credits)

Discussion: Note that the Town's Density Policy still permits the creation of "large lots" of any size. Provided that the "large lots" are 40 net acres or larger they are not subject to the utilization of the respective number of credits for small lot creation (i.e a 35 acre lot will be required to utilize 6 credits—see also the Density Policy Table).

The basic premise behind the forty net acre minimum is that lands divided that are 40 net acres or greater are identified as parcels. Any land division of less than 40 net acres are identified as lots. Only lots are subject to the utilization of respective credits to create them. Additionally, this landowner is permitted to create 4 land divisions as they are considered parcels and not lots and therefore are not subject to LUP-xx